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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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.

1/6
S-1429967

DEVELOPMENT AGREEMENT

District Sub-Register-II
Alipore, South 24 Parganas

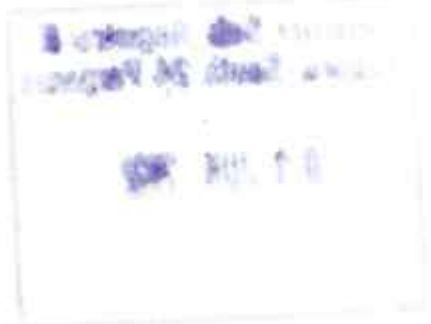
02 JUN 2022

1. Date: **01st June, 2022**

2. Place: **KOLKATA**

3. Parties:

3.1 **M/s. VIVEK BULB INDUSTRIES PRIVATE LIMITED (VBIPL), (CIN-U29298WB1989PTC047785) (PAN AABCV2809E)**, a company governed by the Companies Act, 2013, having its registered office at Municipal Premises No.54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, duly represented by its Director **Mr. SHAILENDRA SINGH (PAN ALFPS6426A), (AADHAAR NO. 5090 7528 6948)**, Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Businessman, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata-700106.



008694

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

25 MAY 2022

25 MAY 2022

Dipak Kumar Saha
Advocate
High Court, Calcutta

M. Saha



6509

Sunidhi Estates Pvt. Ltd.
M. Saha
Director

te
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

JANSAMPARK VINTRADE (P) LTD.
M. Saha
Director



6510



BHAGWATI VINIMAY (P) LTD.
P. Ghosh
Director

SUNIDHI REALTY, (P) LTD.
P. Ghosh
Director

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SAI DEALMARK (P) LTD.
P. Ghosh
Director

District Sub-Registrar-II
Alipora, South 24 Parganas
01 JUN 2022

SUNIDHI COMPLEX (P) LTD.
P. Ghosh
Director



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

GRN Details

GRN:	192022230028024481	Payment Mode:	Online Payment
GRN Date:	17/05/2022 12:15:17	Bank/Gateway:	HDFC Bank
BRN :	1796253389	BRN Date:	17/05/2022 12:16:47
Payment Status:	Successful	Payment Ref. No:	2001429967/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUNIDHI ESTATES PRIVATE LIMITED
Address:	P-243, LAKE TOWN, BLOCK-A, KOLKATA-700089
Mobile:	9836011766
Depositor Status:	Others
Query No:	2001429967
Applicant's Name:	Mrs PUJA SHAW
Identification No:	2001429967/4/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001429967/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001429967/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	150021
			Total	225042

IN WORDS: TWO LAKH TWENTY FIVE THOUSAND FORTY TWO ONLY.

- 3.2 M/s. MECHANO INTERNATIONAL PRIVATE LIMITED (MIPL),(CIN - U28920WB1988PTC044432) (PAN AACCM1530G),** a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, duly represented by it's Director **Mr. SHAIENDRA SINGH (PAN ALFPS6426A), (AADHAAR NO. 5090 7528 6948),** Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Businessman, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata-700106.

(Collectively, hereinafter referred to as, **VIVEK GROUP/OWNER NO. 1,** include successors-in-interest).

AND

- 3.3 M/s. UTSAV DEVELOPERS PRIVATE LIMITED (UDPL), (CIN - U74140WB2005PTC102667)(PAN AAACU8575D)**a Company governed by the Companies Act, 2013, having its registered office at Maruty Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700 017, Post Office & Police Station Shakespeare sarani duly represented by it's Director **ME. KUMAR SATYAKI (PAN DKUPK8085A) (AADHAAR NO. 9985 2686 0864),** Son of Sri Sachchidanana Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata- 700017, Post Office Circus Avenue, Police Station Shakespeare Sarani.

- 3.4 M/s. EDENCITY PROPERTIES PRIVATE LIMITED (EPPL),(CIN - U45207WB2008PTC129900)(PAN AACCE0989R),** a Company governed by the Companies Act, 2013, having its registered office at Premises no. 9B, Wood Street, 3rd Floor, West Wing, Kolkata - 700 016, Post Office Park Street, Police Station Shakespeare Sarani duly represented by it's Authorised Signatory **Mr. AMITAVA PATRA (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235),** Son of Shri Amiya Ranjan Patra, by faith Hindu, by occupation Businessman, by Nationality Indian residing at Dakshin Kanyanngar, Pin - 743398, Post Office Kanyanngar Police Station Kanyanngar.

(Collectively, hereinafter referred to as, **UDPL GROUP/ OWNER NO. 2,** include successors-in-interest).

AND

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EDENCITY PROPERTIES PVT LTD

Ananta Pabra
Authorised Signatory

SHIVSHAKTI VINCOM (P) LTD.

Ananta Pabra
Director

TRANCE DEALCOM (P) LTD.

Ananta Pabra
Director

A.P.

TRANCE TRADELINK (P) LTD.

Ananta Pabra
Director



6512

UTSAV DEVELOPERS PVT. LTD.

Kumar Satyake
Director

K.S.

SUPERSOFT VINCOM PVT. LTD.

Kumar Satyake
Director



6513

EDEN REALTY VENTURES PVT. LTD.

Arjun Kumar
Director

SUDAMA COMMERCIAL PVT. LTD.

Arjun Kumar
Director

VISHWAKARMA MARCOM PVT. LTD.

Arjun Kumar
Director



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- 3.5 M/s. EDEN REALTY VENTURES PRIVATE LIMITED (ERVPL), (CIN - U70101WB2003PTC095829)(PAN AAACL9697H),** a Company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 7, Jawahar Lal Nehru Road, Kolkata - 700 013, Post Office Dharamtalla, Police Station New Market, duly represented by it's Director **Mr. ARYA SUMANT (PAN BYMPS8656P)(AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanana Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata- 700017, Post Office Circus Avenue, Police Station Shakespeare Sarani.

(Hereinafter referred to as **CONFIRMING PARTY NO.1**, include successors-in-interest).

AND

- 3.6 M/s. SUNIDHI ESTATES PRIVATE LIMITED (SEPL),(CIN - U45209WB2007PTC119499)(PAN AAMCS0537R)**a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Director **Mr. VARUN GOENKA, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.
- 3.7 M/s. BHAGWATI VINIMAY PRIVATE LIMITED (BVPL),(CIN - U51109WB2007PTC120446)(PAN AADCB2854M)** a Company governed the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Director **Mr. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000 7234 7263)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.
- 3.8 M/s. SUNIDHI REALTY PRIVATE LIMITED (SRPL), (CIN - U70109WB2010PTC155287)(PAN AAPCS4837F)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Townduly represented by it's Director **Mr. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000 7234 7263)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by



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Mechano International Pvt. Ltd.

Shailendra Singh

Director

(Laindome)

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh

Director

EDENCITY PROPERTIES PVT LTD

Authorised Signatory

Trance Dealcom Pvt. Ltd.

Director

Trance Tradelink Pvt. Ltd.

Director

Shivshakti Vincom Pvt. Ltd.

Director



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Alipore, South 24 Parganas
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occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.

- 3.9 M/s. SAI DEALMARK PRIVATE LIMITED (SDPL), (CIN - U51909WB2010PTC153543) (PAN AAOC9489C)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by its Director **Mr. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000 7234 7263)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.
- 3.10 M/s. SUNIDHI COMPLEX PRIVATE LIMITED (SCPL), (CIN - U74999WB2010PTC154910) (PAN AAPCS01930)** a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by its Director **MR. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000 7234 7263)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.
- 3.11 M/s. SHIVSHAKTI VINCOM PRIVATE LIMITED (SVPL), (CIN - U51109WB2007PTC120448) (PAN AALCS3744F)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala, Police Station New Market. duly represented by its Director **AMITAVA PATRA (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Shri Amiya Ranjan Patra, by faith Hindu, by occupation Businessman, by Nationality Indian residing at Dakshin Kanyanngar, Pin - 743398, Post Office Kanyanngar Police Station Kanyanngar.
- 3.12 M/s. TRANCE DEALCOM PRIVATE LIMITED (TDPL), (CIN - U74999WB2011PTC162576) (PAN AADCT8586G)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala, Police Station New Market, duly represented by its Director **AMITAVA PATRA (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Shri Amiya Ranjan Patra, by faith Hindu, by occupation Businessman, by Nationality Indian residing at Dakshin Kanyanngar, Pin - 743398, Post Office Kanyanngar Police Station Kanyanngar.



AM

6515

SARAL CONSTRUCTION ADVISORY (P) LTD.
Aditya Maheswari
Director

CENTURY COMMOSE (P) LTD.
Aditya Maheswari
Director



Sauri Gini
S/o Krishna Gini
P-243 Lolec Town,
BL-A, Kol-89
OCC - Service

District Sub-Registrar II
Alipore, South 24 Parganas
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- 3.13 M/s. TRANCE TRADELINK PRIVATE LIMITED (TTPL), (CIN - U74999WB2011PTC162577) (PAN AADCT8585F)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala , Police Station New Market duly represented by it's Director **AMITAVA PATRA (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Shri Amiya Ranjan Patra, by faith Hindu, by occupation Businessman, by Nationality Indian residing at Dakshin Kanyanngar, Pin - 743398, Post Office Kanyanngar Police Station Kanyanngar.
- 3.14 M/s. SUDAMA COMMODEAL PRIVATE LIMITED (SCPL), (CIN - U51909WB2011PTC161966) (PAN AAQCS1698M)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare, duly represented by it's Director **Mr. ARYA SUMANT (PAN BYMPS8656P)(AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanana Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata- 700017, Post Office Circus Avenue, Police Station- Shakespeare Sarani.
- 3.15 M/s. VISHWAKARMA MARCOM PRIVATE LIMITED (VMPL), (CIN - U51909WB2011PTC161946) (PAN AADCV7425J)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare represented by it's Director **Mr. ARYA SUMANT (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanana Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare sarani.
- 3.16 M/s. SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (SCAPL),(CIN - U74140WB2011PTC162017) (PAN AAPCS8569L)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Director **Mr. ADITYA MAHESWARI (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Businessman, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.

