

7458/2024

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.

AS 295889

DEVELOPMENT AGREEMENT IV

This Development Agreement ("Agreement") is entered into on this [" 21/05/2024), by and between:

PARTIES (2 Parties)

Certified that the Document is admitted Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Documents

Additional Registrar Assurances-IV, Kolkata

First Party (Owner):

Shaping Mines & Minerals Pvt Ltd

PAN: AAQCS2778C

CIN: U13100WB2010PTC156272

651A , New Alipore , Block-O, 2nd Floor Kolkata -700053

Authorised Representative: Kishore Madnani,

PAN:AHDPM9925E, Aadhaar No:4648 9127 6327

And

Second Party (Developer):

Shaping G2S Private Ltd

PAN: ABKCS2198H

CIN: U70109WB2023PTC259952

651A, Block-O 2nd Floor, New Alipore Kolkata 700053

(Authorised Representative: Dipanjan Bhattacharjee,

PAN: AIKPB3840P, Aadhaar No: 2216 9472 5857

(Hereinafter collectively referred to as the "Parties")

SHAPING G2S PRIVATE LIMITED

Director

SHAPING MINES & MINERALS PVT. LTD.

Director

m 21/5

m=32

2/12/2024
on 20/05/24
can

Additional Registrar of Assurances-IV, Kolkata

688500

21 MAY 2024

Handwritten signature and name of Kishore Madnani

Handwritten signature and name of Dipanjan Bhattacharjee



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250054067068

GRN Details

GRN: 192024250054067068 Payment Mode: SBI Epay
GRN Date: 21/05/2024 11:48:24 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6756965811927 BRN Date: 21/05/2024 11:49:07
Gateway Ref ID: 0209941251 Method: Kotak Mahindra Bank NB
GRIPS Payment ID: 210520242005406705 Payment Init. Date: 21/05/2024 11:48:24
Payment Status: Successful Payment Ref. No: 2001259594/2/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Kishore Madnani
Address: 651A, Block O, 2Nd Floor, New Alipore, Kolkata 700053
Mobile: 9830522195
EMail: TRADE@SMMPL.IN
Period From (dd/mm/yyyy): 21/05/2024
Period To (dd/mm/yyyy): 21/05/2024
Payment Ref ID: 2001259594/2/2024
Dept Ref ID/DRN: 2001259594/2/2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2001259594/2/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 10020 |
| 2 | 2001259594/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| | | | Total | 10041 |

IN WORDS: TEN THOUSAND FORTY ONE ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



210520242005406705

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 210520242005406705 | Payment Init. Date: | 21/05/2024 11:48:24 |
| Total Amount: | 10041 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 6756965811927 | BRN Date: | 21/05/2024 11:49:07 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mr Kishore Madnani
Mobile: 9830522195

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|--------------|
| 1 | 192024250054067068 | Directorate of Registration & Stamp Revenue | 10041 |
| Total | | | 10041 |

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



ARTICLE - I

1. OWNERS shall refer to **Shaping Mines & Minerals Pvt Ltd** as detailed above with particulars and referred hereinafter to as the FIRST PARTY and shall also ordinarily imply being the owner of a plot of the property as detailed below and the definition shall include their duly authorized agents and assigns and successor-in-office for the time being;
2. DEVELOPER shall refer to mean **Shaping G2S Private Ltd**, as detailed above with particulars and referred to as the SECOND PARTY and the definition shall include its successor-in-office for the time being.
3. PROPERTY shall mean the entirety of the said land measuring more or less 4 cottah 8 chittack within the limits of the Kolkata Municipal Corporation, that is the property mentioned in the Schedule "A" below;
4. BUILDING shall mean the structure or super structure intended to be constructed on the said property in place and shall include all the several units of residential or other accommodation and all common rooms, spaces and constructions including the meter room, pump room, reservoirs/tanks, drainage/sewerage lines and other covered spaces intended for the use and enjoyment of the occupants of the said building in common including all the easements appurtenances and appendages and as morefully described and delineated in Schedule A1 (hereinafter referred to as 'Building').
5. BUILDING PLAN shall mean the plan which shall be [Building Plan no.] prepared by the Developer in the name of the Owners duly signed by the Owners or their duly authorized agent or attorney, and approved and sanctioned by the Kolkata Municipal Corporation ("KMC") and shall include

SHAPING MINES & MINERALS PVT. LTD.

