

8904/24

I-8672/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 391144

24/05/24
P-2-128442/24

Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-parganas

24 MAY 2024

THIS DEVELOPMENT AGREEMENT made this 24th day of May, TWO THOUSAND AND TWENTY FOUR BETWEEN



30508

22 MAY 2024

No..... ₹ 100/- Date.....

Name : Mayank Karkaria, Advocate

Address High Court Calcutta

Vendor :

Alipore College Gate, 24 Pgs. (South)

SUBANKAR DAS

STAMP VENDOR

Alipore Police Court. KOL-27



Harsidass Sardar
 S/o. Late B. Sardar
 Village P.O. Sarberia
 P.S. Joy nagar
 South 24 Parganas
 Pin No. 743385
 Service.

DISTRICT SUB REGISTRAR-III
 SOUTH 24 PGS., ALIPORE
 24 MAY 2024

(1) ASWINI SALES PVT. LTD., (INCOME TAX PAN AAHCA9837F), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(2) CHAMPION SUPPLIERS PVT. LTD., (INCOME TAX PAN AADCC5710B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rajkumar Khaitan (INCOME TAX PAN AFQPK8485C)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(3) CONCEPTION COMMERCIAL PVT. LTD., (INCOME TAX PAN AADCC5424A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(4) DIAGRAM SALES PVT. LTD., (INCOME TAX PAN AADCD0433C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rajkumar Khaitan (INCOME TAX PAN AFQPK8485C)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(5) DURGAMATA VINTRADE PVT. LTD., (INCOME TAX PAN AADCD2527M)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(6) HIGHLIGHT COMMERCIAL PVT. LTD., (INCOME TAX PAN AACCH2778R)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(7) KHAITAN LAND LTD. (PREVIOUSLY KNOWN AS PIONEER TOWNSHIP LTD.), (INCOME TAX PAN AACCP7499R)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rajkumar Khaitan (INCOME TAX PAN AFQPK8485C)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(8) LIMESTONE SALES PVT. LTD., (INCOME TAX PAN AABCL5608B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(9) MERIDIAN VINTRADE PVT. LTD., (INCOME TAX PAN AAGCM2052H)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(10) PIONEER MARBLES & INTERIORS PVT. LTD., (INCOME TAX PAN AACCP7501J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(11) PIONEER ONLINE LTD., (INCOME TAX PAN AACCP7500K)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Anshul Khaitan (INCOME TAX PAN DQKPK3956G)**, son of Sri Rajkumar Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(12) PRUDENT INFREAREALTY PVT. LTD. (PREVIOUSLY KNOWN AS PRUDENT PROJECTS PVT. LTD.), (INCOME TAX PAN AAFCP2060D)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(13) RAMESHWAR SALES PVT. LTD., (INCOME TAX PAN AAECR5019D)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(14) RAVINDRA KHAITAN (H.U.F.), (INCOME TAX PAN AAGHR1049Q)**, a Hindu Undivided Family, having its office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Karta **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(15) RECREATE TRADERS PVT. LTD., (INCOME TAX PAN AAECR5957J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rajkumar Khaitan (INCOME TAX PAN AFQPK8485C)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(16) SAPTARSHI TRADELINK PVT.LTD., (INCOME TAX PAN AANCS7460A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(17) SEABIRD BARTER PVT. LTD., (INCOME TAX PAN AAMCS7348L)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(18) SEABIRD DEALERS PVT. LTD., (INCOME TAX PAN AAMCS6251J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017 and **(19) WRINKLE TRACOM PVT. LTD., (INCOME TAX PAN AAACW9217C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, hereinafter collectively referred to as the 'OWNERS', (which term or expression shall unless excluded by or repugnant or contrary to the subject or



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

context mean and include and be deemed to mean and include their respective Designated Partners for the time being and their respective heirs, executors, administrators, legal representatives and assigns) **ONE PART AND KHAITAN CONSTRUCTION LLP, (LLPIN AAC-9285) (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at No. 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its **Designated Partner, Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)**, son of late Ratan Lal Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present working for gain at No. 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017, hereinafter referred to as the '**DEVELOPER**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its partners for the time being and their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS:

A. By and under several Deeds of Conveyance, (hereinafter collectively referred to as the "**SAID DEEDS**"), executed and registered in favour of the owners herein on various dates before the appropriate registering authorities, the owners herein jointly and collectively (each having their respective shares), became and still are the absolute lawful owners of **ALL THAT** the piece or parcel of land containing an area of 13 (thirteen) decimals equivalent to 7 (seven) cottahs 13 (thirteen) chittacks and 38 (thirty eight) sq. ft., be the same a little more or less in R. S. Dag No. 1180, L. R. Dag No. 1752, L. R. Khatian Nos. 4482, 4585, 4586, 4587, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4730, 4731, 4732 and 4733, the nature of land being Bastu, Mouza – Sripur Bagherghole, J. L. No. 59, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District Sub-Registrar - Alipore South-24 Parganas, and another piece or parcel of land containing an area of 212 (two hundred and twelve) decimals equivalent to 6 (six) bighas, 8 (eight) cottahs, 4 (four) chittacks and 7.2 (seven point two) sq. ft., be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated parts or portions of R. S. and L. R. Dag Nos. 1627 (P) (8.0 decimals), 1629 (3.0 decimals), 1630 (16.0 decimals), 1631 (13.0 decimals), 1632 (12.0 decimals), 1633 (7.0 decimals), 1634 (4.0 decimals), 1635 (4.0

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S. ALIPORE

24 MAY 2024

decimals), 1636 (6.0 decimals), 1638 (P) (25.0 decimals), 1639 (23.0 decimals), 2299 (6.0 decimals), 2311 (7.0 decimals), 2312 (8.0 decimals), 2313 (8.0 decimals), 2314 (14.0 decimals), 2315 (6.0 decimals), 2316 (5.0 decimals), 2317 (26.0 decimals), 2319 (8.0 decimals) and 2320 (3.0 decimals), under L. R. Khatian Nos. 9609, 9506, 9505, 9504, 9503, 9502, 9501, 9500, 9499, 9498, 9497, 9496, 9495, 9483, 9482, 9481, 9480, 9479, 9478, 9477, 9476, 9475, 9474, 9473, 9438, 9437, 9436, 9435, 9434, 9431, 9418, 9414, 9413, 9412, 9411, 9410, 9397, 9227, 9226, 6718, 6701, 6700, 6699, 6698, 6697, 6696, 6695, 6694, 6693, 6692, 6691, 6690, 6689, 6675 and 6674, the nature of land being Bastu in Mouza – Bonhooghly, J. L. No. 65, Police Station – Sonarpur, being collectively the Municipal Holding No. 528, Sripur Bagherkhol (A), within Ward No. 33 of Rajpur Sonarpur Municipality, District 24 Parganas (South), Police Station – Sonarpur (now Narendrapur) and be the same a little more or less as shown (hereinafter collectively referred to as the "**SAID LAND**"), as more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, absolutely, exclusively and forever, absolutely and forever. The devolution of title of the Owners to the said Premises is described in the **SECOND SCHEDULE** hereunder written.

B. The Owners assure and warrant in favour of the Developer that all the original title deeds relating to the said Premises are in the custody of the Owners and that the Owners have not created any charge or mortgage by depositing the title deeds or any of them or otherwise and that the said Premises is free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, leases, tenancies, bargadars, debutters, acquisition, requisition, alignment and liabilities whatsoever or howsoever.

C. The parties hereto have agreed upon certain terms and conditions with regard to development of the said Premises by the Developer for mutual benefit and for the consideration and on the terms and conditions hereinafter contained.

D. At or before the execution hereof, the respective parties hereto have resolved, by passing necessary resolutions, for development of the said Premises and to enter into this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. AJIPORE
24 MAY 2024

1. In this Agreement unless there be something contrary or repugnant to the subject or context:

- i) **SAID PREMISES** shall mean **ALL THAT** the piece or parcel of land containing an area of 13 (thirteen) decimals equivalent to 7 (seven) cottahs 13 (thirteen) chittacks and 38 (thirty eight) sq. ft., be the same a little more or less in R. S. Dag No. 1180, L. R. Dag No. 1752, L. R. Khatian Nos. 4482, 4585, 4586, 4587, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4730, 4731, 4732 and 4733, the nature of land being Bastu, Mouza – Sripur Bagherghole, J. L. No. 59, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District Sub-Registrar - Alipore South-24 Parganas, and another piece or parcel of land containing an area of 212 (two hundred and twelve) decimals equivalent to 6 (six) bighas, 8 (eight) cottahs, 4 (four) chittacks and 7.2 (seven point two) sq. ft., be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated parts or portions of R. S. and L. R. Dag Nos. 1627 (P) (8.0 decimals), 1629 (3.0 decimals), 1630 (16.0 decimals), 1631 (13.0 decimals), 1632 (12.0 decimals), 1633 (7.0 decimals), 1634 (4.0 decimals), 1635 (4.0 decimals), 1636 (6.0 decimals), 1638 (P) (25.0 decimals), 1639 (23.0 decimals), 2299 (6.0 decimals), 2311 (7.0 decimals), 2312 (8.0 decimals), 2313 (8.0 decimals), 2314 (14.0 decimals), 2315 (6.0 decimals), 2316 (5.0 decimals), 2317 (26.0 decimals), 2319 (8.0 decimals) and 2320 (3.0 decimals), under L. R. Khatian Nos. 9609, 9506, 9505, 9504, 9503, 9502, 9501, 9500, 9499, 9498, 9497, 9496, 9495, 9483, 9482, 9481, 9480, 9479, 9478, 9477, 9476, 9475, 9474, 9473, 9438, 9437, 9436, 9435, 9434, 9431, 9418, 9414, 9413, 9412, 9411, 9410, 9397, 9227, 9226, 6718, 6701, 6700, 6699, 6698, 6697, 6696, 6695, 6694, 6693, 6692, 6691, 6690, 6689, 6675 and 6674, the nature of land being Bastu, Mouza – Bonhooghly, J. L. No. 65, Police Station – Sonarpur, being collectively the Municipal Holding No. 528, Sripur Bagherkhol (A), within Ward No. 33 of Rajpur Sonarpur Municipality, District 24 Parganas (South), Police Station – Sonarpur (now Narendrapur) and be the same a little more or less (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written).
- ii) **ARCHITECT** shall mean any person or persons, firm or firms, who may from time to time be appointed by the Developer for designing and planning of the New Building or Buildings at the said Premises.