- 3.17 M/s. CENTURY COMMOSALE PRIVATE LIMITED (CCPL), (CIN - U51909WB2008PTC129955) (PAN - AAEC6690H)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, duly represented by it's Director **Mr. ADITYA MAHESWARI (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Businessman, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.
- 3.18 M/s. JANSAMPARK VINTRADE PRIVATE LIMITED (JVPL), (CIN - U51909WB2011PTC162117) (PAN AACJ5997L)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Authorized Signatory **Mr. VARUN GOENKA, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.
- 3.19 M/s. SUPERSOFT VINCOM PRIVATE LIMITED (SVPL), (CIN - U51909WB2011PTC161929) (PAN AAQCS1710A)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare Sarani, duly represented by it's Director **MR. KUMAR SATYAKI (PAN DKUPK8085A) (AADHAAR NO. 9985 2686 0864)**, Son of Sri Sachchidanana Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare sarani

(Collectively, hereinafter referred to as, **CONFIRMING PARTIES No. 2**, include successors-in-interest).

AND

- 3.20 M/s. SUNIDHI ESTATES PRIVATE LIMITED (SEPL), (CIN - U45209WB2007PTC119499) (PAN AAMCS0537R)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Director

Mr. VARUN GOENKA, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250) S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.

(As, **DEVELOPER**, includes successors-in-interest)

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. **DEFINITIONS:** Unless otherwise contrary to the subject or context, the following words, terms and expressions used in this Agreement, shall have the following meaning:-
- 4.1 **Block I/ Phase I:** The Building / buildings, internal roads, passages and common amenities including recreation club coming up at existing Premises No. 47, Canal Circular Road, P.S.- Phoolbagan, Kolkata-700054 contained in an area of about 7 (Seven) Bighas, 3 (Three) Cottahs, 11 (Eleven) Chittacks and 21 (Twenty One) Square feet as described in 3rd Schedule hereunder shall collectively be referred to as Block I/ Phase I.
- 4.2 **Block II/ Phase II:** The Building / buildings, internal driveway, passages and common amenities including recreation club proposed to be constructed in terms of Building Plan to be sanctioned for existing Premises Nos. 53, 54, 67 and 53B Canal Circular Road, P.S.- Phoolbagan, Kolkata - 700054 or on the premises number to be assigned on amalgamation thereof, contained in total area of about 10 (Ten) Bighas, 6 (Six) Cottahs, 4 (Four) Chittacks and 10 (Ten) Sq ft as described in Parts I, II, III and Part IV respectively of the 1st Schedule and Part I and Part II of 2nd Schedule hereunder written shall collectively be referred to as Block II / Phase II.
- 4.3 **Project/ Said Project:** shall mean and include the entirety of development work of Block II / Phase II beginning from amalgamation of Premises No. 53, 54, 67 and 53B Canal Circular Road, Kolkata-700054 with existing premises No.47, Canal Circular Road, Kolkata-700054, demolition / dismantling of existing structures at the said premises as described in the 1st Schedule and 2nd Schedule hereunder, leveling the land, preparation and sanction of building plan including revised building plan, obtaining clearances from competent authorities of Urban Land (Ceiling & Regulation) Act, 1976, if necessary,

clearance from Fire Department and other departments, construction of Building / Buildings, internal roads, passages and amenities including recreation club proposed to be constructed in terms of Sanctioned Building Plan, handing over owners' allocation to the owners, obtaining Completion Certificate(s) / Occupancy Certificates from Kolkata Municipal Corporation and formation of Apartment Owners' Association and handing over charge of the building to the association so formed.

- 4.4 **Complex/ Said Complex:** shall mean and include Block I and Block II along with common area, common amenities and common facilities which is or will be constructed over the Said Property/Said Land. It will also include new Blocks/Phase, other than Block I and Block II, which may hereafter be constructed with the Mutual consent of the Owner No.1, Owner No. 2, Confirming Party No. 1, Confirming Party No. 2 and the Developer subject to the terms agreed herein.
- 4.5 **Clarification On Said Complex:** It is clarified that this Agreement is being entered into for the construction and development of residential tower on Said Premises (**Said Block II/Phase II**), behind the project under construction on the Said Land named "Z Residences" (**Said Block I/Phase I**), upon the amalgamated land i.e. Said Property to the extent of the combined property comprised in the Said Premises being an aggregate of Vivek's Property, UDPL's Property, Common Passage, and such other properties as may be made available/permitted to be ultimately amalgamated by way of integrated amalgamation with Said Land, as permitted under the law by the Municipal Authorities (**Said Complex**). It is further clarified in case if any land parcel is available, other than the Said Premises being subject matter of this Agreement, behind the Vivek's Property and/or the Said Amalgamated Property, for which the Developer will have to cross over the Vivek's Property, the same shall be added to the Said Complex on and as per the terms mutually decided among the Owner No. 1, Owner No.2, Confirming Party No.1 and the Developer with the Owner of such adjacent Land/Property so available. However, in case if any land parcel is available for adjoining with the Said Property/Said Amalgamated Land which is not behind the Vivek's Property and/or the Said Amalgamated Property as described under 1st Schedule and 3rd Schedule respectively and the Developer, Owner No.2 and Confirming Party No. 1 are also not required to cross over from the Vivek's property as mentioned herein under 1st Schedule then the said adjacent property can form part of the Said Complex and the Owner No.1, UDPL and Confirming Party No. 2 (excluding SEPL) shall have no right and/or claim over the

said adjoining Land of whatsoever nature and shall not create any litigation in this regard of whatsoever nature.

- 4.6 **Clarification On Saleable Area:** The Built Up Area of the residential units/saleable portions in Block II/Phase II of the Said Complex together with undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities such as staircase, lifts, lobbies, common amenities, other common areas, etc. as mentioned in 7th Schedule hereunder written, as be attributable and appurtenant to the individual units shall constitute saleable area of respective residential / commercial / semi-commercial unit(s) and required for calculation of super built up area (**Saleable Area**). The area being charged to the Buyers shall be the final saleable area for such units/flats.
- 4.7 **Said Land:** All that piece and parcel of land admeasuring 7 (*Seven*) Bigha 3 (*Three*) Cottahs 11 (*Eleven*) Chittacks 21 (*Twenty One*) Sq.ft. more or less being Premises No. 47 Canal Circular Road, Kolkata 700054, belonging to Confirming Party No. 1 and Confirming Party No. 2 upon which the Development work of Phase I/Block I is being carried out by the Developer and further defined in the 3rd Schedule herein shall be referred to as Said Land.
- 4.8 **Said Premises:** The Vivek's Property and UDPL's Property, individually or collectively, as made available after integrated amalgamation, as far as permissible by Municipal Law, for the purpose of this Agreement, shall be referred to as Said Premises, more fully and together described in the **4th Schedule** below as per the **Plan** annexed hereto.
- 4.9 **Said Property:** The Said Property shall mean the land area available after integrated amalgamation of Said Premises with the Property of Confirming Party No.1 and Confirming Party No. 2 (i.e. Said Land), as far as permissible by the Municipal Laws and extent thereof (**Said Property/ Said Amalgamated Property**), is and shall be the subject matter of this Agreement, more fully described in the **5th Schedule** below as per the **Plan** annexed hereto.

5. **SUBJECT MATTER OF AGREEMENT:**

- 5.1 **Development and Commercial Exploitation of Said Property:** Terms and conditions agreed between the Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and the

Developer with regard to construction of Block II/Phase II by developing and commercially exploiting the following properties.

- 5.2 **Property of Owner No. 1:** Property of Vivek Group, being (a) land admeasuring 40 (Forty) *Cottahs*, 4 (Four) *chittacks* and 5 (Five) *square feet*, more or less, with structures comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata 700054, more fully described in **Part I** of the **1st Schedule** below (b) land admeasuring 6 (Six) Bighas 13 (Thirteen) *Cottahs* 11 *Chittacks*, more or less, comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, more fully described in **Part II** of the **1st Schedule** below (c) Land admeasuring 9 (Nine) *Cottahs*, 3(Three) *Chittacks* and 5(Five) *Sq.ft*, more or less, with structures comprises in Premises No. 67 Canal Circular Road, Kolkata 700054, more fully described in Part III of the 1st Schedule below and (d) proportionate share of right in the 32` (Thirty Two) feet wide access exclusive passage, strip of land admeasuring 15 (Fifteen) *Cottahs* 4 (Four) *Chittacks*, more fully described in **Part IV** of the **1st Schedule** below, existing between Municipal Premises No. 53, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side, exclusively for the use of Owner No. 1, Owner No.2, Confirming Part No.1 and Confirming Party No. 2, (collectively, **Vivek's Property**) as per the **Plan** annexed hereto.
- 5.3 **Property of Owner No. 2 :** Property of UDPL, in which Edencity Properties Private Limited and Utsav Developers Private Limited (**UDPL**) own and possess (a) exclusive land admeasuring 7 (seven) *Cottahs* and 14 (fourteen) *Chittacks*, more or less, with structures comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, more fully described in **Part I** of the **2nd Schedule** below and (b) proportionate share of right in the 32` (Thirty Two) feet wide access passage, strip of land admeasuring 15 (Fifteen) *Cottahs* 4 (Four) *Chittacks*, more fully described in **Part II** of the **2nd Schedule** below, existing between Municipal Premises No. 53 , Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side, exclusively for the use of Owner No. 1, Owner No.2, Confirming Part No.1 and Confirming Party No. 2, (collectively, **UDPL's Property**), more fully described in the **2nd Schedule** below as per the **Plan** annexed hereto.
- 5.4 **Properties of Confirming Party No. 1 and Confirming Party No. 2:** Property of Confirming Party No.1 and Confirming Party No. 2, consist of (a) exclusive land admeasuring 7 (seven) Bigha 3 (Three)

Cottahs and 11 (Eleven) *Chittacks* and 21 (Twenty-one) *square feet*, more or less, with structures comprised in Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 (referred to as **Said Land**), more fully described in **Part-I** of the **3rd Schedule** below and **(b)** proportionate share of right in the 32 (Thirty Two) feet wide access passage, strip of land admeasuring 15 (Fifteen) *Cottahs* 4 (Four) *Chittacks*, existing between Municipal Premises No. 53, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side, exclusively for the use of Owner No. 1, Owner No.2, Confirming Part No.1 and Confirming Party No. 2, more fully described in **Part II** of the **3rd Schedule** below (collectively, **Property of Confirming Parties**), more fully described in the **3rd Schedule** below as per the **Plan** annexed hereto.