Kishore madhani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Sijanjan Bha Hachogai (Signature)
Director

any alteration, modification, revision made thereto and therein, in accordance with the building Rules of the KMC;

6. COMMON FACILITIES OR COMMON UTILITIES shall be deemed to include all passages, ways, staircases, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipelines, underground sewer fitting fixtures, manholes, pits, roof, terrace, water connection and pipelines between overhead and underground reservoirs, motor pump, fences, boundary walls, courtyard, CESC supply, electric supply and electric connection to common areas and common implements, fittings, fixtures for the above, entire exterior walls, common driveways and other facilities whatsoever required for the convenient enjoyment of dwelling and other units in the proposed building and provision for maintenance and management of the said common parts and the common services thereto annexed in the said building at the said premises. D.G. Supply will be provided at proportionate extra cost to all the owners of the residential units ("flat owners").
7. ARCHITECT shall mean such person or body of persons conforming to all municipal legislations, rules, regulations, notifications and other statutory provisions, to be appointed by the Developer for designing and planning of the building proposed to be constructed, and in charge of supervision during construction of the building, if retained by the Developer.

ARTICLE - II

Title and Declaration

1. The Owners hereby declare that they have good and absolute right, title and interest in the said property mentioned in the Schedule A below without any claim or any right title or interest of any person or persons adversely against them. The Developer is free and at liberty to make such investigations with regard to the title of the Owners to which the Owners shall extend all cooperation.
2. The Developer hereby undertakes and assures the Owner that the Developer will construct and complete the total building and benefits as agreed by and

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Kishore madmani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

(Signature)
Director

between the parties. The Developer will transfer to the purchasers by way of sale or otherwise either in one lot or in several lots with proportionate share in the land of the said premises with consent from the Owner.

3. It is hereby agreed between the parties that only the Developer or its authorized representative shall have the right to carry out sale of the flats in the newly constructed building to the purchasers.

ARTICLE - III

Allocation of share in the constructed Building.

1. Since it has been agreed that the Owner and the Developer will jointly own each flat in the ratio of 50:50, there will not be any separate allocation of units and the money so collected will be shared equally as described here below and kept in a bank account.
2. 50% of the money deposited in the designated bank account towards sale/advance of each residential unit will be transferred to the account of the Owner and the balance 50% from the said designated bank account shall be transferred to the account of the Developer. It would be pertinent to mention herein that the Goods & Service Tax (GST) component, forming part of the advances from prospective customers, would have to be segregated from the overall sum deposited initially, before carrying out the transfer to the respective bank accounts of the Owner and the Developer. Such sum of GST, would additionally get transferred to the bank account of the Developer only, who would be solely responsible for payment of GST liability, as laid down in Clause 5, appearing below. Any other statutory levy introduced at a later date, imposed and collected from customers, would also be treated similarly, before transferring sums to the bank accounts of the Owner and the Developer. The 50:50 allocation between the Owner and the Developer, would only apply on the basic values and not on values inclusive of tax.