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 MAY 2024

- iii) **NEW BUILDING/S AND/OR BUILDINGS** shall mean and include the new building or buildings, commercial and/or residential and/or mixed-use building/s, as may be decided by the Developer to be constructed erected and completed by the Developer at the said Premises.
- iv) **PLAN** shall mean the plans drawings and specifications of the New Building/s as may be caused to be prepared by the Developer from the Architect and sanctioned by the Rajpur Sonarpur Municipality and/or other concerned authorities and to be approved in writing by the Owners in the manner hereinafter stated before submitting to the authorities concerned and shall include modifications and/or additions and/or alterations thereto as may be necessary and/or required from time to time.
- v) **COMMON AREAS AND FACILITIES** shall mean the areas installations and facilities in the New Building/s and the premises and expressed or intended by the Developer for common use and enjoyment by the occupants of the New Building/s.
- vi) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the New Building/s and the said premises and in particular the Common Areas and Installations and other common purposes and rendition of services in common to the purchasers/holders of flats/units/apartments therein.
- vii) **COMMON PURPOSES** shall mean and include the purposes of managing maintaining upkeep and administering the New Building/s and the said Premises and in particular the common areas and installations, rendition of services in common to the purchasers/holders of units in the New Building/s, collection and disbursement of the common expenses and dealing with all matters of common interest of the purchasers/holders of flats/apartments in the New Building/s.
- viii) **EXTRAS AND DEPOSITS** shall mean and include all necessary charges and expenses on account of or as extras on account of all necessary charges and expenses incurred for installation and upkeep of all transformers and generators in the said premises for providing electrical facilities, Sinking Fund, generator charges together with the charges and expenses allied/related thereto, charges towards electrical infrastructure (such as costs and expenses for transformers, sub-station, HT panel, cabling and allied equipment installed



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

24 MAY 2024

for supply of electricity, etc.) charges/ fees towards/ in lieu of having sanctioned any deviations from the sanctioned plan(s) in the construction as stipulated in the relevant statute governing the same, expenses on account of formation of Owners' Association, legal and documentation charges, stamp duty, registration fees and other incidental and allied costs, expenses of all deeds, documents, agreements, collected from the Intending Transferees, etc., development or other fees/ charges and also those received as advances and deposits against municipal rates and taxes, maintenance charges, etc., each as determined by the Developer at its sole and absolute discretion which shall be received in entirety by the Developer.

- ix) SALE PROCEEDS shall mean the** amounts received by the Developer from the Intending Transferee(s) in lieu of Transfer/alienation of any Unit and Car Parking Spaces and/or any part or portion of the Project together with the amounts, if any, received from the Intending Transferee(s) including Preferential Location Charges (PLC), but the term shall not mean or include:
- a. Marketing and advertising costs and brokerages, which shall be agreed and fixed between the parties;
 - b. the Deposits;
 - c. the Extra Charges;
 - d. Statutory realization including but not limited to Goods and Service Tax (GST), Works Contract Sale Tax, payment of any taxes, fees, duties, costs, expenses or any other charges by whatever name called;
 - e. Stamp duty and registration fee, if collected from the prospective purchasers/transferees;
 - f. Cost of extra work carried out exclusively at the instance of the prospective purchasers/transferees, which shall be received in entirety by the Developer;
 - g. Furniture, fixtures, or fittings, or any electrical gadgets supplied at the cost and exclusively at the instance of the prospective purchasers/transferees beyond the specified specification, which shall be received in entirety by the Developer;



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S. ALIPORE

24 MAY 2024

- h. Amounts received from the purchasers/transferees on account of or as extras on account of all necessary charges and expenses incurred for installation and upkeep of all transformers and generators in the said premises for providing electrical facilities, Sinking Fund generator charges together with the charges and expenses allied/related thereto, charges towards electrical infrastructure (such as costs and expenses for transformers, sub-station, HT panel, cabling and allied equipment installed for supply of electricity, etc.) charges/ fees towards/ in lieu of having sanctioned any deviations from the sanctioned plan(s) in the construction as stipulated in the relevant statute governing the same, expenses on account of formation of Owners' Association, legal and documentation charges, stamp duty, registration fees and other incidental and allied costs, expenses of all deeds, documents, agreements collected from the Intending Transferees, including any amount received by the Developer in lieu of Rule – 25, from the intending transferee/ prospective purchaser, etc., development or other fees/charges and also those received as advances and deposits against municipal rates and taxes, maintenance charges, etc. which shall be received in entirety by the Developer;
- i. Amounts received by the Developer from the prospective purchasers/transferees for and on account of installation of window grills in the respective flats/units of the prospective purchasers/transferees.
- j. the amounts received by way of loan(s) from any bank(s), financial institution(s), etc. identified by the Developer to finance the construction and implementation of the Project;
- k. any amount refunded/paid and/or agreed to be refunded/paid to any Intending Transferee(s) on any account whatsoever or howsoever after adjustments if any on such amount, notwithstanding and without prejudice to the obligation of the Owners to also refund/ pay any amount to an Intending Transferee(s) if the same has been disbursed to the Owners.

and accordingly, any such amounts received and collected by the Developer at (a) to (k) shall not be shared with Owners.

- x) **OWNERS' SHARE/RATIO** shall mean 19% (Nineteen percent) of the Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 MAY 2024

showrooms and constructed spaces and any other saleable rights and constructed spaces. The Owners shall be entitled to 19% (Nineteen percent) of the Sale Proceeds of the sanctioned car parking spaces, open, covered, or MLCP, which shall belong absolutely and entirely to the Owners. The Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to. The Owners' share/ratio of the Sale proceeds shall be paid to the Owners by the Developer in their respective ratio.

- xii) **DEVELOPER'S SHARE/RATIO** shall mean 81% (Eighty one percent) of the Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices, showrooms and constructed spaces and any other saleable rights and constructed spaces. The Developer shall be entitled to the balance 81% (Eighty one percent) of the Sale Proceeds of the sanctioned car parking spaces, open, covered, or MLCP, which shall belong absolutely and entirely to the Developer. The Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to.
- xii) **ESCROW ACCOUNTS** shall mean three or more separate accounts for the Project in the Project name to be operated by the Developers only and opened with any scheduled banks for development of the said Premises. Most probably three separate accounts to be opened for the Project shall be (i) "Sale Proceeds Account", (ii) "Escrow Account" and (iii) "Disbursement Account". All Sales Proceeds to be paid, deposited, reimbursed etc. by any Intending Transferee(s) of the Saleable Areas, shall be first deposited into the "Sale Proceeds Account". On the instructions of the Developer, the said bank will transfer 70% (Seventy Percent) out of the amount credited in the Sale Proceeds Account to the credit of the Escrow Account for the purpose of covering cost of construction and the land cost and/or the project costs. The balance 30% of the amounts remaining in the Sale Proceeds Account, will be transferred to the Disbursement Account. Therefrom, out of the Balance 30% amounts, the Owners shall be entitled to receive from the Developer, proportionate to the stage of completion of the Project, the Owners' share/ratio out of 19% (nineteen percent) of the Sale Proceeds after making applicable deductions, if any, as per their respective ratio. Provided the Developer shall withdraw the amounts from the Escrow Account to cover the cost of the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

Project, in proportion to the percentage of completion of the Project. The Developer shall ensure that there are explicit standing instructions to the said bank about transfer of the funds therein to the Escrow Account and the Disbursement Account, as aforesaid.

- xiii) **UNITS** shall mean all the saleable spaces/constructed areas in the New Building/s be their flats, apartments, shops, offices, showrooms etc. capable of being independently and exclusively held used occupied and enjoyed **and** shall include the open terraces, if any attached to any unit/s.
- xiv) **PARKING SPACES** shall mean the spaces in the ground floor/s and the basement/s, if any, of the New Building/s as also at the open space at the ground level and MLCPs in the said Premises capable of being parked motor cars and other vehicles therein or thereat.
- xv) **SPECIFICATIONS** shall mean the general specifications and/or materials to be used for construction erection and completion of the New Building/s as more fully and particularly described in the **THIRD SCHEDULE** hereunder written.
- xvi) Words importing **singular** shall include **plural** and vice versa.
- xvii) Words importing **masculine** gender shall include **Feminine** and **Neuter** genders **And** likewise words importing feminine gender shall include masculine and neuter genders **And** similarly words importing Neuter gender shall include masculine and feminine genders.
- xviii) **INTERPRETATIONS:** In this Agreement (save to the extent that the context otherwise so requires);
 - a) Any reference to any act of Parliament or legislature whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all rules, instruments, orders, plans, regulations, bye laws permissions or directions any time issued under it.
 - b) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, modified, supplemented or novated in writing.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 MAY 2024

- c) A reference to a statutory provision shall include a reference to any modification or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- d) Any reference to this agreement or any of the provisions thereof shall include all amendments and modification made to this Agreement in writing from time to time.
- e) The **Schedules** to this Agreement shall have the effect and be construed as an integral part of this agreement.

2. The Owners do and each of them doth hereby permits and grants exclusive right to the Developer to develop the said Premises by constructing New Building/s thereat in accordance with the plan as may be sanctioned by the Rajpur Sonarpur Municipality for mutual benefit and for the consideration and on the terms and conditions herein contained.