6. TITLE REPRESENTATIONS:

6.1 **Owners' Representations:** The Owner No.1 and Owner No. 2 have represented to the Developer as follows:

6.1.1 **Ownership of Vivek Group:**

- i. **Sale by Leena Maity:** By virtue of a Deed of Conveyance dated 24th October, 2002, registered in Book No. I, Volume No. I, Pages 1 to 9, being Deed No. 01503 for the year 2003, at the Office of the Additional Registrar of Assurance I, Calcutta, one Leena Maity, sold, transferred and conveyed land measuring 10 (ten) *cottah*, 5 (five) *chittack* and 30 (thirty) *square feet*, more or less, with structures comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata – 700054 to Mechano International Private Limited.
- ii. **Sale by Sailbala Mondal:** By virtue of a Deed of Conveyance dated 24th October, 2002, registered in Book No. I, Volume No. I, Pages 1 to 9, being Deed No. 01512 for the year 2003, at the Office of the Additional Registrar of Assurance I, Calcutta, one Sailbala Mondal, sold, transferred and conveyed land measuring 10 (ten) *Cottahs*, 5 (five) *chittacks* and 17 (seventeen) *square feet*, more or less, with structures comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata – 700054 to Mechano International Private Limited.
- iii. **Sale by Jogmaya Mondal:** By virtue of a Deed of Conveyance dated 24th October, 2002, registered in Book No. I, Volume No. I, Pages 1 to 9, being Deed No. 01507 for the year 2003, at the Office of the Additional Registrar of Assurance I, Calcutta, one Jogmaya

Mondal, sold, transferred and conveyed land measuring 10 (ten) *Cottahs*, 6 (six) *chittacks* and 6 (six) *square feet*, more or less, with structures comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata – 700054 to Mechano International Private Limited.

- iv. **Sale by Niranjana Mondal & Ors:** By virtue of a Deed of Conveyance dated 24th October, 2002, registered in Book No. 1, Volume No. 1, Pages 1 to 13, being Deed No. 01503 for the year 2003, at the Office of the Additional Registrar of Assurance I, Calcutta, Niranjana Mondal and his other coparceners, sold, transferred and conveyed land measuring 7 (seven) *Cottahs*, 13 (thirteen) *chittacks* and 35 (thirty five) *square feet*, more or less, with structures comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata – 700054 to Mechano International Private Limited.
- v. **Sale by Radharani Sarkar:** By virtue of a Deed of Conveyance dated 24th October, 2002, registered in Book No. 1, Volume No. 1, Pages 1 to 10, being Deed No. 01505 for the year 2003, at the Office of the Additional Registrar of Assurance I, Calcutta, Radharani Sarkar sold, transferred and conveyed (a) land measuring 1 (One) *Cottah*, 5 (Five) *Chittacks* and 7 (Seven) *square feet*, more or less, with structures comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata – 700054 and (b) land admeasuring 9 (Nine) *Cottahs*, 3 (Three) *Chittacks* and 5 (Five) *Sq.ft*, more or less, with structures comprises in Premises No. 67 Canal Circular Road, Kolkata 700054 to Mechano International Private Limited.
- vi. **Sale by Mahendra Kumar Ruia:** By virtue of a Deed of Conveyance dated 30th March, 1992, registered in Book No. 1, Volume No. 104, Pages 489 to 506, being Deed No. 5729 for the year 1992, at the Office of the District Sub Registrar Alipur, one Mahendra Kumar Ruia and his other coparceners, sold, transferred and conveyed land measuring 6 Bigha 18 Cottah 11 Chittacks, more or less as per the records of Kolkata Municipal Corporation, with structures comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata – 700054 to Vivek Bulb Industries Private Limited.

6.1.2 Ownership of UDPL Group;

- i. **By Deed of Exchange:** By a Deed of Exchange dated 11th November, 2013, registered at the Office of the D.S.R. III, Alipore, recorded in Book No. 1, CD Volume No. 21, at Pages 3496 to 3513, being Deed No. 10592 for the year 2013, the First Parties therein (Confirming Party No.1 and Confirming Party No. 2 herein), and

UDPL mutually exchanged the Ownership of a portion of 53 Canal Circular Road, Kolkata 700054 as mentioned therein, which upon by separation and mutation was numbered as Premises No. 53B, Canal Circular Road, Kolkata – 700 054, more fully described in the **2nd Schedule** below herein. Therefore, after the said Deed of Exchange, UDPL became the exclusive owner of the Premises No. being 53B, Canal Circular Road, Kolkata – 700054 and ceased to have any right, title and interest over the Said Land.

- ii. **Sale to EPPL:** By virtue of a Deed of Conveyance dated 15th February, 2016, registered in Book No. I, Volume No. 1603, Pages 24258 to 24285, being Deed No. 0739 for the year 2016, at the Office of the D.S.R. III, 24 Pgs (South), Utsav Developers Private Limited sold, transferred and conveyed land admeasuring 1(One) *Chittack* and 9 (Nine) *Square feet*, more or less, along with structure and right to passage comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata – 700054 to Eden City Properties Private Limited and retained ownership to the extent of 7 (Seven) Cottahs, 12 (Twelve) Chittacks and 36 (Thirty Six) Sq ft of premises No.53B, Canal Circular Road, Kolkata and thus both UDPL and EPPL are jointly owners of 53B, Canal Circular Road, Kolkata-700054 contained in an area of about 7 (Seven) Cottahs and 14 (Fourteen) Chittacks.

6.1.3 **Ownership of Confirming Parties:**

- i. **Sale to Confirming Party No. 1 and Confirming Party No. 2:** By Virtue of various registered Deed of Conveyances the predecessor owners sold, transferred, conveyed and assigned the various contiguous piece and parcel of land comprised in various premises along with proportionate share in the common passage to the Purchasers therein, being the Confirming Party No. 1, Confirming Party No. 2 and UDPL herein, a part of which after the transfer to UDPL as mentioned herein under the **Clause 6.1.2** above, the Confirming Party No. 1 and Confirming Party No. 2 became the absolute owner of the said piece and parcel of land which was duly amalgamated and re-numbered as 47 Canal Circular Road, Kolkata 700054 (**Said Land**), upon which a development work is being carried out as Block I/Phase I by the Developer herein by virtue of registered Development Agreement dated 14th March 2013, hereinafter briefly called development of Phase I / Block I.

6.1.4 **Other Representations:**

- a) **Owner No. 1 and Owner No. 2 hereby further respectively represent as follows:**
 - i. **Clear Marketable Title:** The Owner No.1 and the Owner No. 2 declare that they have clear marketable title with respect to

Vivek's Property and UDPL's Property and if any defect is found in their respective title in future, the Owner No. 1 for Vivek's Property and Owner No. 2 for UDPL's Property shall remove such defect(s) in their respective title at their own costs and expenses.

- ii. **No Previous Agreement:** The Owner No. 1 and Owner No. 2 hereby represent that no previous agreement has been made for the said Vivek's Property and the UDPL's property respectively, and in case if any such right, title, interest and obligation is created by any agreement and/or document with respect to the Vivek's Property and UDPL's Property the same is relinquished hereby, and also no right, title or interest in favour of any third party in any manner whatsoever or howsoever have been created and also have not entered into or been party to any agreement of any nature whatsoever including agreement for sale, transfer, lease, development, assignment, nomination etc. in respect of the Vivek's Property and UDPL's property for Block II/ Phase II prior to this Agreement, save and except that UDPL of Owner No. 2 have entered into a registered Development Agreement dated 14th March, 2013 along with the Confirming Party No. 1, Confirming Party No. 2 and the Developer herein for Part I of the UDPL's Property.
- iii. **No Statutory Outgoings:** The Said Premises is free from all statutory outgoings viz. Municipal taxes etc. till the date of this Agreement which has already been paid by the Owner No.1 and Owner No.2 for their respective property and shall be payable in full, if any, by the Owner No.1 and Owner No.2 uptill the date the Said Premises is amalgamated with the Said Land.
- iv. **No Boundary Dispute:** There is no boundary dispute of any nature whatsoever in respect of the Said Premises.
- v. **No Legal Proceeding:** (1) there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Premises, which may in any manner prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or the transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgments, injunctions, attachments, court orders, debts, notices etc. in respect of the Said Premises (3) there is no order/direction of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the rights of the Owner No. 1 and Owner No.