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Kishore madhani (D)
Director

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Seipanjari Bhattacharya
Director

3. The "Revenue Sharing" between the two parties as mentioned hereinabove in Article III Clause 1 for the sake of clarity include the following:-
- (i) base rate;
 - (ii) car parking;
 - (iii) preferential charges for flats;
 - (iv) floor premium rates;
- and such other rates as may be mutually discussed and decided by the parties in writing along with the signature of both the parties.
4. Money collected from prospective purchasers on account of Goods & Service Tax, Association formation Charges, Club Charges, upfront Maintenance charges, DG installation and such other charges as may be mutually decided between the Parties herein in writing, which are incidental to the basic property, shall be withdrawn and enjoyed solely by the Developer and the Owner shall have no claim whatsoever over the same or any part thereof.
5. The Developer will be solely responsible towards the payment of
- (i) payment of Goods & Service Tax;
 - (ii) creation of the Association;
 - (iii) formation of Club, etc. as may be mutually decided in writing between the Parties.
6. The brokerage costs including any other sales and promotional expenses and such other costs, as may be mutually decided between the parties in writing, shall be shared equally between the Owner and the Developer.

ARTICLE - IV

Exploration and Development Rights

1. The Owner hereby grants exclusive right to the Developer to build up the said property for the construction of the building and accordingly, the Developer shall be entitled to enter into contract or agreements or sub-contracts with any person, company or concern. The said contract/agreement or sub-contract between the Developer and a third-party shall be at the sole risk and

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Kishore madmani (K) Director

SHAPING G2S PRIVATE LIMITED

Sanjivan Bhattacharjee Director

responsibility of the Developer without attaching any liability or encumbrance towards the said property or the Owner in any manner whatsoever.

ARTICLE - V

Developer's Rights

1. The Owner hereby grants exclusive right to the Developer to construct, erect and build the proposed ground plus three-storied building in the said premises in accordance with the building plan which is to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or sought to be made by the Developer from the appropriate authority. The Developer shall be fully and solely responsible for the construction, erection and building of the said ground plus 3 storied building and the Owner cannot be held responsible for the same for any reason whatsoever. **ARTICLE - VI.**

Consideration

1. In consideration of the Owner having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building a ground plus 3 storied building or such number of a newly constructed storied building as may be revised or sanctioned in accordance with the Plan as sanctioned by the Kolkata Municipal Corporation with such modification or alteration as may be required or made by the Developer, the Developer has agreed to transfer 50% of the basic sale price of each of the flat units (exclusive of taxes) to the Owner as and when the same is received. The same shall include any advance money received by the Developer, in relation to the flat booked.
2. In case of cancellation of any unit the Owner agrees to refund proportionate share of the revenue, earned earlier, after deducting 50% of the cancellation fees, as may be agreed to between the Developer and the Buyer, while executing the Agreement for Sale with the prospective buyers.

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Kishore madhani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Siparjan Bhatnagar (Signature)
Director

3. The entire building shall be constructed, erected and completed as per the Building Sanction plan obtained from the KMC and the specification of such construction shall be as mentioned in the Schedule "C" hereunder written.
4. The Owner shall not be liable to pay or contribute nor will the Developer be entitled to call upon the Owner to pay and contribute any amount towards the cost of construction of the building or any part thereof except Diesel Generator Set to be installed within the complex.
5. It is expressly agreed and morefully recorded herein that for every sale of flats/unit/ spaces the sale proceed of the same shall be distributed between themselves in the ratio of 50:50 , subject to the exceptions and departures as provided in Article III appearing hereinabove.

ARTICLE - VII

1. The Owner shall grant to the Developer or its nominee or nominees such general Power of Attorney as may be required for the purpose of obtaining building sanction plan and all necessary permission and approvals from the different authorities in connection with construction of the proposed building and electricity and water supply connections and all other connections including drainage and sewerage connections from The Kolkata Municipal Corporation and other authorities and dealing with all authorities in respect of execution of the project on behalf of the Owners.
2. The Owner and Developer, shall, after completion of the project, execute and register the deeds of conveyance in favour of all the purchasers after obtaining their share of the revenue through the Developer or its authorized representative, who shall be authorized to carry out sale of the flats in the newly constructed building to the purchasers.
3. All costs and expenses for preparation, execution and registration of such Sale Deeds shall be borne and paid by the purchasers for their respective units.
4. For any default, delay or refusal on the part of the Owner in executing the Deed(s) of conveyance upon being requested by the Developer, the Developer,

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Kishore madhani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Sharan Bhatnagar (Signature)
Director

will be within his right as the constituted attorney of the Owner, and with prior notice in writing served upon the Owner, to execute and register the Deeds of Conveyance for and on behalf of the Owner.