2.1 The rights granted to the Developer to develop the said Premises shall not be revoked or terminated by the Owners so long the Developer is not in express default of its obligations hereunder and any termination shall be done after reasonable notice to the Developer to rectify the default, if any.

3. Immediately hereafter, the Developer shall cause to be prepared the plan for construction of Building/s at the said Premises and furnish a copy thereof to the Owners for their record and information and further the Developer shall apply to the Rajpur Sonarpur Municipality for sanction of the same in the names of the Owners.

3.1 In preparation and sanction of the plan, the Developer shall endeavor to utilize maximum possible FAR available in respect of the said Premises. On sanction of the Plan by the Rajpur Sonarpur Municipality, the Developer shall furnish a copy thereof to the Owners.

3.2 All permissions and clearances required for the purposes of sanctioning of plan and construction of the Building/s, including those required under the labour/industrial laws, shall be applied for and obtained by the Developer for and on behalf of the Owners at the Developer's costs and expenses, it being clarified that the merits, outcome etc., shall be that of the Owners. The Owners shall render all assistance and co-operation to the Developer in obtaining the same and sign, execute and deliver all papers documents instruments writings plans applications etc. as may be required therefor and also grant a Power of Attorney for such purpose, if required by the Developer. The Developer shall



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

furnish to the Owners copies of all permissions, clearances and No Objection, as may from time to time be obtained.

3.3 The Developer shall also take necessary steps for registration of the Project under the relevant provisions of the Real Estate (Regulation and Development) Act, 2016.

4. Immediately upon execution and registration of this Agreement, the Owners shall put the Developer in peaceful vacant possession of the said Premises to carry out the work of construction and development at the said Premises.

5. All fees of the Architects for the entire project including for preparation of plan and drawings (including working drawings) and all fees costs and charges required to be paid to the Rajpur Sonarpur Municipality for sanction of plan for the New Building/s shall be borne and paid by the Developer.

5.1 For the purposes connected with preparation, submission and sanctioning of the plan, the Owners shall render all co-operation and assistance to the Developer in getting the premises surveyed and soil thereof tested and shall sign execute and deliver and submit all papers plans applications and documents and produce the title deeds and other papers and documents relating to the said Premises as may from time to time be required of by the Developer and/or the Architects.

6. The Developer shall at its own costs and expenses construct the New Building/s at the said Premises in accordance with the plan as may be sanctioned by the Rajpur Sonarpur Municipality and the Owners shall not be responsible.

6.1 The Developer shall construct the New Building/s in good substantial and workman like manner and by use of new and good quality of materials. The general specifications and/or materials to be used for construction erection and completion of the New Building/s are more fully and particularly described in the **THIRD SCHEDULE** hereunder written. The construction of the Building/s shall be made complete in all respect including lifts, electrical connection and fittings, water pump electrical and sanitary fittings, sewerage and drainage.

6.2 The Developer shall be entitled to as well as obliged to apply for and obtain connections for water, electricity, drainage, sewerage and other inputs utilities and facilities from State and Central Government authorities and statutory or other body or bodies required for construction use and enjoyment of the New Building/s at its own costs and expenses either in the name of the Developer and/or the Owners and for that or otherwise to close down and have disconnected the existing connections etc.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

24 MAY 2024

6.3 The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the New Building/s and obtaining inputs, utilities and facilities therein and the Owners agree to execute such papers and documents and do such other acts deeds and things as may be reasonably required by the Developer there for.

6.4 The Owners agree and covenant with the Developer not to cause any interference or hindrance in the construction of the proposed New Building/s at the said Premises by the Developer and not to do any act deed matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with the construction, selling, or otherwise transferring of the New Building/s. The Owners shall however be entitled either themselves or through their authorized representative from time to time to inspect and verify the progress of the development and/or construction work.

6.5 For the purpose of construction of the New Building/s, the Developer shall be entitled to at its own costs to appoint engage and employ such contractors, sub-contractors, engineers, labourers, mistries, caretakers, guards and other staffs and employees and at such remuneration and on such terms and conditions as may be deemed necessary by the Developer. The remuneration salaries, wages and other charges required to be paid to the Contractors, Engineers, Architects and Mistries etc. to be employed and/or engaged shall be borne by the Developer. Staff and employees engaged by the Developer, if any, shall be the employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc.

6.6 The Developer shall be solely responsible to look after, supervise manage and administer the progress and day to day work of construction of the proposed New Building/s and shall not violate any Municipal or other statutory rules and laws and abide by and observe the rules and procedures relating to making construction of the New Building/s.

6.7 The Developer, while making construction of the New Building/s, shall ensure that there is no deviation from the Building Sanction Plan save modifications which are sanctionable or can be regularized subsequently and with the prior consent of the Architects and the Owners and the Developer shall keep the Owners indemnified against all actions suits proceedings costs charges expenses demands and consequences in respect thereof.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 MAY 2024

6.8 To enable the Developer to develop the said Premises, the Owners shall sign execute and deliver and produce all papers documents instruments writings plans affidavits etc. as may be reasonably required by the Developer for carrying out the development work from time to time there for.

6.9 The Owners shall always upon demand by the Developer from time to time produce all original title deeds to establish and support the Owners' title to the said Premises, including to enable the Developer and the buyers of units to take loans from Banks, Financial Institutions, etc. and also provide true copies thereof as may be required by the Developer.

6.10 The Developer shall construct the said proposed New Building/s strictly as per the Municipal Laws and/or the rules, regulations and bye-laws framed there under and the same in accordance with the sanctioned plan (save modifications which are sanctionable or can be regularized subsequently and with the prior consent of the Architects and the Owners) and shall solely be responsible for the structural stability of the proposed New Building/s as also the soundness of the construction work. In this respect, the Developer shall keep the Owners absolutely indemnified and harmless against all actions, claims and demands whatsoever (including third party claims) as may be made due to construction of the said Building/s and/or the said development work being in deviation from the sanctioned plan (save modifications which are sanctionable or can be regularized subsequently and with the prior consent of the Architects and the Owners) and/or in violation of the Municipal Laws and/or the rules, regulations and bye-laws there under.

6.11 The Owner No. 12, herein, Prudent Infrarealty Private Limited has obtained land on Lease for a period of 99 years from the Government of West Bengal, containing by measurement an area of 3 Decimals, be the same a little more or less comprised and being in R.S. and L.R. Dag No. 1629 for the purpose of Developing a residential project. The said 3 Decimals of land shall be converted from Leasehold to Freehold in favour of the Owner No. 12 herein. It has been agreed by and amongst the Owners herein that the Owner No. 12 shall subsequently upon conversion of the said 3 Decimals of land, from leasehold to freehold, shall transfer and convey an undivided share in the said 3 Decimals of land to each of the remaining 18 Owners herein.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS AIZWOL

24 MAY 2024

7. ALLOCATION:

- (i) The Owners shall be entitled to **ALL THAT** 19% (Nineteen percent) of the Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices, showrooms and constructed spaces and any other saleable rights and constructed spaces. The Owners shall be entitled to 19% (Nineteen percent) of the Sale Proceeds of the sanctioned car parking spaces, open, covered, or MLCP, which shall belong absolutely and entirely to the Owners. The Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to. The Owners' share/ratio of the Sale Proceeds shall be paid to the Owners by the Developer in their respective ratios.
- (ii) The Developer shall be entitled to **ALL THAT** 81% (Eighty one percent) of the Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices, showrooms and constructed spaces and any other saleable rights and constructed spaces. The Developer shall be entitled to the balance 81% (Eighty one percent) of the Sale Proceeds of the sanctioned car parking spaces, open, covered, or MLCP, which shall belong absolutely and entirely to the Developer. The Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to. (The respective shares/ratios of the Owners and the Developer are in short called "**the said Ratio**").

7.1 All commercial and other benefits accruing/derivable from the New Building/s and the premises, such as hoardings, signages, bill boards, etc. and not specifically mentioned or dealt with herein shall be shared by and between the Owners and the Developer in the said Ratio.

8. The Developer, after sanction of the plan and at its own risks and costs and without in any manner indulging the Owners into any financial burden, be at liberty to negotiate with the prospective buyers of the flats, units and other constructed spaces in the New Building/s and enter into agreements for transfer of units, car parking spaces and other constructed and other areas benefits and rights together with the properties appurtenant thereto being the proportionate undivided share in the land comprised in the premises and also in the Common Areas and Installations, at or for such consideration



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

and on such terms and conditions as the Developer may deem fit and proper and realise the sale proceeds and other amounts receivable there for and the Owners shall not raise any dispute or objection with regard thereto.

8.1 The Owners confirm that the Owners may be called upon to join in as party to the Agreements that may be entered into by the Developer for sale or otherwise transfer of units, car parking spaces and other constructed and other areas benefits properties and rights **AND THAT** if so required by the Developer, the Owners shall join in as vendors/confirming party, to all such agreements and other documents of transfer agreeing and confirming to the effect that the Owners shall execute the Conveyance of the proportionate share in the land comprised in the said Premises, without claiming any additional consideration money there for.

9. The responsibility of making out good and marketable title to the said Premises free from all encumbrances and liabilities shall always be that of the Owners.

9.1 Notwithstanding the aforesaid, it is however expressly agreed that if any encumbrance or any liability be found in respect of the said Premises or any part thereof at any time hereafter, then and in such event, the Owners shall be liable, at their own costs, to have the same cleared and in case the Owners fail to do so even after receiving notice to that effect from the Developer, the Developer shall be at liberty to have the same cleared at the costs and expenses of the Owners.