2 in the Said Premises and (4) there is no suit, action, litigation, investigation, claim, complaint, grievance or proceeding, appeal or application for review, which are in process or pending against or relating to the rights of the Owner No.1 and Owner No. 2 in the Said Premises and the Owner No.1 and Owner No. 2 is not engaged, whether as plaintiff, or defendant or otherwise, in any civil suit or criminal complaint or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or agency and no civil or criminal litigation or arbitration proceedings are pending by or against the Owner No. 1 and Owner No. 2 in respect of the Said Premises and there are no facts which are likely to give rise to the same or to proceedings related to the Said Premises in respect of which the Owner No.1 and Owner No. 2 would be liable to indemnify any person concerned and in further if any such dispute found to be pending in future in that case that shall be withdrawn by the Owner No. 2 and Owner no. 1 at its own cost & expenses.

- vi. **No Requisition or Acquisition:** The Said Premises is not the subject of any proceeding of requisition, acquisition, vesting, alignment, scheme of development/zoning or statutory extinguishment of title by any authority or body, statutory or otherwise, under any law and/or otherwise and Owner No.1 and Owner No. 2 assert that (1)they did not and do not hold any excess land under the provisions of any Central, State or Local statute (whether in the Said Premises or otherwise) and (2) they have not received any notice of any proceeding or are not involved in any proceeding of requisition, acquisition, vesting, alignment, scheme of development/zoning or statutory extinguishment of title in respect of the Said Premises.
- vii. **No Attachment:** The Said Premises never was nor is subject to any attachment under the Public Demands Recovery Act, 1913 or the Income Tax Act, 1961 or any other statute. Act for the time being in force and there are no certificate cases or proceedings pending or threatened against Owner No.1 and Owner No. 2 for realization of any public demand, income tax and/or any other taxes or dues.
- viii. **No Disputes in Statutory Matters:** There is no dispute with any taxation, direct and/or indirect or other statutory authorities in relation to the Said Premises and/or the rights granted herein.
- ix. **No Investigation:** The Said Premises is not the subject of any investigation, inquiry, process or request for information in respect of any aspect of the Said Premises by any authority, governmental body, department, board or agency etc., which may in any manner

affect or impact the Said Premises and/or the rights granted herein and no such procedures are pending.

- x. **Compliances Made:** Compliances are being made and have at all times been made and shall continue to be made with all applicable laws, statutes, by-laws, permits, obligations, statutory instruments and requirements with respect to the Said Premises, its mutation, amalgamation (if required), occupation, possession, use etc. and Owner No.1 and Owner No. 2 shall continue to make such compliances at their own cost and responsibilities in connection with the performance of their obligations under this Agreement and will not do or permit anything to be done which may cause or otherwise result in a breach of this Agreement or cause any detriment to the transaction herein envisaged.
- xi. **Owners have Authority:** There is no embargo on Owner No.1 and Owner No. 2 from dealing with the respective rights in the Said Premises and/or transferring and/or alienating the same in any manner whatsoever and Owner No.1 and Owner No. 2 have good right, full power and absolute authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- xii. **Owners not to Create Encumbrances:** Save and except dealing with and disposing of Owners' Allocation (**defined in Clause 12.1 below**) in the manner specified and agreed in this Agreement or as may be agreed hereafter, Owner No.1 and Owner No. 2 shall not create any encumbrance relating to the Said Premises/ Said Property/Said Project /Said Complex anytime henceforth from the date of signing this Agreement.
- xiii. **No Prejudicial Act:** There is no matter which may prejudicially, adversely or materially affect the value of the Said Premises or its development, usage or enjoyment or cast any doubt on the rights created in favour of the Developer under this Agreement and Owner No.1 and Owner No. 2 have not done or permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- xiv. **Pending Charge:** The Owner No. 1 represents that there already exist charge of Standard Chartered Bank on Premises No.54, Canal Circular Road, Kolkata-700054 as described in Part II of the 1st Schedule hereunder written and save as this the Owner No.1 and Owner No. 2 represent that the Vivek's Property and UDPL's Property are otherwise free from all other charges, mortgages, liens and lis pendens. The Owner No.1 undertakes either to remove the

said existing charge on Premises No. 54, Canal Circular Road, Kolkata-700054 or to obtain NOC from the secured banker at or before the time of amalgamation of the Said Premises with the Said Land to enable the Developer to embark upon development work of the Said Premises in terms of this agreement without any legal impediment.

Owner No. 1 hereby acknowledges and confirms that they are legally sound and eligible to enter into this Agreement and that the pending charge shall not be the cause for deterrence of this Agreement. Owner No.1 further confirms that they are not restricted by the Lender to create any third party rights over the Said Property and that the existing mortgage shall never determine this agreement under any circumstance. The Owner No.1 hereby undertake to indemnify the Owner No.2, Confirming Parties and the Developer towards any loss or damage that they may suffer by reason of relying on this representation and in proceeding with this agreement.

xv. **Representations True and Correct:** All the representations, warranties and undertakings of Owner No.1 and Owner No. 2, contained herein in this agreement along with other representations as mentioned under **clauses 6.2.1(i) to 6.2.1(xv)**, are true and correct so far as their knowledge is concerned and shall survive and subsist at all times and continue to bind Owner No.1 and Owner No. 2 for Said Premises and if it is found that any representation made herein are not true and correct anytime during the Development Process Owner No. 1 and Owner No. 2 shall take such steps as necessary for rectifying any defect and or liabilities in respect to their respective Property. Further be it noted that in case any such information or objection is found in this regard then the Owner No. 1 and Owner No.2 shall take all such necessary steps to mitigate the risk at their own cost and keep the Developer and the Confirming Party No. 1 indemnified from any losses of whatsoever nature.

b) **Confirming Party No.1 and Confirming Party No.2 hereby further represent as follows:**

i. **Development Agreement:** For the purpose of construction of multistoried building and development on the Said Land mentioned herein, **Sunidhi Estates Private Limited (SEPL)**, is appointed as the Developer for construction of Block I/Phase I on the Said Land, as per the terms and conditions, recorded in the registered Development Agreement dated 14th March, 2013 therein, made between the Owners therein and the Developer herein, registered in the Office of the District Sub Registrar III,

Alipore in Book No. I, Volume No. 7, Page from 2921 to 2944, being Deed No. 03157, for the year 2013, which shall continue for the Phase I/Block I and shall not be read alongwith or interpreted with the terms and conditions as agreed herein for the purpose Development of Block II/Phase II.

- ii. **Sanction Plan and Other Clearances:** That for the purpose of Development/Construction of the Block I/Phase I of the Said Complex on the Said Land the Developer had obtained all such clearances as required from the respective Authorities and has also obtained a sanction being Sanction Plan No 2017030061 dated 15.12.2017 from the Municipal Department as per the Law and upon which the Construction work is under process.
 - iii. **Allocation:** On obtaining of Sanction Plan as per the terms of the registered Development Agreement dated 14th March, 2013, by virtue of an Allocation Agreement dated 9th February 2018, the Owners therein (being Confirming Party No.1 and Confirming Party No.2 herein) and the Developer have allocated the Sealable Area in Block 1/Phase I as agreed to amongst them and as attributable to the development of Said Land, which is a portion of the Said Complex/Said Property.
 - iv. **Confirming Party No.1 and Confirming Party No.2 have Authority:** Confirming Party No.1 and Confirming Party No.2 have good right, full power and absolute authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- c) **Developer's Representations:** The Developer has represented and warranted to the Owners as follows:
- i. **Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of construction and development of real estate and has necessary infrastructure and expertise in this field. The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and/or construction of the Said Complex.
 - ii. **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
 - iii. **Development of the Said Premises/Said Property/Said Complex:** Based on the mutual representations made by Owner No.1, Owner No. 2, Confirming Party No.1 and Confirming Party

No. 2 with each other and to the Developer as aforesaid, the Developer has agreed to enter into this Agreement for development of the Said Premises/Said Property/Said Complex with Owner No.1, Owner No. 2, Confirming Party No.1 and Confirming Party No. 2.

7. FINAL TERMS AND CONDITIONS;

Pursuant to the above and relying on the representations made by the Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No.2 and the Developer to each other and the terms agreed upon amongst the Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No.2 and the Developer, the final terms and conditions for development of the Said Premises are being recorded by this Agreement.