ARTICLE - VIII

(Possession and Construction)

1. It has been agreed by and between the Owner and the Developer to construct, erect and complete the proposed building in the said premises and that the Developer shall have the entire responsibility of construction and completion of the said building and the Owner shall have no responsibility regarding construction of the said building.
2. The Owner shall immediately after execution of this Agreement, make over and deliver the possession of the entire plot to the Developer.
3. The Developer agrees to commence the initial work like soil testing etc. after obtaining full vacant possession of the said premises and submit drawings to KMC for sanction. The Developer undertakes to complete the entire project and obtain Completion Certificate from KMC within 2 years from the date of signing of this Agreement.
4. From the date of delivery of possession of the plot to the Developer till the date of separate assessment by the KMC, post completion of construction, both the parties hereto shall contribute proportionately to the taxes and other statutory outgoings on the said premises.

ARTICLE - IX

Common facilities

1. As soon as the new building on the said premises is completed and made fully habitable for residential purpose, upon obtaining necessary Certificate for Occupation from the Architect as provided under the KMC Act and the Rules

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Kishore madmani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Siparjan Bha Hachojee (Signature)
Director

and regulations thereunder made, the Developer and the Owner shall give joint notice to the allottees requiring them to take possession of their respective allocations in the building.

2. The Owner and the Developer or the persons claiming through them shall punctually and regularly pay for their respective allocations, such rates and taxes and other statutory outgoings on the property proportionately to the KMC and to such other authority or authorities having statutory jurisdiction to levy any tax or imposition.
3. After all the saleable units within the property are sold away, the Developer in consultation with the Owner, shall frame House Rules for mode of use and enjoyment of the residential and other units of accommodation in the said building. Till the formation of a body of the flat owners (Owners' Association), it will be the responsibility of the Developer to arrange for maintenance of the common areas and the common utilities of the building and therefore the Developer will be entitled to realize the cost proportionately from occupiers of the several units of accommodation.

ARTICLE - X

Owner's Obligation

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the proposed building at any stage provided the Developer adheres to the sanctioned building plan with permitted alterations, modifications and/or revisions.
2. The Owner gives the undertaking that he has not entered into any agreement for sale or transfer or development or any other agreement in respect of the said premises with any person or persons whatsoever.
3. The Owner represents that there are no litigations pending in respect of the said premises.
4. The said premises are not affected by any requisition or acquisition or vesting or alignment or scheme of any authority or authorities under the law.
5. The Owner shall produce all the title documents in original, as and when required by the Developer, for development of the said premises.

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Kishore madhani (Dr)
Director

SHAPING MINES & MINERALS PRIVATE LIMITED

Sejparjan Bhattacherjee
Director

6. The Owner shall not transfer, alienate, encumber, mortgage, lease, create any charge and/or deal with the said premises in any manner whatsoever, till the completion of the project.
7. That there is no dispute with any revenue or other financial department of the State or Central Government in relation to the affairs of the said premises.
8. All rates, taxes or impositions in relation to the said premises shall be duly paid and discharged by the Owner up to the date of handing over the possession of the said premises for development activities.
9. The said premises is not affected by any attachment arising out of proceedings started by the Income Tax authorities or other Government authorities and that there is no Certificate case or proceeding against the Owner for realization of arrears of Income tax or other taxes and dues.
10. The Owner shall ensure that, as a legal entity, it shall comply at all times during the tenure of this project, to comply with the provisions of the Company law and to remain solvent and shall maintain financial stability within the Company.