10. The Owners do and each of them doth hereby agrees and covenants with the Developer as follows:

- i) not to cause any interference or hindrance or obstruction in the construction of the proposed Building/s at the premises by the Developer and/or its agents.
- ii) to assist the Developer in obtaining all permissions clearances and certificates if required for the sales to be effected as envisaged herein.
- iii) to render all assistance and co-operation to the Developer in construction of the proposed Building/s, if so required and found necessary.
- iv) not to do any act deed or thing whereby the Developer may be prevented from selling, transferring, dealing with, or disposing of units, car parking spaces and other constructed and other areas in the proposed Building/s, or any part thereof.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 MAY 2024

v) not to let out, grant, lease, transfer, mortgage, charge, or otherwise encumber, nor agree to do so, nor part with possession of the said Premises or any part thereof as from the date hereof.

11. All municipal and all other rates and taxes and other dues and outgoings in respect of the said Premises accruing and becoming due till the date of execution and registration of these presents, or till the date of handing over vacant and peaceful physical possession of the said Premises to the Developer, whichever is later, shall be for and to the account of the Owners; those accruing from the date thereafter, each party shall be liable to pay all such municipal and all other rates, taxes and other dues and outgoings in the said Ratio.

12. Unless prevented by circumstances amounting to force majeure as hereinafter appearing, the Developer shall construct erect and complete the New Building/s within a period of 6 (six) years from the date of sanction of the Building Plan, (hereinafter referred to as "**the Completion Date**"). The New Building/s shall be deemed to be complete if so certified by the Architect. However, in case of and in the event the Developer is unable to complete the said New Building/s within the said period of 6 (six) years from the date of sanction of the Building Plan, then and in that event, the Developer shall compensate the prospective purchasers/transferees as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

12.1 The Developer, at its sole discretion, shall be entitled to either use and utilize, or demolish all previous construction work done by the Owners, viz. marketing office, model flat, or piling, or any other construction activities, in the manner the Developer deems fit and proper, for which the Owners shall not ask for any payment/ compensation whatsoever from the Developer.

13. Provisions for the maintenance, management and administration of the New Building/s and the Common Areas and Installations and rendition of the services in common to the Unit Holders of the New Building/s and acts deeds and things related to the common purposes shall be finalized by the Developer. The Unit Holders shall comply with the same.

13.1 The Developer shall be entitled to collect from the prospective purchasers/transferees, at such rate or rates on saleable areas, all charges and deposits, including for corpus and maintenance deposit, formation of the maintenance company, common expenses, municipal taxes, supply of electricity, purchase and installation of generator and transformer and allied equipments, electric and water supply connections, legal fees, additional work and amenities that may be provided, charges, out pocket



DISTRICT SUB REGISTRAR-III
SOUTH TALUQS ALIPORE
24 MAY 2024

expenses and fees payable for changes/regularization/completion under the building rules. The same shall not form part of the total sale proceeds and the Developer shall be solely and absolutely entitled to receive and appropriate the same.

14. The Owners shall grant to the Developer and/or its Partners and/or nominees Power of Attorney for the following purposes:

- i)** All purposes connected with the obtaining of sanction of plan, including addition/alteration/revision/modification thereof;
- ii)** For applying for and obtaining all necessary permissions and sanctions from different authorities in connection with the construction and completion of the New Building/s and also for pursuing and following up the matter with all authorities in that regard.
- iii)** To apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage, gas, lifts in the New Building/s and other common areas and facilities required for construction and use and enjoyment of the New Building/s.
- iv)** For selling transferring and/or otherwise disposing of the flats/units and other constructed spaces in the New Building/s and for that to sign execute and register all agreements, sale deeds and other deeds and documents and all purposes connected therewith.
- v)** To enjoin the Owners as party to the agreements and other documents connected to sale transfer and/or disposal of the flats/units and other constructed spaces in the New Building/s.
- vi)** To commence prosecute enforce defend answer and/or oppose all legal proceedings in connection with the powers and authorities above stated and for effectuating and implementing these presents.

15. While exercising the powers and authorities under the Power of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owners and/or go against the spirit of this Agreement.

15.1 The said Power of Attorney shall form an integral part of this Agreement and shall not be revoked by the Owners.⁴



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

16. It is understood that to facilitate the construction of New Building/s by the Developer and for obtaining necessary connections and utilities therein or there for, various acts deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners agree to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners also agree to sign and execute all such additional applications and other documents as the case may be.

17. The Agreement is subject to standard **Force Majeure** conditions as set out hereunder:

Act of God, act of public enemy, blockade, bomb blast, bomb threat, destruction of subject matter of this Agreement, earthquake, pandemic, epidemic, lockdown (partial or complete), suspension of work/business activity, outbreak, embargo, explosion, fire, flood, government action, inaction or change in law, government acquisition or requisition, hurricane, tornado, or other weather condition, inability to act due to government action or order of any court or tribunal etc. lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war.

18. After issuance of the sanctioned plan and also commencement of construction of the New Building/s, the Developer shall be entitled to obtain loans or project loans from recognized Banks/Financial Institutions for development of the said Premises to the extent of the value of the Developer's Share/Ratio, without any further reference to the Owners in that regard, for which, if necessary, the Owners shall extend their co-operation. However, all the liabilities of refund of the said loan shall be that of the Developer only and the Developer shall indemnify and keep saved harmless and indemnified the Owners with regard thereto. In this regard, the Owners agree with the Developer that the Developer shall be entitled to mortgage the said Premises and pledge the original title deed/s for obtaining the construction loan from the financial institution by the Developer.

19. Goods and Service Tax (GST), or any other taxes applicable on the Owners' and the Developer's shares shall be borne and paid by the Owners and the Developer respectively.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 MAY 2024

20. Each of the parties shall co-operate with the other to effectuate and implement this Agreement and shall execute and/or register such further documents and papers as may be required by the other party for giving full effect to the terms hereunder agreed.

21. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be or be construed as partnership between the Developer and the Owners or joint venture between them in any manner nor shall be deemed to constitute an association of persons.

22. In case of acquisition or requisition or vesting of the said Premises or any part thereof prior to the commencement of construction of the New Building/s, this Agreement (and all documents executed pursuant to this Agreement) will come to an end where after no party shall have any claim or demand against each other.

22.1 In the case of acquisition or requisition or vesting of the said Premises or any part thereof after the commencement of construction of the New Building/s and prior to completion of construction of the New Building/s, then the Developer shall be entitled to receive the compensation awarded in respect of the construction until then made at the said Premises and the Owners shall be entitled to the entire remaining compensation awarded in respect of the said Premises, (including for the land).

22.2 In case of acquisition or requisition or vesting of the said Premises or any part thereof after construction and completion of the New Building/s, then the Owners and the Developer shall be entitled to the entire compensation in the said Ratio.

23. It is hereby agreed and declared by and between the parties hereto that the Project envisaged under this Agreement shall be solely and wholly marketed and sold by **Pioneer Property Management Limited**, which shall, for all practical purposes, be the sole Marketing and Selling Agent of the Project.

23. The Project shall always be known and referred to as "**Prudent Antara**". The name of the Project shall under no circumstances be changed ever. The Project shall be marketed as a project of the Prudent Group, in order to facilitate faster and better sale of the flats/units in the Project due to the goodwill and reputation of the brand name "Prudent" in the real estate market.

24. If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 MAY 2024

25. Save as hereinabove provided, termination of this Agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.

26. This Agreement (together with Schedules) constitutes the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.

27. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Premises or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred to the arbitration of three arbitrators, one each to be appointed by the parties hereto and the third to be appointed by such two arbitrators, (hereinafter referred to as "**the Arbitrators**") and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996, or any other statutory modification or enactment for the time being thereto in force. The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English.

28. Courts at Kolkata alone shall have jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

29. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if delivered by hand or sent by prepaid registered post with acknowledge due to the above address of the party to whom it is addressed or such other address as may be notified in writing from time to time.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

THE FIRST SCHEDULE ABOVE REFERRED TO:

"SAID PREMISES"

ALL THAT the piece or parcel of land containing an area of 13 (thirteen) decimals equivalent to 7 (seven) cottahs 13 (thirteen) chittacks and 38 (thirty eight) sq. ft., be the same a little more or less in R. S. Dag No. 1180, L. R. Dag No. 1752, L. R. Khatian Nos. 4482, 4585, 4586, 4587, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4730, 4731, 4732 and 4733, the nature of land being Bastu, Mouza – Sripur Bagherghole, J. L. No. 59, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District Sub-Registrar - Alipore South-24 Parganas, and another piece or parcel of land containing an area of 212 (two hundred and twelve) decimals equivalent to 6 (six) bighas, 8 (eight) cottahs, 4 (four) chittacks and 7.2 (seven point two) sq. ft., be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated parts or portions of R. S. and L. R. Dag Nos. 1627 (P) (8.0 decimals), 1629 (3.0 decimals), 1630 (16.0 decimals), 1631 (13.0 decimals), 1632 (12.0 decimals), 1633 (7.0 decimals), 1634 (4.0 decimals), 1635 (4.0 decimals), 1636 (6.0 decimals), 1638 (P) (25.0 decimals), 1639 (23.0 decimals), 2299 (6.0 decimals), 2311 (7.0 decimals), 2312 (8.0 decimals), 2313 (8.0 decimals), 2314 (14.0 decimals), 2315 (6.0 decimals), 2316 (5.0 decimals), 2317 (26.0 decimals), 2319 (8.0 decimals) and 2320 (3.0 decimals), under L. R. Khatian Nos. 9609, 9506, 9505, 9504, 9503, 9502, 9501, 9500, 9499, 9498, 9497, 9496, 9495, 9483, 9482, 9481, 9480, 9479, 9478, 9477, 9476, 9475, 9474, 9473, 9438, 9437, 9436, 9435, 9434, 9431, 9418, 9414, 9413, 9412, 9411, 9410, 9397, 9227, 9226, 6718, 6701, 6700, 6699, 6698, 6697, 6696, 6695, 6694, 6693, 6692, 6691, 6690, 6689, 6675 and 6674, the nature of land being Bastu, Mouza – Bonhooghly, J. L. No. 65, Police Station – Sonarpur, being collectively the Municipal Holding No. 528, Sripur Bagherkhol (A), within Ward No. 33 of Rajpur Sonarpur Municipality, District 24 Parganas (South), Police Station – Sonarpur (now Narendrapur) and be the same a little more or less as shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By Mouza Sripur Bagherghole and R.S. Dag No. 1178;