8. BASIC UNDERSTANDING;

- 8.1 **Construction of Said Block II:** It has been agreed between Owner No.1, Owner No.2, Confirming Party No.1, Confirming Party No. 2 and the Developer that the Said Block II/Phase II of the Said Complex shall be developed by constructing thereon bare shell residential or bare shell residential cum commercial buildings with common amenities and facilities as per the specification morefully described in 6th Schedule hereunder for commercial benefits of Owner No.1, Owner No.2, Confirming Party No.1 and the Developer hereto in accordance with the Final Sanctioned Building Plans (**Sanctioned Plans**, which include all sanctioned/permissible modifications to be made thereto by the Developer, if any, from time to time) obtained from the Kolkata Municipal Corporation and other concerned authorities (collectively **Planning Authorities**), which shall also be registered as Block II /Phase - II under the provisions of Real Estate (Regulation and Development) Act, 2016 and the Rules framed there under and / or under its statutory modifications from time to time.
- 8.2 **Commercial purpose of Said Project:** The Said Block II shall be commercially dealt with by transferring the residential units/commercial units / semi-commercial units with amenities in the Said Block II/Phase II (**Units**) and parking spaces to prospective buyers (collectively **Buyers**) by Owner No.1, Owner No.2, Confirming Party No.1, Confirming Party No.2 and the Developer.
- 8.3 **Costs of Development :** The Developer shall bear and pay all costs and expenses of and relating to the development and/or

construction of the Said Block II / Phase II which shall include cost and expenses for Preparation and Cost of Sanction Fees for obtaining Sanction of Proposed Building Plan(s), cost of demolition of existing structures of the Said Premises, cost and expenses for settling Local problems and litigation while Development of the Said Phase II/Block II, cost of all materials, labour, contractors, sub-contractors, supervisors and professional fees of engineers, architects payable for planning and supervision of the proposed building in terms of sanction plan and as per specifications of construction mentioned in 6th Schedule hereunder written, cost and expenses for Electric Transformers / sub-stations and expenses for obtaining completion certificate save and except (1) the cost and expenses for Electric Transformers / sub-stations which shall be reimbursed by the Owner No.1 and Owner No.2 for their respective allocation being unsold or through it's respective Buyers for sold portion to the Developer and (2) the cost of making Multi Level Car Parking (cost of materials and labour only for construction of multi-level parking) shall be reimbursed by the Owner No.1 and Owner No.2 to the Developer at the time of construction of the Multi Level Car Park, as per the ratio of No. of Car Parking allotted among Owner No.1 and Owner No.2 respectively.

9. APPOINTMENT AND COMMENCEMENT;

9.1 **Appointment:** The Owner No. 1 and Owner No. 2 with mutual understanding of Confirming Party No.1 and Confirming Party No. 2 hereby in accordance with law by signing this agreement appoint the Developer as the developer of the Said Premises/Said Property, which is hereby confirmed by the Confirming Party No.1 and Confirming Party No.2 and the Developer hereby accepts the said appointment.

9.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of Owner No. 1, Owner No.2, Confirming Party No. 1, Confirming Party No.2 and the Developer towards each other stand fulfilled and performed within a definite time frame and on the basis of written mutual consent.

10. AMALGAMATION, SANCTION AND CONSTRUCTION:

10.1 **Amalgamation of Vivek's Property, UDPL's Property and Said Land:** The Owner No.1, Owner No.2, Confirming Party No.1 and Confirming Party No.2 in order to streamline the process of amalgamation and to timely adhere with the development process

have consented and requested the Developer to act, perform and carry out all such necessary steps as required to be done for getting the Vivek's Property, UDPL's Property and the Said Land amalgamated as per the law as stated under Kolkata Municipal Corporation and the Owners have further agreed to sign/execute all such other deeds or documents, as and when required, for properly conducting the amalgamation. However, the cost to be incurred for carrying out the amalgamation process shall be borne by respective Owners for their respective property which shall be informed to the respective Owner by the Developer prior to obtaining the amalgamation certificate from Kolkata Municipal Corporation so that the amount is duly reimbursed to Developer on timely manner. The Cost shall mean and include all taxes, levies, fees, self assessed tax and such other incidental charges as is required to be paid as per municipal laws and shall also include cost of all such permissions and No Objection Certificate required to be taken from any other concerned Government Authorities and/or Regulatory, if any to get the Said Vivek's Property and UDPL's Property amalgamated with Said Land.

- 10.2 **Possession:** It is hereby being expressly made clear that the possession of the said Premises is not being given nor intended to be given by the Owner No.1 and the Owner No.2 (both hereinafter briefly referred to the "Owners") to the Developers in part performance as contemplated by Section 53A of the Transfer of Property Act 1972 read with Section 2 (47)(v) of the Income Tax Act 1961. It is being expressly agreed and declared that juridical possession of the Said Premises shall always remain vested in the Owners until such time the development is completed in all regards. The Developer is already in satisfactory possession of the Said Land and UDPL's Property being the property of Confirming Party No.1, Confirming Party No. 2 and UDPL. However, the Owner No.1 hereby agree that upon intimation by the Developer regarding submission of Building Plan for Sanction the Owner No. 1 shall from the date of such intimation as stated under this clause, remove all their belongings from the Said Premises before obtaining Final Sanction Plan and grant permission to enable the Developer to carry out the development of Block II/Phase II in the Said Property.
- 10.3 **Sanctioned Plans:** The Developer shall at its own costs and responsibility, at the earliest, cause preparation of Building Plan / Revised Building Plan of Phase II/Block II of the Said Complex with consent and concurrence of the Owner No.1 and Owner No. 2 and Confirming Party No. 2 shall obtain from the Planning Authorities the Final Sanctioned Plan of the Said Property/Said Amalgamated Property for development of the Said Phase II/Block

II and ensure that full potential of F.A.R, including any additional F.A.R presently available as per existing and future Circulars, Schemes and/or Rules of the Municipal Authority, of the Said Property/Said Amalgamated Property is utilized for construction of the Said Complex. For the Purpose of availing additional F.A.R. and/or any modification in future due to any future circular after obtaining Final Sanction Plan as stated herein Owner No.1, Owner No.2, Confirming Party No.1 and the Developer shall mutually agree and give unanimous consent to obtain such additional F.A.R. and/or to carry out any modification in Block II/Phase II of the Said Complex. In case, if the Developer is able to avail sanction for an area being an unutilized F.A.R or unavailed F.A.R upon the Said Land as per Municipal Laws, presently being the Phase I/Block I, in Block II/Phase II the same shall be availed and/or obtained and the Owner No.1 and Owner No. 2 shall have no objection in this regard and the same shall allocated between the Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and the Developer as per the terms agreed amongst them.

- 10.4 **Architect and Consultants:** The Developer shall appoint the Architect and other consultants to complete the construction of the Said Block II/Phase II. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and Owner No. 1, Owner No.2, Confirming Party No.1 and Confirming Party No. 2 shall have no liability or responsibility.
- 10.5 **Construction:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owner No. 1, Owner No.2, Confirming Party No.1 and Confirming Party No.2 construct, erect and complete the Said Complex in accordance with the Sanctioned Plans.
- 10.6 **Common Portions and Club:** The Developer shall at its own costs install and erect common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management in Block II/Phase II of the Said Complex (morefully and particularly described in the 7th schedule hereunder written and hereinafter collectively called the **Common Portions**) and construct a recreational club in Block II/Phase II in common to the Buyers of Block I/Phase I and Block II/Phase II of the Said Complex (**Said Club**). It is clarified that the adjacent or contiguous properties as and when developed by the Developer may be notionally or actually integrated or added to the

Said Property with express consent of Owner No. 2 and Confirming Party No. 1 on terms and conditions as mutually agreed thereon and in so far as sharing of common amenities and facilities are concerned such as the Said Club, roads, passages, green areas, gates, water connection, water reservoirs, sewage connection, lighting of streets, generator, transformer etc. The Owner No.1, Owner No.2, Confirming Party No.1 and Confirming Party No.2 confirm that they have no objection to use of common internal roads, passages, amenities, facilities and recreation club by Prospective Buyer's/ Unit Owners of Block I and Block II.

- 10.7 **Completion Time:** With regard to time of completion of construction of the Said Block II/Phase II of the Said Complex, it has been agreed between Owners No.1, Owner No.2, Confirming Party No.1 and Confirming Party No. 2 that subject to Force Majeure (**defined in Clause 29 below**) and further subject to the Owner No.1, Owner No.2, Confirming Party No.1 punctually performing all their obligations under this Agreement, the Developer, shall complete bare shell residential apartments of the Said Phase II/Block II as per the specifications as mentioned in 6th Schedule within 48 months from the Date of Final Sanction with a grace period of 6 months alongwith the Common Portions and common areas as mentioned in 7th Schedule hereinafter within a period of **60 (Sixty) months**, with a grace period of 6 (six) months, from the date of the Final Sanction Plan (**Completion Time**). It is further clarified that the Developer shall obtain Completion Certificate from Concerned authority at its own cost and expenses within Completion Time as envisaged herein.
- 10.8 **Building Materials:** The Developer shall be entitled to apply for and obtain quotation, entitlements and other allocations for cement, steel, bricks and other building materials as required for the construction of the Said Block II/Phase II but under no circumstances Owner No.1, Owner No. 2, Confirming Party No.1 and Confirming Party No. 2 shall be responsible for the price/value, storage and quality of the building materials.
- 10.9 **Construction as per Sanctioned Plans:** The Developer, shall, at its own costs and expenses, construct, erect and complete the Said Block II in accordance with the Final Sanctioned Plans.
- 10.10 **Temporary Connections:** The Developer shall be authorized to apply for and obtain temporary connections of water, electricity, drainage and sewerage for the Said Block II at its own cost and expenses.

10.11 **Co-operation:** Owner No.1, Owner No. 2, Confirming Party No.1 and Confirming Party No. 2 and the Developer shall not indulge in any activity that may be detrimental to the Said Complex and/or which may affect the mutual interest and shall co-operate with each other during the Development Process till the time Completion Certificate is duly received from the Concerned Authority for Block II/Phase II. The Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and the Developer shall render to each other all cooperation that may be necessary for successful completion of the Said Project.

11. TITLE DEEDS, POWERS AND AUTHORITIES:

11.1 **Deposit of Title Deeds:** The Owner No.1, and the Owner No. shall deposit, as and when possible, the original title deeds and all other original documents in relation to the Said Premises (collectively **Title Deeds**), with the Developer, within 7 days from the date of handing over of the copy of Sanction Building Plan to Owner No.1 and Owner No.2 by the Developer. The Developer shall be entitled to produce the original title deeds before appropriate authorities, banks etc. The Title Deeds shall not be mortgaged by the Developer in favour of any bank and/or financial institution and/or any other person save and except as required for the purposes of Project Finance by creating charge / mortgage of only developer's allocation (**defined in Clause 13.1 below**). On completion of delivery of the Said Complex the Developer shall handover the original Title Deeds to the Association of the Said Complex.