ARTICLE - XI

Developer's Obligations

1. The Developer hereby agrees and covenants with the Owner to start construction of the proposed building in accordance with the sanctioned building plan as hereinbefore mentioned as soon as the full vacant possession of the premises and the sanctioned building plan are received and to complete construction within 24 months from the date of signing of this Agreement provided that the work is not hindered or stopped at any stage by any act of the Owner, Acts of God, force majeure or any other reason, beyond the control of the Developer.
2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the statutory provisions or rules or regulations applicable for construction of the said building including municipal and fire laws and agrees to keep the Owner indemnified against all consequences of deviation etc. if made by the Developer.

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Kishore madhani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Seiparjan Bhatnagar (Signature)
Director

3. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, proceedings and claim that may arise out of Developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

ARTICLE - XII
Miscellaneous

1. The Owner and the Developer have entered into this Agreement for development purely as contract and nothing contained herein shall be construed as partnership between the Owner and the Developer or as a joint venture between parties hereto in any manner.
2. It is understood and accepted that from time to time, to facilitate construction of the proposed new building by the Developer, various acts, deeds, matters and things, not herein specified, may be required to be done by the Developer and therefore the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner, for which specific provisions may not have been made or mentioned hereinabove. The Owner hereby undertakes to do all such lawful acts, deeds, matters and they shall execute any such additional Power of Attorney and/or authorization as may be required by the Developer for the aforesaid lawful purposes and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and/or against the spirit of this Agreement or violates or contravenes any statutory provisions, rules, regulations, modifications and orders.
3. Any notice to be given by the Developer shall without prejudice to other modes of service available, be deemed to have been served on the Owner if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owner if delivered by hand or sent by prepaid registered post to the Office of the Developer.

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Kishore madhani (dk)
Director

SHAPING G2S PRIVATE LIMITED

Saipanjan Bhattacharjee
Director

4. The Developer in consultation with the Owner shall frame scheme under the existing statutory rules, regulations and provisions for management and administration of the said building and the common parts and the common utilities therein which shall have to be abided by the parties hereto as also by their respective transferees in case of transfers to purchasers by way of suitable covenants incorporated in the Deed(s) of transfer.

ARTICLE - XIV

Settlement of Disputes

1. Any dispute between the parties arising in the course of execution of the Project herein should be first tried to be settled amicably.
2. In the event the dispute cannot be settled amicably within one month, it shall be referred to a Sole Arbitrator as mutually decided between the parties. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act 1996 as amended up to date. The venue of the Arbitration shall be Kolkata and the language of the proceedings shall be English.

SCHEDULE "A"

'Property'

ALL THAT piece and parcel of land measuring 4 cottah 8 chittack Being located at premises no. Premises 771, Block-P^{P.O+P.O.S.} New Alipore, Ward No-81 Kolkata -700053 (Previously known as Premises No 6, Tarapada Chakraborty Sarani) Borough - 10 under the Municipality of the Kolkata Corporation being morefully delineated in the map annexed herewith and butted and bounded as:-

North : Premises No: 776, & 777 Block -P , New Alipore Kolkata-700 053;

South: by 30' Tarapada Chakraborty Sarani (KMC Black Top Road);

East: Premises No.7 , Tarapada Chakraborty Sarani Kolkata;

West: Premises No 4, Tarapada Chakraborty Sarani Kolkata.

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Kishore Madnan (ds)
Director

SHAPING G2S PRIVATE LIMITED

Arijanjan Bhattacharyya
Director

SCHEDULE "A1"*'Building'*

A Kolkata Municipal Corporation sanctioned plan for G+3, which can be extended to a 4th floor or to such revised floor space subject to Plan duly sanctioned from the Kolkata Municipal Corporation. The details of the said plan is annexed herewith and marked as the 'plan of the proposed building'. the details of the sanction and other particulars are detailed in the attached Plan.