ON THE EAST: By Boral Main Road;

ON THE WEST: By R. S. and L. R. Dag Nos. 2310 and 2311 and



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

24 MAY 2024

ON THE SOUTH: By R. S. and L. R. Dag Nos. 2321, 2322, 2323, 2300 and 2302

TOGETHER WITH all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the municipal road on the Northern side of the of the said land

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

“DEVOLUTION OF TITLE”

The manner in which the Owners herein have become the Owner of the Said Premises being 223.0584 Decimals land in Mouza – Bonhooghly and 13 Decimals land in Mouza – Sripur Bagherhole is provided in the Tables herein below:

**DEVOLUTION OF TITLE FOR 145.2269 DECIMALS LAND IN MOUZA –
BONHOOGHLY**

SL No	Date	Deed No.	Place of Registration	Vendors	Dag No. L.R. and R.S.	Area of Dag per Conveyance (Dec.)
1	20.12.2012	11699/2012	A.R.A. – I, Kolkata	1) Sirajul Haque Mistri	1632	12
				2) Abdul Shahid Mistri	1633	7
				3) Abdul Hal Mistri	1638	25
				4) Abdul Khalil Mistri alias Khalil Rahman Mistri	1639	23
2	17.01.2013	390/2013	A.R.A. – I, Kolkata	1) Ansar Ali Molla	2311	7
				2) Afsar Ali Molla		
				3) Haşem Ali Molla	2312	4
3	16.01.2015	288/2015	A.D.S.R. Sonarpur	1) Abbas Uddin Molla 2) Aslam Uddin Molla 3) Akram Uddin Molla 4) Sahida Bibi alias Saida Molla 5) Rani Khatun	1630	16

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

24 MAY 2024

4	16.01.2015	298/2015	D.S.R. – IV, South-24 Paraganas	1) Ansar Ali Molla 2) Afsar Ali Molla 3) Hasem Ali Molla	2313	4
5	16.01.2015	298/2015	A.D.S.R. Sonarpur	1) Abbas Uddin Molla 2) Shawal Uddin Molla 3) Giasuddin Molla 4) Jakir Uddin Molla	1635	4
				5) Aslam Uddin Molla 6) Akram Uddin Molla 7) Sahida Bibi alias Saida Molla 8) Rani Khatun	1636	6
6	23.02.2015	1405/2015	D.S.R. – IV, South-24 Paraganas	Aslam Uddin Molla	1634	4
7	21.05.2015	3005/2015	A.D.S.R. Sonarpur	Halima Khatun Bibi	1631	13
8	03.07.2015	5115/2015	D.S.R. – IV, South-24 Paraganas	1) Sheikh Dulara 2) Aslam Uddin Molla	1627	8.507 (5 Cottahs 2 Chittack 16 sq. ft.)
9	06.07.2015	5158/2015	D.S.R. – IV, South-24 Paraganas	1) Amena Bibi 2) Rustam Ali Mondal 3) Nasiruddin Mondal 4) Rashida Mondal 5) Sahara Mondal 6) Momtaj Bibi Mondal	2312	4
10	06.07.2015	5159/2015	D.S.R. – IV, South-24 Paraganas	1) Amena Bibi 2) Rustam Ali Mondal 3) Nasiruddin Mondal 4) Rashida Mondal 5) Sahara Mondal 6) Momtaj Bibi Mondal	2313	4
11	06.07.2015	5160/2015	D.S.R. – IV, South-24 Paraganas	1) Amena Bibi 2) Rustam Ali Mondal 3) Nasiruddin Mondal 4) Rashida Mondal 5) Sahara Mondal 6) Momtaj Bibi Mondal	2314	2.8935



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 MAY 2024

12	23.05.2016	3379/2016	A.D.S.R. Sonarpur	1) Yead Ali Mondal 2) Arshad Mondal alias Arshad Ali Mondal 3) Younus Mondal alias Younus Ali Mondal 4) Kuddus Ali Mondal 5) Manik Mondal alias Manik Ali Mondal 6) Mannan Mondal alias Mannan Ali Mondal 7) Siraj Mondal alias Siraj Ali Mondal 8) Hanif Mondal alias Hanif Ali Mondal 9) Gulam Bibi alias Gulam Mondal 10) Kulsom Bibi alias Kulcham Bibi 11) Hazira Bibi alias Hazira Khatoon	2314	0.8264
----	------------	-----------	----------------------	---	------	--------

**DEVOLUTION OF TITLE FOR 74.83 DECIMALS LAND IN MOUZA – BONHOOGHLY
AND 13 DECIMALS LAND IN MOUZA – SRIPUR BAGHERGHOLE**

13	22.01.2022	810/2022	A.R.A. – III, Kolkata	Vendor – Justice S.P. Talukdar One Man Committee	2312 (Bonhooghly)	0.5
					2314	10.33
				Purchaser – Prudent Infra Realty Private Limited	2315	6
					2316	5
					2317	26
					2318	5
					2319	9
					2320	7
					2299	6
					R.S. 1180 L.R. 1752 (Sripur Bagherghole)	13
14	20.04.2022	4848/2022	A.R.A. – III, Kolkata	Vendor – Prudent Infra Realty Private Limited	2312 (Bonhooghly)	4 Chittacks
					2314	9 Chittacks
				Purchasers – 1) Aswini Sales Private Limited	2315	9 Chittacks
					2316	9 Chittacks
				2) Champion Suppliers	2317	9 Chittacks
	2318	9 Chittacks				

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 MAY 2024

			Private Limited	2319	9 Chittacks
			3) Conception Commercial Private Limited	2320	9 Chittacks
			4) Diagram Sales Private Limited	2299	9 Chittacks
			5) Durgamata Vintrade Private Limited	R.S. 1180 L.R. 1752 (Sripur Bagherghole)	9 Chittacks
			6) Highlight Commercial Private Limited		
			7) Khaitan Land Limited		
			8) Limestone Sales Private Limited		
			9) Meridian Vintrade Private Limited		
			10) Pioneer Marbles & Interiors Private Limited		
			11) Pioneer Online Limited		
			12) Rameshwar Sales Private Limited		
			13) Ravindra Khaitan H.U.F.		
			14) Recreate Traders Private Limited		
			15) Saptarshi Tradelink Private Limited		
			16) Seabird Barter Private Limited		
			17) Seabird Dealers Private Limited		
			18) Wrinkle Tracom Private Limited		

DEVOLUTION OF TITLE FOR 3 DECIMALS LAND IN MOUZA – BONHOOGHLY

15	01.03.2023	3130/2023	D.S.R. – III, South-24 Parganas	Lessor – The Governor of the State of West Bengal Lessee – Prudent Infra Realty Private Limited	1629	3 Dec.
----	------------	-----------	---------------------------------------	--	------	--------



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

24 MAY 2024

THE THIRD SCHEDULE ABOVE REFERRED TO:

“SPECIFICATIONS OF CONSTRUCTION”

Walls	Clay/Fly ash Brick or AAC Blocks, or any other brick/block as may be advised by the Architect
Wall Finish	Interior – Plaster of Paris/Putty/Gypsum Plaster: Exterior – Combination of good quality cement/textured paints
Flooring and Dado	1) Vitrified Tiles in all bedrooms, Living/Dining/ Kitchen 2) Toilet flooring to be made with anti-skid Ceramic Tiles
Kitchen	1) Kitchen platform to be made of Granite 2) Dado of Ceramic Tiles up to a height of two feet from the platform 3) Stainless Steel Sink
Toilet	1) Standard ceramic tiles on the wall up to lintel Height 2) Reputed brands of good quality sanitary ware and CP fittings. 3) Concealed plumbing and pipe work. 4) Provision for Geyser
Doors	1) Door frame made of timber or any engineered material. 2) Flush Solid core 3) Lock of stainless steel/ brass
Windows	Fully glazed aluminum windows
Electricals	1) Provision for adequate light points 2) Modular Switches 3) Provision for TV and Telephone lines in all Bedrooms and Living/Dining
Common Lighting	Overhead illumination for compound and street-lighting inside the complex
Wiring	Concealed copper wiring for electrical lines, telephone and television
Air Conditioning	Provision for air conditioning in all bedrooms. Designated space for the outdoor unit will be provided
Amenities	1) Elevators of reputed brand 2) Intercom facility 3) Fire-fighting equipment and extinguishers as required by law.
Generator	500 watts of backup power for every 2 BHK apartment, 750 watts of backup power for every 3 BHK apartment and 1000 watts of backup power for every 4 BHK apartment.
Grill	Iron grills to be installed from inside the windows at extra cost (mandatory)

However, the Developer/Promoter reserves the right in any case to make any alteration or changes in the aforesaid Specifications in accordance with the advancement of technology and to keep-up with the latest fashion and design.

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

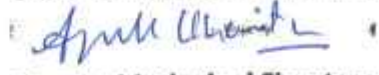
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by and on behalf of the OWNERS at Kolkata in the presence of:

1. Kamal Basu.
10A, Rawdon Street.
Kolkata - 700017

2. Shantanu Bajoria
10A Rawdon Street,
Kolkata - 700017

Aswini Sales Pvt. Ltd.