11.2 **Power of Attorney to the Developer:** The Owner No.1, Owner No. 2, Confirming Party No.1 and Confirming Party No. 2 shall grant to the Developer and/or its nominees Two Power of Attorney immediately after execution of this Development Agreement (1) for the purpose of getting the Sanctioned Plans sanctioned/revalidated/ Final/modified/altere d/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of Block II/Phase II of the Said Complex and (2) for entering into any agreement, documents and/or deeds for taking booking and sale of Developer's Allocation to prospective Buyers (collectively **Developer's Buyers**) and executing and registering the sale agreements and conveyances for the same after the Final sanction plan is obtained and the allocation agreement is duly entered upon.

- 11.3 **Power of Attorney to Owner No. 1:** The Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and the Developer shall grant to the Owner No.1 and/or its nominees necessary Power of Attorney for entering into any agreement, documents and/or deeds for booking and sale of Owner No. 1's Allocation to prospective Buyers (collectively **Owner No. 1's Buyers**) and executing and registering the sale agreements and conveyances for the same, after the Final sanction plan is obtained and the allocation agreement is duly entered upon.
- 11.4 **Power of Attorney to the Owner No. 2 and Confirming Party No. 1:** The Owner No.1, Confirming Party No. 2 and the Developer shall grant to the Owner No. 2 and Confirming Party No. 1 and/or its nominees necessary Power of Attorney for booking and sale of Owner No. 2's and Confirming Party No. 1's Allocation to prospective Buyers (collectively **Owner No. 2's Buyers**) and executing and registering the sale agreements and conveyances for the same, after the Final sanction plan is obtained and the allocation agreement is duly entered upon.
- 11.5 **Power of Attorney for Adjacent Property:** The Owner No.1, and Confirming Party No. 2 shall grant to the EPPL, ERVPL and the Developer necessary Joint Power of Attorney for the purpose of adding additional land adjacent to the Said Property, obtaining or carrying out mutation/ amalgamation/ULC on the entire premises required for the inclusion of such adjacent land, obtaining sanction on the total land including the newly added adjacent land in future and right to sell such flats and other appurtenances of the entire saleable area in the Phase III/ Block III or any other Future Phases, if any, of the Said Complex to respective parties therein.

12. OWNERS' CONSIDERATION;

- 12.1 **Consideration of Owner No.1, Owner No. 2, Confirming Party No.1 and Confirming Party No. 2 :** In lieu of Consideration for the development and construction of Block - II as per the terms and conditions stated herein, Vivek Group in respect of Vivek's Property (Part-I, Part-II, Part-III and Part-IV of 1st Schedule), UDPL Group in respect of UDPL's Property , Confirming Party No. 1 & Confirming Party No.2 for providing benefits to the Vivek Group and UDPL Group by allowing amalgamation and/or Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 for giving right to amalgamate Said Premises with Said Land shall be entitled to total 49 % (forty nine) of proportionate saleable area of the Said Block II/Phase II together with applicable proportionate car parking spaces and proportionate Land Share

(Owners' Allocation), out of the total saleable area of the Said Block II/Phase II only, in the Said Complex as per terms mentioned below, subject to following clarifications:

12.2 **Owners' Allocation:** As mentioned herein above the Owners' Allocation of 49 % Saleable Area of the Said Block II to be made amongst Owner No.1, Owner No. 2 and Confirming Party No.1 are stated hereunder:

i) **The Owner No. 1 shall be entitled to:**

- a. 27.8% proportionate saleable area in the Said Block II/Phase II together with applicable and proportionate Land Share as provided in **Clause 12.1 above** for the area of land being Part-I, Part-II, Part III and Part - IV of Vivek's Property, being capable of amalgamation and/or amalgamated to make Said Premises, along with applicable proportionate Car Parking spaces in Block II/Phase II; and (Example: The Total Sanction Area less already Sanctioned Area (i.e. Phase I) less Additional Sanctioned Area for Said Land in sq.m.("X") and the total Land area of Vivek's Property capable of Amalgamation in sq.m. ("Y") then the Owner No. 1 shall be entitled to get Saleable Area and Proportionate Parking space in the ratio of $\{27.8\% * (Y/X) * (\text{The Total Saleable Area in the Project less area of already Sanctioned area (i.e. Phase I) less Additional Sanctioned Area for Said Land})\}$)
- b. Saleable area admeasuring 5,000 Sq.ft. from the Owner No. 2 and Confirming Party No. 2's share allocation as mentioned in **clause 12.1** towards the cost to be incurred by Owner No.1 for vacating and shifting the sheds and materials from the Vivek's Property, which shall be allocated after the Final sanction plan is obtained but only after all the materials in the Vivek's Property is shifted and vacated by Owner No.1.
- c. The Owner No.1 shall receive its share of allocation by virtue of Allocation Agreement to be entered into between Owner No.1, Owner No.2, Confirming Party No.1, Confirming Party No. 2 and the Developer. The authorized person(s) of Owner No.1 shall divide the said Owner No.1 allocation among themselves and inform the other parties about such division and neither the Developer nor any of the other Parties herein shall be held responsible for partition of the shares in between the Owner No. 1 in any way and manner.
- d. Further Save and except the above allocation, the Owner No.1 shall not be entitled to claim any entitlement over any component of any other portion arising out of any construction/sanction

obtained in relation to any adjacent premises and/or additional premises, subject to **Clause 4.5 above**, as existing as on date or in the future, including Block I/Phase I of the Said Property/Said Amalgamated Property.

- ii) **The Owner No. 2 and Confirming Party No. 1 shall be entitled to:**
- a) Balance portion of Owners' Allocation share of **49% (Forty Nine Percent)** in the Total Saleable area of the Said Block II/Phase II together with applicable proportionate car parking spaces and proportionate Land Share after allocating the Saleable Area to Owner No. 1 as stated above in clause 12.2 (i)(a) above in the Said Block II/Phase II (**Owner No. 2's and Confirming Party No.1's Share**).
 - b) The **Owner No. 2's and Confirming Party No.1's** share shall be mutually divided equally between UDPL and ERVPL of one part and EPPL of the other part. To clarify it further ERVPL and UDPL shall jointly receive 50% of the Owner No. 2's and Confirming Party No.1's share and EPPL shall receive 50% of the Owner No. 2's and Confirming Party No.1's share.
 - c) The Owner No. 2 and Confirming Party No.1 shall receive its share of allocation by virtue of this Development Agreement and the Allocation Agreement to be entered into between Owner No.1, Owner No.2, Confirming Party No.1, Confirming Party No. 2 and the Developer and neither the Developer nor any of the other Parties herein shall be held responsible for allotment of the shares in between the Owner No. 2 and Confirming Party no.1, in any way and manner.
 - d) Further Save and except the above allocation, UDPL only shall not be entitled to claim any entitlement over any component of any other portion arising out of any construction/sanction obtained in relation to any adjacent premises as existing as on date, including Block I of the Said Property.
- iii) **The Confirming Party No. 2 (other than SEPL):** shall not be entitled to claim any share and/or entitlement over any component of Block II / Phase II of the Said Complex or in any other portion arising out of any construction/sanction obtained in relation to any adjacent premises, as existing as on date or in future, with respect of Block II/Phase II of the Said Complex other than what is allotted under the previous Development Agreement dated 14th March, 2013 and through the Allocation Agreement

Dated 9th February 2018 in Phase I/Block I. Further the Confirming Party No. 2 ensures and undertake to indemnify and not to raise any object in any further Development in adjoining property and/or land and also not to claim any share over any component thereof.

- iv) **Allocation to be recorded:** The Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and Developer agree that immediately after the Final Sanctioned Plans are obtained for Block-II/Phase II, Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and the Developer shall by mutual consent identify and allocate their respective allocations as Owner's Allocation and Developer's Allocation as per clauses mentioned above from the entire saleable area in the Said Block II/Phase II and such allocation shall be duly recorded in an instrument within one month after the Final sanction plan is obtained, which shall, on execution and delivery by Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and the Developer, form a part of this Agreement which shall be considered as satisfactory and binding upon all. The allocation of share within the Owner No.1 and Owner No.2 for their respective allocation shall be clearly stated under allocation agreement for avoiding any consequences and/or litigation.
- v) **Interest-free refundable Security Deposit:** Pursuant to the agreement, Rs. 50,00,000/- (Rupees Fifty Lacs Only) each will be paid by the EPPL of Owner No. 2 and the Confirming Party No. 1 and another sum of Rs. 50,00,000/- (Rupees Fifty Lacs Only) will be paid by the Developer to the Owner No.1 simultaneously on execution of this agreement as and by way of Security Deposit the receipt of which is confirmed herein by Owner No. 1 under the Memorandum of Consideration as stated herein under. The said security deposit of Rs.1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) shall not carry any interest and shall be refundable by the Owner No.1, proportionately on realization of Sales Consideration from Sales of Owner's No 1. Allocation, to the respective payers i.e. Rs. 50,00,000/- (Rupees Fifty Lacs Only) to the EPPL of Owner No. 2 and Rs. 50,00,000/- (Rupees Fifty Lacs Only) to the Confirming Party No. 1 and Rs.50,00,000.00 (Rupees Fifty Lakhs Only) to the Developer but at any time before getting the handover of any units/apartments and/or parking spaces of the Owner No.1's allocation in the Said Block II/Phase II.