SCHEDULE "B"**Owners' Allocation**

50% of all flats constructed along with 50% right to common areas of the building.

SCHEDULE "C"**Developer Allocation**

50% of all flats constructed along with 50% right to common areas of the building.

SCHEDULE "D"**Specifications**

1. The construction of the structure shall be RCC with necessary RCC pile foundation and as per the sanctioned plan of the proposed building.
2. Flooring to be made with vitrified/ceramic tiles whichever is finally agreed upon.
3. Bathroom Floor will be done with anti-skid ceramic tiles and bathroom dado to be of glazed tiles of superior quality up to a height of 7'. All bathrooms to have either European style commode or Anglo-Indian style pan white colour of reputed make. All bathrooms shall have provision for

exhaust fan.
SHAPING MINES & MINERALS PVT. LTD.

Kishore madnan (K)
Director

SHAPING G2S PRIVATE LIMITED

Debarjan Bhattacharya
Director

4. Bath fittings and accessories would be of C.P. Type of Jaquar make.
5. One Loft to be provided.
6. Concrete Floor Tiles to be provided at the ground floor in the driveway and or any other uncovered areas.
7. M.S. Grill/railings to be provided on all windows, verandahs and stairs.
8. Flush Doors (Phenol bonded hot pressed) along with Door Frame of Malaysian Sal Wood and Grill Gate at the main gate. Godrej lock with night latch to be provided at the main door.
9. Windows will be of aluminum frame with tinted glass.
10. Kitchen will have granite cooking counter and one stainless steel sink of good quality. Dado of kitchen platform will be with good quality glazed tiles up to 2 feet from counter level. Provision for installation of chimney/exhaust fan to be provided.
11. Electrical wiring to be made with copper cables and wire, modular switches of reputed brands (Crabtree make or equivalent) would be provided. The details of light points and fan points will be discussed and written down after the plan is made ready.
12. T.V. Antenna point, phone point to be provided.
13. Bedrooms should have provision for A/C at a convenient location to be mutually decided.

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Kishore madnan (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Dipankar Bhattacharjee (Signature)
Director

Schedule "E"
(Common Area and parts of the Building)

1. Stairs, Lift Room, Lift, Caretaker's Room, Generator, Games cum Conference Room, Gym, Pump and Motor with spare pump and motor, Electric (Main) Service Line, Sewerage System, Main Water Services Line, underground water reservoir, overhead Water Tank, Roof, Sides Spaces of the building, Main Entrance with passage, Security Lights, (on four sides of the building) Roof Lights 2 Nos., Stair Lights 10 Nos.

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

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of Witness: -

1. *Sund. Kumar Das*
G. Lal Panigrahi
2. *Raf - 700001*
A. Mukherjee
G.O.P.O. Street
(col-1)

SHAPING MINES & MINERALS PVT. LTD.
 1. *Kishore madhani* (Signature)
 Director

2.

Owner / First Party

Prepared by me
Tushit Kumar Banerjee
 Advocate

TUSHIT KUMAR BANERJEE
 Advocate
 Barasat Judges Court
 Enrolment No. WB-794/98

SHAPING G2S PRIVATE LIMITED
 1. *Siparjan Bhattacharjee*
 Director
 2.

Developer / Second Party

ADDITIONAL REGISTRAR
OF ASSURANCES - W. KOLKATA
21 MAY 2024



Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-1904-07366/2024 | Date of Registration | 21/05/2024 |
| Query No / Year | 1904-2001259594/2024 | Office where deed is registered | |
| Query Date | 20/05/2024 8:08:47 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | SUJIT ROY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9875340936, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Stamp duty Paid(SD) | Rs. 68,85,000/- | | |
| Rs. 10,120/- (Article:48(g)) | Registration Fee Paid | | |
| Remarks | Rs. 101/- (Article:E, E) | | |
| | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tara Pada Chakraborty Sarani, , Premises No: 6, , Ward No: 081 Pin Code : 700053