Director / Authorised Signatory

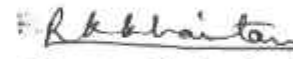
CHAMPION SUPPLIERS PRIVATE LIMITED


Director / Authorised Signatory

CONCEPTION COMMERCIAL PRIVATE LIMITED


Director / Authorised Signatory

DIAGRAM SALES PRIVATE LIMITED


Director / Authorised Signatory


For Durgamata Vintrade Pvt. Ltd.


Director / Authorised Signatory

For Highlight Commercial Pvt. Ltd.


Director / Authorised Signatory

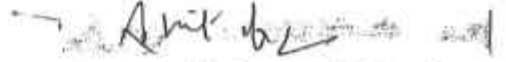
Khaitan Land Ltd.


Director / Authorised Signatory



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

LIMESTONE SALES PRIVATE LIMITED



Director / Authorised Signatory

MERIDIAN VINTRADE PRIVATE LIMITED



Director / Authorised Signatory

For Pioneer Marbles & Interiors Pvt. Ltd.


Director / Authorised Signatory

For Pioneer Online Ltd.

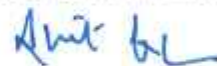


Director / Authorised Signatory

For Prudent Infra Realty Private Limited


Director/Authorised Signatory

For Rameshwar Sales Pvt. Ltd.

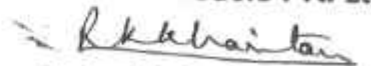


Director / Authorised Signatory

RAVINDRA KHAITAN (HUF)


Karta

For Recreate Traders Pvt. Ltd.



Director / Authorised Signatory



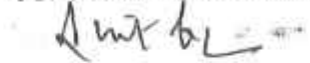
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

For Saptarshi Tradelink Pvt. Ltd.



Director / Authorised Signatory

For Seabird Barter Pvt. Ltd.



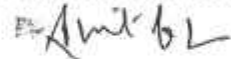
Director / Authorised Signatory

For Seabird Dealers Pvt. Ltd.



Director / Authorised Signatory

For Wrinkle Tracom Pvt. Ltd.



Director / Authorised Signatory

SIGNED SEALED AND DELIVERED on behalf
of the DEVELOPER at Kolkata in the presence
of:

1. Kamal Basu.
10A, Rawdon Street.
Kolkata - 700017
2. Shanton Bagchi
10A Rawdon Street,
Kolkata - 700017

Drafted by me.



Mayank Kakrania
Advocate, High Court, Calcutta,
10, Old Post Office Street,
Right Wing, 1st Floor, Room No. 34A,
Kolkata - 700 001.
Enrolment No. WB/1287A/99

Khaitan Construction LLP



Partner / Authorised Signatory

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

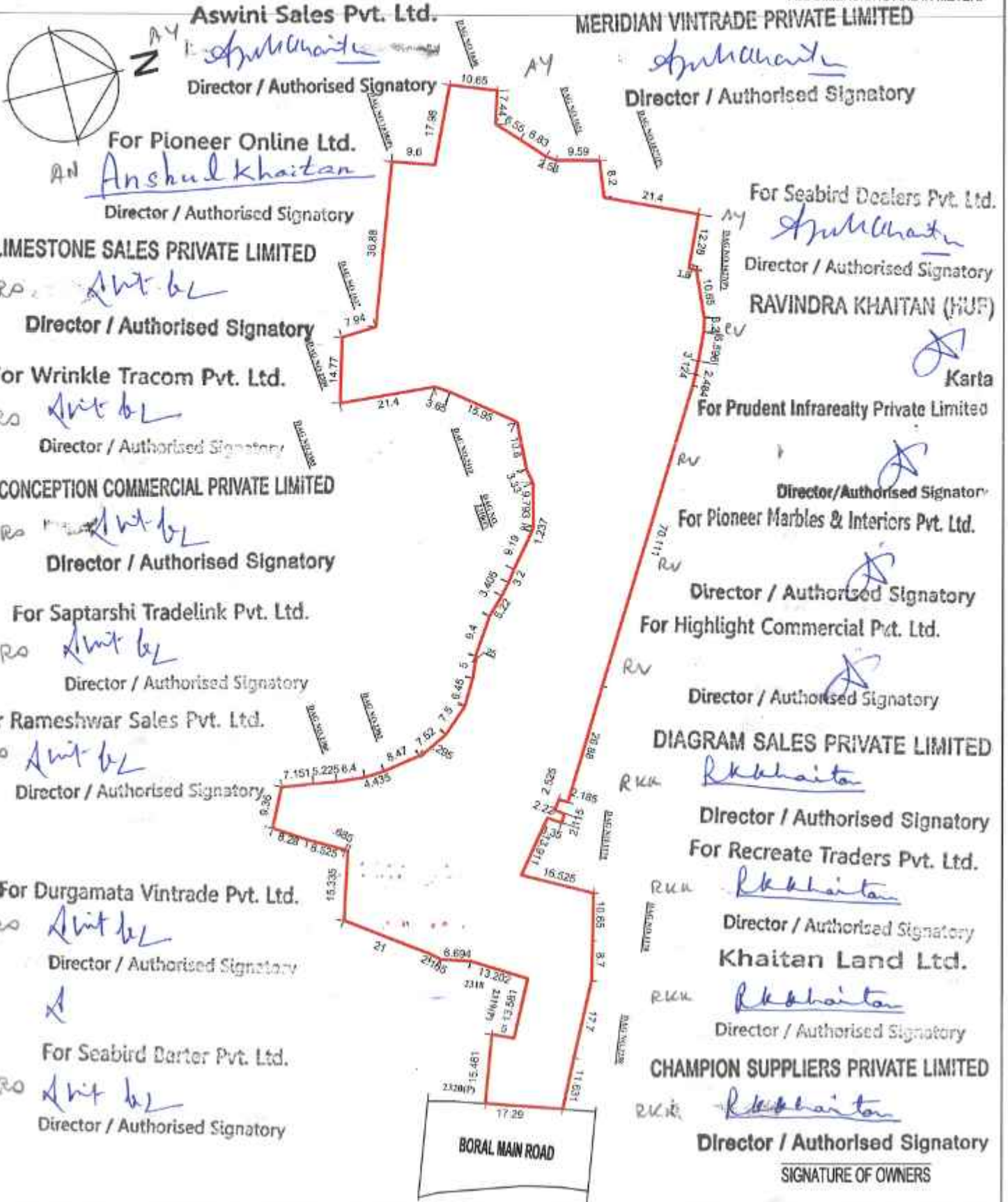
24 MAY 2024

SITE PLAN OF MOUZA- SRIPUR BAGHERGHOLE, R.S. DAG NO. 1180 CORRESPONDING L.R. DAG NO. 1752, L.R. KHATIAN NOS. 4482, 4585, 4586, 4587, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4730, 4731, 4732 & 4733 J.L. NO. 59 AND MOUZA- BONHOOGLY, R.S./L.R. DAG NOS. 1627(P), 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1638(P), 1639, 2299, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2319(P) & 2320(P), L.R. KHATIAN NOS. 9609, 9506, 9505, 9504, 9503, 9502, 9501, 9500, 9499, 9498, 9497, 9496, 9495, 9483, 9482, 9481, 9480, 9479, 9478, 9477, 9476, 9475, 9474, 9473, 9438, 9437, 9436, 9435, 9434, 9431, 9418, 9414, 9413, 9412, 9411, 9410, 9397, 9227, 9226, 6718, 6701, 6700, 6699, 6698, 6697, 6696, 6695, 6694, 6693, 6692, 6691, 6690, 6689, 6675 & 6674, J.L. NO. 65, HOLDING NO. 528, SRIPUR BAGHERKHOL (A), WARD NO. 33, UNDER RAJPUR-SONARPUR MUNICIPALITY, PS. SONARPUR (NOW NARENDRAPUR), DIST. 24 PARGANAS (SOUTH)

TOTAL LAND AREA - 225 DEC. = 9105.351 SQM

MARKED IN  BORDER

ALL DIMENSIONS ARE IN METER.





SIGNATURE OF OWNERS








DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24 MAY 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

	Srikanth Krishna (SRIKANTH KRISHNA)		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand							

	Raj Kumar Khaitan (RAJKUMAR KHAITAN)		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand							

	Rohit Kumar (ROHIT KUMAR)		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand							



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

24 MAY 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



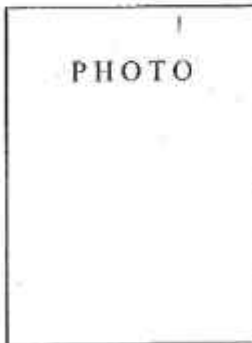
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Anshul Khaitan



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Anshul Khaitan



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS AIZAWL
24 MAY 2024

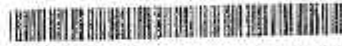


ভারত সরকার
Unique Identification Authority of India
Government of India

অনুলিপিবদ্ধিত আইডি / Enrollment No. : 1190/30101/00312

To
Haridas Sardar
হরীদাস সর্দার
S/O: Bhramar Sardar
সর্বারী
Sarberia
Sarberia, South 24 Parganas
West Bengal - 743305