13. DEVELOPER'S CONSIDERATION;

- 13.1 **Developer's Allocation:** The Developer shall be entitled to 51 % (Fifty one per cent) of saleable area together with proportionate car

parking spaces as applicable along with the proportionate Land Shares (**Developer's Allocation**), out of the total saleable area of the Block II/Phase II in the Said Complex to be constructed upon Said Property as mentioned under Schedule V.

- 13.2 The Developer shall receive its share of allocation by virtue of this Development Agreement and the Allocation Agreement to be entered into between Owner No.1, Owner No.2, Confirming Party No.1, Confirming Party No. 2 and the Developer.

14. SALE OF UNITS:

- 14.1 **Sale of Units in Owners' Allocation:** The Owner No. 1, Owner No. 2, Confirming Party No. 1 shall be exclusively entitled to deal with/sell and / or otherwise transfer their respective allocations, to be allotted as per the allocation agreement as mentioned herein above under **clause 12**, after obtaining permission from the RERA Authority and all proceeds arising out of such dealing/sale / transfer of Owners' Allocation to Buyers from the respective allocation (**Owners' Allocation Buyers**) shall belong exclusively to the sellers/ vendors of the respective allocations for which the Developer shall have no share and/or interest therein and/or claim thereon. It is however clarified that the Developer alone will be entitled to receive from all unit owners / buyers (including unit owners / buyers of owners' allocation 1 after written approval from Owner No. 2 and Confirming Party No. 1) 1) the membership charges for recreation Club (if a separate Club Facility is provided as per Clause 10.6 in Said Block II/Phase II, as per the Specifications as stated under 7th Schedule herein under), 2) all deposits and extra charges including proportionate charges for HT electric equipment and cabling 3) charges for generator and other amenities and facilities 4) deposits and advance for maintenance charges and tax 5) sinking fund and 6) other statutory charges. For permanent electric connection to the respective Units, the unit owners / buyers shall pay the deposits demanded by CESC Limited and/or other agencies.
- 14.2 **Sale of Units in Developer's Allocation:** The Developer shall be exclusively entitled to deal with/sell and / or otherwise transfer the Developer's Allocation after obtaining permission from the RERA Authority and all proceeds arising out of such dealing/sale / transfer of Developer's Allocation to Buyers (**Developer's Buyers**) shall belong exclusively to the Developer and the Owners shall have no share and/or interest therein and/or claim thereon.
- 14.3 **Drafting of Sale Documents:** All allotment letters, FSA and other sale documents shall be drafted by the Legal Advisors in

compliance with the prevailing laws and jointly approved by the Developer, Owner no.1, Owner No.2 & Confirming Party no. 1. All the parties herein shall strictly use the same for selling of their respective units in their allocation.

15. MARKETING AND PROJECT FINANCE:

- 15.1 **Marketing:** The Developer, Owner No.2 and Confirming Party No. 1 shall from time to time evolve the methodology and standard operating procedure for marketing of the Said Block II (**Marketing Policy**). If Owner No. 1, Owner No. 2, Confirming Party No. 1 and Developer intend to deal with their respective Allocations with their own efforts and without indulging into any separate marketing and publicity activity, in such case Owner No. 1, Owner No. 2, Confirming Party No. 1 and Developer shall sell the Units comprised in their respective Allocations **subject to (a) at the sale price mutually agreed between the Developer, ERVPL and EPPL (b) Marketing Policy and (c) publicity material accorded with written approval of the Developer, ERVPL and EPPL jointly**. It shall be the responsibility of the Developer to provide at its own cost and effort the requisite infrastructure including the seating space for respective sales personnel and publicity materials, jointly approved by the Developer, ERVPL and EPPL, within the Said Property at all times till the completion of the Said Block II to enable the sale of Owner's Allocation by Owner No. 1, Owner No. 2 and Confirming Party No. 1. However any cost incurred towards infrastructure and publicity materials shall be borne by the Developer, Owner No.1, Owner No. 2 and Confirming Party No. 1 herein proportionately as per the ratio of their allocation respectively.
- 15.2 **Project Name:** The name of the Project shall continue to be "Z Residences", developed by AG Group and Joint Venture with Eden Realty and Eden City. (**Project Name**). Such Project Name with the approved and official logo of the Project and the Developer, ERVPL and EPPL shall be always displayed in all publicity materials with equal weightage, prominence and approved layout of the same. The approvals herein shall be done jointly by the Developer, ERVPL and EPPL.
- 15.3 **Project Finance:** The Developer may arrange for financing for the purpose of construction of the Said Block II only (**Project Finance**) by a Bank/Financial Institution (**Banker**). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation but collateral security may be created by depositing the Title Deeds of the Said

Property. The Developer may have the Title Deeds deposited with the Banker but on the clear understanding that the Banker shall have no right of recovery against Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 and the Owners' Allocation. For this purpose, Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 shall execute necessary documents through their delegated authority as contained in the General Power Of Attorney and if required by the Banker, the Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 shall join as consenting party to create a charge in favour of the Banker for availing such Project Finance. The Developer shall issue necessary indemnity to Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 for such Project Finance not being obtained upon charge over the Owners' Allocation and their proportionate share of land in the Said Property in any manner whatsoever. However the Owner No.1, Owner No. 2 and the Confirming Party No. 1 can if they deem fit and proper take loan from any Bank(s) and/or Financial Institution(s) and/or Non- Banking Financial Company by creating charge over their respective allocation in Block II/Phase II without creating any hindrance and/or affect over the Developer's Allocation and their along with Extra charges receivable from the Owner No. 1's Allocation and Owner No. 1 and Confirming Party No. 1's Allocation receivables in Block II/Phase II. The Developer also hereby and hereunder authorize and empowers Owner No.1, Owner No. 2 and Confirming Party No. 1 and/or their nominee(s) to carry out, do, execute and perform carious acts, deeds and things in respect of obtaining such Finance or loan and in respect of creation of such Mortgage, charge etc. including signing and executing all necessary deeds and documents, and further shall render all co-operation and assistance in this regard.

16. COMPLETION AND POSSESSION;

- 16.1 **Possession:** On or before the Completion Time of the Block II/Phase II, the Developer shall deliver possession of the Units comprised in Owners' Allocation to the respective Owners and/ or buyers of the Owner No. 1, Owner No. 2 and Confirming Party No. 1, as the case may be and the Units comprised in Developer's Allocation to the Developer or to the concerned Developer's Buyers. The Developer shall be liable to deliver and Buyers of Developer, Buyers of Owner No. 1, Owner No. 2 and Confirming Party No. 1 shall be obliged to take possession of their respective Units immediately upon notice of possession (**Possession Notice**) and latest within 30 (thirty) days from the Possession Notice (**Possession Date**), failing which it shall be deemed that the Developer has delivered possession on the Possession Date and

the Developer's Buyers/ Buyers of Owner No. 1, Owner No. 2, Confirming Party No. 1 shall become liable and responsible for the Taxes and Maintenance Charge (**as defined in Clause 18.2 below**) of their respective Units from the Possession Date.

- 16.2 **Transfer of Developer's Allocation:** In consideration of the Developer constructing Owners' Allocation, Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2, shall execute conveyances of the undivided share in the land contained in the Said Property/Said Premises as be attributable to Developer's Allocation in favour of the Developer's Buyers of the Said Block II/Said Complex, in such part or parts as shall be required by the Developer simultaneously or after the handover of units of Owner's Allocation. Such execution by the Owners shall be through the delegated authority given to the Developer by the General Power of Attorney.
- 16.3 **Transfer of Owners' Allocation:** The Developer shall join personally and/or through it's attorney the agreements/conveyances in favour of Buyers of Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 to record the Developer's obligation as be attributable towards Owner's Allocation in Block II and execute and register the same in its capacity as a Developer. Such execution by the Developer may be done through the delegated authority given to the Owner No. 1, Owner No. 2 and Confirming Party No. 1 by the Power of Attorney for their respective shares.
- 16.4 **Costs of Sale Documents:** The costs of the execution and registration, as applicable, of all sale documents (both in respect of the Owners' Allocation and Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Buyers.

17. OTHER TAX LIABILITIES:

Any future tax liabilities, arising due to the execution of this Development Agreement and in relation to construction of the Said Complex, shall be paid by the respective party as per the law applicable. Any tax on income arising out of sale of Owners' Allocation shall be borne by the respective allocation owners. GST, if any, shall be borne/deposited by the respective parties to the agreement herein as per the applicable law.

18. MAINTENANCE SCHEME;

18.1 **Maintenance:** The Developer in consultation with the Owner No.1, Owner No.2, ERVPL and EPPL shall frame a scheme for the management and administration of the Said Complex.

18.2 **Maintenance Charge:** As and from the Possession Date as stated in **clause 16.1**, the Developer shall become responsible for collection and proportionate payment of all charges for maintenance and upkeep of the Common Portions in the Said Complex (**Maintenance Charge**) until formation of Association of Owners. The Maintenance Charge shall be fixed by the Developer and till such maintenance and upkeep is handed over to the Association, the Developer or an agency nominated by the Developer to discharge the functions of maintenance and upkeep shall collect the Maintenance Charge. The Buyer of the respective Allocation in Block II/Phase II shall also pay interest free advance for maintenance charges and deposits at a rate plus GST as applicable, as mutually decided amongst the Owner No.1, Owner No.2, Confirming Party No.1 and Developer, from the Date of Possession to the Developer. Be it noted that maintenance charges and deposits as applicable on Buyer of Block II/Phase II shall be paid by the Owner No.1 and Owner No. 2 for unsold areas of Owner's Allocation to the Developer.

19. COMMON RESTRICTIONS:

19.1 **Applicable to All:** All Buyers shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Complex and accordingly all such documents to be prepared for the buyer of the owner's allocation and developer's allocation and shall not deviate, whatsoever.