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 4 Katha 8 Chatak | | 68,85,000/- | Property is on Road |
| Grand Total : | | | | 7.425Dec | 0 /- | 68,85,000 /- | |






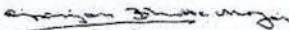
Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | SHAPING MINES AND MINERALS PRIVATE LIMITED 651A,NEW ALIPORE,BLOCK -O., City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | SHAPING G2S PRIVATE LIMITED 651A,NEW ALIPORE,BLOCK-O, City:- Not Specified, P.O:- NEWN ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|--|---|--|
| 1 | Name Mr KISHORE MADNANI Son of Mr MITHU DAS MADNANI Date of Execution - 21/05/2024, , Admitted by: Self, Date of Admission: 21/05/2024, Place of Admission of Execution: Office |  May 21 2024 3:00PM |  Captured LTI 21/05/2024 |  21/05/2024 |
| SHAMIYANA,702 BLOCK-P,NE ALIPORE, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AHxxxxxx5E, Aadhaar No: 46xxxxxxxx6327 Status : Representative, Representative of : SHAPING MINES AND MINERALS PRIVATE LIMITED (as DIRECTOR) | | | | |
| 2 | Name Mr DIPANJAN BHATTACHARJEE (Presentant) Son of Mr LOKENATH BHATTACHARJEE Date of Execution - 21/05/2024, , Admitted by: Self, Date of Admission: 21/05/2024, Place of Admission of Execution: Office |  May 21 2024 3:01PM |  Captured LTI 21/05/2024 |  21/05/2024 |
| FLAT NO.3,METROPOLITAN BUILDING,7,J.L.NEHRU ROAD, City:- Kolkata, P.O:- ESPLANADE, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: Alxxxxxx0P, Aadhaar No: 22xxxxxxxx5857 Status : Representative, Representative of : SHAPING G2S PRIVATE LIMITED (as DIRECTOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr SUJIT KUMAR ROY Son of Late M M ROY 6, OLD POST OFFICE STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  21/05/2024 |  Captured 21/05/2024 |  21/05/2024 |
| Identifier Of Mr KISHORE MADNANI, Mr DIPANJAN BHATTACHARJEE | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--|---------------------------------------|
| 1 | SHAPING MINES AND MINERALS PRIVATE LIMITED | SHAPING G2S PRIVATE LIMITED-7.425 Dec |

Endorsement For Deed Number : I - 190407366 / 2024

On 21-05-2024

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 14:32 hrs on 21-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mr DIPANJAN BHATTACHARJEE .

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 68,85,000/-

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

Execution is admitted on 21-05-2024 by Mr KISHORE MADNANI, DIRECTOR, SHAPING MINES AND MINERALS PRIVATE LIMITED, 651A,NEW ALIPORE,BLOCK -O,, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Identified by Mr SUJIT KUMAR ROY, , , Son of Late M M ROY, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 21-05-2024 by Mr DIPANJAN BHATTACHARJEE, DIRECTOR, SHAPING G2S PRIVATE LIMITED, 651A,NEW ALIPORE,BLOCK-O, City:- Not Specified, P.O:- NEWN ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Identified by Mr SUJIT KUMAR ROY, , , Son of Late M M ROY, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2024 11:49AM with Govt. Ref. No: 192024250054067068 on 21-05-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 6756965811927 on 21-05-2024, Head of Account 0030-03-104-001-16

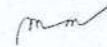
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2893, Amount: Rs.100.00/-, Date of Purchase: 15/05/2024, Vendor name: M Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2024 11:49AM with Govt. Ref. No: 192024250054067068 on 21-05-2024, Amount Rs: 10,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 6756965811927 on 21-05-2024, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 413744 to 413769
being No 190407366 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.30 16:04:14 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 30/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.