07/08/2014



KL9-13878863FT

91397886



আমনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



হরীদাস সর্দার
Haridas Sardar
পিতা : ভ্রামর সর্দার
Father : Bhramar Sardar

অনুলিপিবদ্ধিত / DOB: 28/11/1980
পুরুষ / Male

8116 7641 8656



আধার - সাধারণ মানুষের অধিকার

Handwritten signature

10



Major Information of the Deed

Deed No :	I-1603-08672/2024	Date of Registration	24/05/2024
Query No / Year	1603-2001284477/2024	Office where deed is registered	
Query Date	23/05/2024 4:36:09 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor, Thana : Shakospore Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22/-	Rs. 3,54,17,020/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50,120/- (Article:48(g))	Rs. 57/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Sripur Bagharghole, JI No. 59, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1752 (RS :-)	LR-4482	Bastu	Bastu	13 Dec	1/-	79,41,820/-	Property is on Road Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1627 (RS :-)	LR-9505	Bastu	Bastu	8 Dec	1/-	10,36,800/-	Property is on Road Adjacent to Metal Road,
L3	LR-1630 (RS :-)	LR-9506	Bastu	Bastu	16 Dec	1/-	20,73,600/-	Property is on Road Adjacent to Metal Road,
L4	LR-1631 (RS :-)	LR-9504	Bastu	Bastu	13 Dec	1/-	16,84,800/-	Property is on Road Adjacent to Metal Road,
L5	LR-1632 (RS :-)	LR-9503	Bastu	Bastu	12 Dec	1/-	15,55,200/-	Property is on Road Adjacent to Metal Road,
L6	LR-1633 (RS :-)	LR-9502	Bastu	Bastu	7 Dec	1/-	9,07,200/-	Property is on Road Adjacent to Metal Road,
L7	LR-1634 (RS :-)	LR-9502	Bastu	Bastu	4 Dec	1/-	5,18,400/-	Property is on Road Adjacent to Metal Road,
L8	LR-1635 (RS :-)	LR-9501	Bastu	Bastu	4 Dec	1/-	5,18,400/-	Property is on Road Adjacent to Metal Road,

L9	LR-1636 (RS :-)	LR-9500	Bastu	Bastu	6 Dec	1/-	7,77,600/-	Property is on Road Adjacent to Metal Road.
L10	LR-1638 (RS :-)	LR-9499	Bastu	Bastu	25 Dec	1/-	32,40,000/-	Property is on Road Adjacent to Metal Road.
L11	LR-1639 (RS :-)	LR-9498	Bastu	Bastu	23 Dec	1/-	29,80,800/-	Property is on Road Adjacent to Metal Road.
L12	LR-1629 (RS :-)	LR-9609	Bastu	Bastu	3 Dec	1/-	3,88,800/-	Property is on Road Adjacent to Metal Road.
L13	LR-2311 (RS :-)	LR-9497	Bastu	Bastu	7 Dec	1/-	9,07,200/-	Property is on Road Adjacent to Metal Road.
L14	LR-2312 (RS :-)	LR-9496	Bastu	Bastu	8 Dec	1/-	10,36,800/-	Property is on Road Adjacent to Metal Road.
L15	LR-2313 (RS :-)	LR-9495	Bastu	Bastu	8 Dec	1/-	10,36,800/-	Property is on Road Adjacent to Metal Road.
L16	LR-2314 (RS :-)	LR-9483	Bastu	Bastu	14 Dec	1/-	18,14,400/-	Property is on Road Adjacent to Metal Road.
L17	LR-2315 (RS :-)	LR-9482	Bastu	Bastu	6 Dec	1/-	7,77,600/-	Property is on Road Adjacent to Metal Road.
L18	LR-2316 (RS :-)	LR-9481	Bastu	Bastu	5 Dec	1/-	6,48,000/-	Property is on Road Adjacent to Metal Road.
L19	LR-2317 (RS :-)	LR-9480	Bastu	Bastu	26 Dec	1/-	33,69,600/-	Property is on Road Adjacent to Metal Road.
L20	LR-2319 (RS :-)	LR-9479	Bastu	Bastu	8 Dec	1/-	10,36,800/-	Property is on Road Adjacent to Metal Road.
L21	LR-2320 (RS :-)	LR-9478	Bastu	Bastu	3 Dec	1/-	3,88,800/-	Property is on Road Adjacent to Metal Road.
L22	LR-2299 (RS :-)	LR-9477	Bastu	Bastu	8 Dec	1/-	7,77,800/-	Property is on Road Adjacent to Metal Road.
	TOTAL :				212Dec	21/-	274,75,200/-	
	Grand Total :				225Dec	22/-	354,17,020/-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	ASWINI SALES PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	CHAMPION SUPPLIERS PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	CONCEPTION COMMERCIAL PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	DIAGRAM SALES PRIVATE LIMITED 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	DURGAMATA VINTRADE PRIVATE LIMITED 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	KHAITAN LAND LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	LIMESTONE SALES PRIVATE LIMITED 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	MERIDIAN VINTRADE PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	PIONEER ONLINE LIMITED 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	PRUDENT INFRAREALTY PRIVATE LIMITED 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	RAMESHWAR SALES PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	RAVINDRA KHAITAN HUF 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
15	RECREAT TRADERS PRIVATE LIMITED City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	SAPTARSHI TRADELINK PRIVATE LIMITED 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	SEABIRD BARTER PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	SEABIRD DEALERS PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	WRINKLE TRACOM PRIVATE LIMITED 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KHAITAN CONSTRUCTION LLP 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANSHUL KHAITAN (Presentant) Son of Mr RAJKUMAR KHAITAN Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office		 Captured LTI 24/05/2024	
		May 24 2024 2:23PM		24/05/2024

10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 743385, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: DQxxxxxx6G, Aadhaar No: 37xxxxxxx0426 Status : Representative, Representative of : LIMESTONE SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY), MERIDIAN VINTRADE PRIVATE LIMITED (as AUTHORISED SIGNATORY), PIONEER ONLINE LIMITED (as AUTHORISED SIGNATORY), SEABIRD BARTER PRIVATE LIMITED (as AUTHORISED SIGNATORY), SEABIRD DEALERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), WRINKLE TRACOM PRIVATE LIMITED (as AUTHORISED SIGNATORY)

2	Name	Photo	Finger Print	Signature
	Mr RAJKUMAR KHAITAN Son of Late RATANLAL KHAITAN Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 May 24 2024 2:14PM	 Captured LTI 24/05/2024	 24/05/2024


10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AFxxxxxx5C, Aadhaar No: 51xxxxxxx8247 Status : Representative, Representative of : CHAMPION SUPPLIERS PRIVATE LIMITED (as Director), DIAGRAM SALES PRIVATE LIMITED (as Director), KHAITAN LAND LIMITED (as Director), RECREAT TRADERS PRIVATE LIMITED (as Director)

3	Name	Photo	Finger Print	Signature
	Mr RAVINDRA KHAITAN Son of Late RATANLAL KHAITAN Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 May 24 2024 2:03PM	 Captured LTI 24/05/2024	 24/05/2024

10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx8R, Aadhaar No: 37xxxxxxx7108 Status : Representative, Representative of : HIGHLIGHT COMMERCIAL PRIVATE LIMITED (as Director), PIONEER MARBLES & INTERIORS PRIVATE LIMITED (as Director), PRUDENT INFRAREALTY PRIVATE LIMITED (as Director), RAVINDRA KHAITAN HUF (as Director), KHAITAN CONSTRUCTION LLP (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr ROHIT KHAITAN Son of Mr RAJENDRA KHAITAN Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 May 24 2024 2:02PM	 Captured LTI 24/05/2024	 24/05/2024

10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: BGxxxxxx4A, Aadhaar No: 76xxxxxxx1038 Status : Representative, Representative of : CONCEPTION COMMERCIAL PRIVATE LIMITED (as Director), DURGAMATA VINTRADE PRIVATE LIMITED (as Director), RAMESHWAR SALES PRIVATE LIMITED (as Director), SAPTARSHI TRADELINK PRIVATE LIMITED (as Director)

5	Name	Photo	Finger Print	Signature
	Mr AYUSH KHAITAN Son of Mr RAJENDRA KHAITAN Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office		 Captured L1 24/05/2024	 24/05/2024
	10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.:: BWxxxxxx6M, Aadhaar No: 77xxxxxxx1491 Status : Representative, Representative of : ASWINI SALES PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARIDAS SARDAR Son of Late B SARDAR VILLAGE SARBERIA, City:- Not Specified, P.O.- SARBERIA, P.S.- Joynegar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385		 Captured 24/05/2024	 24/05/2024
Identifier Of Mr ANSHUL KHAITAN, Mr RAJKUMAR KHAITAN, Mr RAVINDRA KHAITAN, Mr ROHIT KHAITAN, Mr AYUSH KHAITAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec

8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.684211 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec

12	PRUDENT INFREALETY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-1.31579 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.31579 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
12	PRUDENT INFREALETY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-1.21053 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec

16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.21053 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.157895 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec

Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.368421 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec

3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.421053 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec

6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.421053 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec

10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.736842 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.736842 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In addition, the document highlights the need for regular audits. By conducting periodic reviews, any discrepancies can be identified and corrected promptly. This proactive approach helps in maintaining the integrity of the financial data and prevents potential issues from escalating.

Furthermore, it is noted that clear communication is essential. All stakeholders involved in the process should be kept informed of any changes or updates. This fosters a collaborative environment and ensures that everyone is working towards the same goals.

The second section of the document provides a detailed overview of the current financial status. It includes a summary of the total revenue generated over the period, as well as a breakdown of the various expenses incurred. This analysis shows that while revenue has increased, certain areas of expenditure have also risen, which may require further investigation.

A key finding from the analysis is that operational costs have become a significant portion of the total expenses. This suggests that there may be opportunities to optimize these costs without compromising the quality of services or products. The document suggests several strategies to achieve this, such as negotiating better terms with suppliers and improving internal efficiency.

Overall, the financial performance has been mixed, with some positive trends and some areas that need attention. The document concludes by recommending a focus on cost management and revenue diversification to ensure long-term sustainability and growth.

The final part of the document outlines the proposed budget for the upcoming period. It details the expected revenue and the planned allocation of funds across different departments and projects. This budget is designed to support the organization's strategic objectives while maintaining a balanced approach to resource distribution.

It is important to note that the budget is a flexible tool. As circumstances change, it may be necessary to adjust the allocations to better reflect the actual needs and opportunities. Regular monitoring and reporting will be required to ensure that the budget remains on track and that any deviations are addressed in a timely manner.

In conclusion, the document provides a comprehensive overview of the organization's financial health and offers actionable insights for improvement. By following the recommendations and maintaining a strong focus on financial discipline, the organization is well-positioned to achieve its long-term goals.

13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.315789 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.263158 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec

17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.263158 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-1.36842 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-1.36842 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.421053 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec

3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.421053 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.421053 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec

6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
12	PRUDENT INFREAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.157895 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.157895 Dec

Transfer of property for L22

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec

10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
12	PRUDENT INFREALETY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.315789 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
12	PRUDENT INFREALETY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec

13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.842105 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.842105 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
12	PRUDENT INFREAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.684211 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec

17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.684211 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
6	HIGH-LIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.631579 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.631579 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.368421 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.368421 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec

3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.210526 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec

6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.210526 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.210526 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	ASWINI SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
2	CHAMPION SUPPLIERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
3	CONCEPTION COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
4	DIAGRAM SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
5	DURGAMATA VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
6	HIGHLIGHT COMMERCIAL PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
7	KHAITAN LAND LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
8	LIMESTONE SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
9	MERIDIAN VINTRADE PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec

10	PIONEER ONLINE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
11	PIONEER MARBLES & INTERIORS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
12	PRUDENT INFRAREALTY PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
13	RAMESHWAR SALES PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
14	RAVINDRA KHAITAN HUF	KHAITAN CONSTRUCTION LLP-0.315789 Dec
15	RECREAT TRADERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
16	SAPTARSHI TRADELINK PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
17	SEABIRD BARTER PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
18	SEABIRD DEALERS PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec
19	WRINKLE TRACOM PRIVATE LIMITED	KHAITAN CONSTRUCTION LLP-0.315789 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Sripur Bagharghole, JI No: 59, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1752, LR Khatian No:- 4482	Owner:প্রব্রুদেণ্ড ইনফ্রারেয়ালটি প্রাইভেট লিমিটেড. Gurdian:প্রব্রুদেণ্ড ইনফ্রারেয়ালটি প্রাইভেট লিমিটেড. Address:১৯৯ বঙ্গবন্ধু সড়ক, কলকাতা-৭০০০০১. Classification:খাসি, Area:০.১২০০০০০০ Acre.	PRUDENT INFRAREALTY PRIVATE LIMITED

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1827, LR Khatian No:- 9505		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1630, LR Khatian No:- 9506	Owner:পাইলট ইন্ডাস্ট্রিজ লিমিটেড. Gurdian:পাইলট ইন্ডাস্ট্রিজ লিমিটেড. Address:১৯৯ বঙ্গবন্ধু সড়ক, কলকাতা-৭০০০০১. Classification:খাসি,	PIONEER ONLINE LIMITED
L4	LR Plot No:- 1631, LR Khatian No:- 9504		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1632, LR Khatian No:- 9503	Owner:রবিন্দ্রা কখিতান হুফ. Gurdian:রবিন্দ্রা কখিতান হুফ. Address:১৯৯ বঙ্গবন্ধু সড়ক, কলকাতা-৭০০০০১. Classification:খাসি.	RAVINDRA KHAITAN HUF

L6	LR Plot No:- 1633, LR Khatian No:- 9502	Owner:ରାମେଶ୍ୱର ସେଲସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ଡାକ୍ତରଙ୍କର ରାମେଶ୍ୱର ସିଂହ, Address:୧୦୧ ବଡ଼ମଲ ସିଟି କଲକତା ୭୦୦୦୧୬, Classification:ସ୍ୱତନ୍ତ୍ର,	RAMESHWAR SALES PRIVATE LIMITED
L7	LR Plot No:- 1634, LR Khatian No:- 9502		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 1635, LR Khatian No:- 9501		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 1636, LR Khatian No:- 9500		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 1638, LR Khatian No:- 9499	Owner:ମେରିଡିଆନ୍ ଭିନଟ୍ରେଡ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ଡାକ୍ତରଙ୍କର ରାମେଶ୍ୱର ସିଂହ, Address:୧୦୧ ବଡ଼ମଲ ସିଟି କଲକତା ୭୦୦୦୧୬, Classification:ଭାଗ, Area:0.01000000 Acre,	MERIDIAN VINTRADE PRIVATE LIMITED
L11	LR Plot No:- 1639, LR Khatian No:- 9498	Owner:ଲିମେଷ୍ଟୋନ୍ ସେଲସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ଡାକ୍ତରଙ୍କର ରାମେଶ୍ୱର ସିଂହ, Address:୧୦୧ ବଡ଼ମଲ ସିଟି କଲକତା ୭୦୦୦୧୬, Classification:ଭାଗ, Area:0.01000000 Acre,	LIMESTONE SALES PRIVATE LIMITED
L12	LR Plot No:- 1629, LR Khatian No:- 9609		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 2311, LR Khatian No:- 9497		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 2312, LR Khatian No:- 9496		Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 2313, LR Khatian No:- 9495		Seller is not the recorded Owner as per Applicant.
L16	LR Plot No:- 2314, LR Khatian No:- 9483	Owner:ଚାମ୍ପିୟନ ସପ୍ଲାଇୟର୍ସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ସର୍ବଜିତ କୁମାର, Address:୩୧, Classification:ସମ୍ପତ୍ତି,	CHAMPION SUPPLIERS PRIVATE LIMITED
L17	LR Plot No:- 2315, LR Khatian No:- 9482	Owner:ଡାଗ୍ରାମ ସେଲସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ସର୍ବଜିତ କୁମାର, Address:୩୧, Classification:ସମ୍ପତ୍ତି,	DIAGRAM SALES PRIVATE LIMITED
L18	LR Plot No:- 2316, LR Khatian No:- 9481	Owner:କନସେପ୍ସନ୍ କମର୍ସିଆଲ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ସର୍ବଜିତ କୁମାର, Address:୩୧, Classification:ସମ୍ପତ୍ତି,	CONCEPTION COMMERCIAL PRIVATE LIMITED
L19	LR Plot No:- 2317, LR Khatian No:- 9480	Owner:ଦୁର୍ଗାମାତା ସିଏଲସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ସର୍ବଜିତ କୁମାର, Address:୩୧, Classification:ସମ୍ପତ୍ତି,	DURGAMATA VINTRADE PRIVATE LIMITED
L20	LR Plot No:- 2319, LR Khatian No:- 9479	Owner:ଆସ୍ୱିନି ସେଲସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ସର୍ବଜିତ କୁମାର, Address:୩୧, Classification:ଭାଗ,	ASWINI SALES PRIVATE LIMITED
L21	LR Plot No:- 2320, LR Khatian No:- 9478	Owner:ହାଇଲାଇଟ କମର୍ସିଆଲ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ସର୍ବଜିତ କୁମାର, Address:୩୧, Classification:ସମ୍ପତ୍ତି,	HIGHLIGHT COMMERCIAL PRIVATE LIMITED
L22	LR Plot No:- 2299, LR Khatian No:- 9477	Owner:ମେରିଡିଆନ୍ ଭିନଟ୍ରେଡ ପ୍ରାଇଭେଟ ଲିମିଟେଡ, Gurdian:ସର୍ବଜିତ କୁମାର, Address:୩୧, Classification:ଭାଗ,	MERIDIAN VINTRADE PRIVATE LIMITED

Endorsement For Deed Number : I - 160308672 / 2024

On 24-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:26 hrs on 24-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ANSHUL KHAITAN .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,54,17,020/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 24-05-2024 by Mr ANSHUL KHAITAN.

Indetified by Mr HARIDAS SARDAR, . . Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 24-05-2024 by Mr RAJKUMAR KHAITAN, Director, CHAMPION SUPPLIERS PRIVATE LIMITED (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, DIAGRAM SALES PRIVATE LIMITED (Private Limited Company), 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, KHAITAN LAND LIMITED (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, RECREAT TRADERS PRIVATE LIMITED (Private Limited Company), City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr HARIDAS SARDAR, . . Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 24-05-2024 by Mr RAVINDRA KHAITAN, Director, HIGHLIGHT COMMERCIAL PRIVATE LIMITED (Private Limited Company), 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Director, PIONEER MARBLES & INTERIORS PRIVATE LIMITED (Private Limited Company), 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, PRUDENT INFREAREALTY PRIVATE LIMITED (Private Limited Company), 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, RAVINDRA KHAITAN HUF (HUF), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; PARTNER, KHAITAN CONSTRUCTION LLP (LLP), 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr HARIDAS SARDAR, . . Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 24-05-2024 by Mr ROHIT KHAITAN, Director, CONCEPTION COMMERCIAL PRIVATE LIMITED (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, DURGAMATA VINTRADE PRIVATE LIMITED (Private Limited Company), 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, RAMESHWAR SALES PRIVATE LIMITED (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, SAPTARSHI TRADELINK PRIVATE LIMITED (Private Limited Company), 10A,RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr HARIDAS SARDAR, . . Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 24-05-2024 by Mr AYUSH KHAITAN, Director, ASWINI SALES PRIVATE LIMITED (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr HARIDAS SARDAR, . . Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 57.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 8.00/-) and Registration Fees paid by Cash Rs 36.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2024 5:49PM with Govt. Ref. No: 192024250056724278 on 23-05-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 4565667356856 on 23-05-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 50,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30508, Amount: Rs.100.00/-, Date of Purchase: 22/05/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2024 5:49PM with Govt. Ref. No: 192024250056724278 on 23-05-2024, Amount Rs: 50,020/-, Bank: SBI
EPay (SBlePay), Ref. No. 4565667356856 on 23-05-2024, Head of Account 0030-02-103-003-02


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2024, Page from 219890 to 219955
being No 160308672 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.05.27 11:49:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.