20. OBLIGATIONS OF THE DEVELOPER:

20.1 **Completion Time:** The Developer shall complete the entire process of construction of the Said Block II within the Completion Time, unless extended in writing. The word 'completion' and its grammatical variants shall mean habitable and tenantable state with water supply, sewage connection, electrical installation, staircase and lift facility, boundary walls and such other facilities and amenities as mentioned in 7th Schedule hereunder written.

20.2 **Compliance:** The construction of the Said Block II shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and all Government bodies and it shall be

the absolute responsibility of the Developer to ensure proper compliance. The Developer agrees and covenants with the Owner No.1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 not to violate or contravene any of the provisions of the rules applicable to construction of the Said Complex. The Developer specifically undertakes to apply for registration of the Block II/Phase II in terms of and/or under the provisions of The Real Estate Regulation Act, 2016 and/or applicable real estate law ("WBREERA"), and the Owners undertakes to render all assistance in respect thereof as may be requested /required by the Developer from time to time. All the functions, duties and obligations of the 'promoter' under WBHIRA/RERA shall be fully and solely complied with by the Developer and all filings, submissions and compliances required to be made under WBHIRA/WBREERA shall be the sole responsibility and liability of the Developer. In the event of any interest, penalty, compensation, liability and/or other amounts becoming payable with regard to any default under and/or pursuant to WBHIRA/WBREERA and/or any other applicable law (including to intending Allottees and third parties) and/or any punishment being ordered for any offence, then the same shall be the sole liability, obligation and responsibility of the Developer who shall bear, pay and suffer the same. The Developer hereby indemnifies and agrees to keep the Owner No.1, Owner no. 2, Confirming Party no. 1 and the Confirming Party No. 2 fully indemnified regarding all matters, filings, submissions, compliances, obligations, responsibilities, actions, proceedings, liabilities, punishments, offences for any default and defects being the sole responsibility of the Developer under WBHIRA/WBREERA as per this agreement. However, in case if there is any obligation of Owner No. 1, Owner No. 2 and Confirming No.1 under WBHIRA/WBREERA it shall be the responsibility of the Owner No. 1, Owner No. 2 and Confirming No.1 to keep the Developer indemnified against those obligations and also co-operate and assist the Developer in order to fulfill the obligation under WBREERA/WBHIRA as a Promoter.

- 20.3 **Planning, Designing and Construction:** The Developer shall be responsible for planning, designing and construction of the Said Block II/Said Complex with the help of the Architect, professional bodies, contractors, etc. However, the Developer shall be required to take express consent of Owner No.1, Owner No. 2 & Confirming Party No. 1 before submitting the plan for approval to the Municipal Authority.
- 20.4 **Commencement of construction:** The construction of the Said Block II/Said Complex shall commence as per the Specifications, Sanctioned Plans, schemes, rules, regulations, bye-laws and

approvals of the Planning Authorities, at the sole cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The Developer shall intimate to the Owners from time to time the progress of the construction of the Said Complex.

- 20.5 **Strict Adherence:** The Developer has assured all the parties herein that it shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits given in this Agreement, without default.
- 20.6 **Construction at Developer's Risk and Cost:** The Developer shall construct the Said Block II/Said Complex at its own cost, risk and responsibility, by adhering to the Sanctioned Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to the Planning Authorities and the Buyers with any aspect of construction of the Said Complex and shall alone be liable for any loss, damage or compensation or for any claim arising from any default under the West Bengal Housing Industry Regulatory Authority Act 2017 or its statutory modifications from time to time relating to such construction and shall indemnify Owner No.1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 fully against any claims, losses and damages for any incident or accident which may occur during the construction activity and/or due to faulty design and/or any other material defect, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees, agents and representatives of the Developer. The Developer shall decide about the day-to-day activities including appointment of contractors and purchasing of materials in respect of the construction work.
- 20.7 **Delay in Construction:** In case of any delay in Construction and handover of flats/units and the Said Complex within the Completion Time. The Developer shall be liable to pay the interest/damages as applicable as per the RERA ACT of 2016 to the respective buyers of both the Owner's and the Developer's for the sold units and equivalent interest and/or damages to the respective allocation Owner on the total value of each unsold units/flats in the Block II as per the average selling price of all the then sold units.
- 20.8 **No Assignment:** The Developer hereby agrees and covenants with Owner No.1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in

writing of Owner No.1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 or as mentioned under the West Bengal Housing Industry Regulatory Authority Act 2017 or its statutory modifications from time to time. In this regard it is clarified that assignment shall mean and include complete change in shareholding and management control pattern of the Developer from that disclosed in writing by the Developer to Owner No.1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2, at or before the date of this Agreement.

- 20.9 **Act in Good Faith:** The Developer, in addition to the other obligations under this Agreement, undertakes to act in good faith towards Owner No.1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 and any appointed, and/or designated representatives of Owner No.1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 so that the Said Block II can be successfully completed.

21. OBLIGATION OF OWNER NO. 1:

- 21.1 **Marketable Title:** The Owner No.1 shall make out a marketable title in respect of premises No. 53, 54 and 67, Canal Circular Road, Kolkata-700054 as described respectively in Parts I, II and III respectively of the 1st Schedule hereunder written at its own cost and expenses.
- 21.2 **Amalgamation:** The Owner No. 1 shall at its own cost & expenses, after obtaining clearance certificate under the Urban Law Ceiling and Regulation Act 1976, amalgamate Said Premises with the Said Land.
- 21.3 **Refund of Security Deposit:** The Owner No. 1 will refund the interest free Security Deposit so taken from the Developer, Confirming Party no. 1 under this agreement as per **clause 12.2 (v)** as mentioned herein above.
- 21.4 **Co-operation:** The Owner no. 1 undertakes to fully co-operate with Developer for obtaining all permissions required for construction of the Block II and also to co-operate with the Developer in all such manner as may be required for the appropriate documentation and development work in Phase I/Block I.
- 21.5 **Act in Good Faith:** The Owner no. 1 undertake to act in good faith towards all the parties herein (and any appointed and/or designated representatives) so that the Said Block II can be successfully completed.

- 21.6 **Documentation and Information:** The Owner no. 1 undertake to provide all the parties herein with any and all documentation and information relating to the Said Property as may be required from time to time provided if the same are available with them.
- 21.7 **Power of Attorney:** The Owner No. 1, shall grant to the Developer and/or its nominees and the Owner No. 2 and/or its nominees the necessary Power of Attorney, as defined in **clause 11 above**.
- 21.8 **No Obstruction:** The Owner No. 1 covenant not to do any act, deed or thing whereby any of the parties herein may be prevented from discharging its functions under this Agreement.
- 21.9 **No Obstruction in Construction:** The Owner No. 1 covenant not to cause any interference or hindrance in the construction of the Said Complex.
- 21.10 **No Dealing with Said Premises:** The Owner No. 1 covenant that, they will not to create any further charge or mortgage other than the charge already existing as mentioned in **clause 6.2.1 (xiv)** herein above in respect of the said premises nor let out or grant lease in respect of any portion of the said premises to any person during subsistence of this agreement. However, this restrictive covenant is not intended to prevent the Owner No.1 from dealing with, selling, transferring and / or otherwise alienating its allocation in Block II/Phase II once allocation of Owner No.1 is mutually determined as per this agreement.
- 21.11 **Coordinating with Owners of Adjacent Land:** If any adjacent or additional land is added notionally or physically to the Said Property they shall always provide the support required for such amalgamation/mutation/other clearances including plan sanction and sale of units in the added lands.
- 21.12 **Strict Adherence by Owners:** The Owner No. 1 have assured all the parties herein that it shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits given in this Agreement.
- 21.13 **No Assignment:** The Owner No. 1 hereby agree and covenant with all the parties herein not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Developer and as mentioned under the Real Estate Regulatory Authority Act, 2016 and the Rules thereat or its statutory modifications from time to time.

21.14 **Adherence:** The Owner No. 1, shall strictly adhere with the terms and conditions herein contained.

22. OBLIGATION OF OWNER NO. 2 & CONFIRMING PARTY NO. 1:

22.1 **Marketable Title:** The Owner no.2 and Confirming Party no.1 will create and maintain the marketable title of the Said Premises.

22.2 **Amalgamation:** The Owner No. 2 and Confirming Party No. 1 shall at its own cost & expenses, after obtaining clearance certificate under the Urban Law Ceiling and Regulation Act 1976, amalgamate Said Premises with the Said Land.

22.3 **Co-operation:** The Owner no.2 and Confirming Party no.1 undertakes to fully co-operate with Developer for obtaining all permissions required for construction of the Said Complex.

22.4 **Act in Good Faith:** The Owner no.2 and Confirming Party no.1 undertake to act in good faith towards all the parties herein so that the Said Block II can be successfully completed.

22.5 **Documentation and Information:** The Owner No. 2 and Confirming Party No. 1 undertakes to provide all the parties herein with any and all documentation and information relating to the Said Property as may be required from time to time provided the same are available with Owner No. 2 and Confirming Party No. 1.

22.6 **Power of Attorney:** The Owner No. 2 and Confirming Party no.1, shall grant to the Developer and/or its nominees necessary Power of Attorney as defined in **Clause 11**.

22.7 **No Obstruction in Dealing with Developer's Functions:** The Owner No. 2 and Confirming Party no.1 covenant not to do any act, deed or thing whereby any other party may be prevented from discharging its functions under this Agreement.

22.8 **No Obstruction in Construction:** The Owner No. 2 and Confirming Party no.1 covenant not to cause any interference or hindrance in the construction of the Said Complex.

22.9 **No Dealing with Said Property:** The Owner No. 2 and Confirming Party no.1 covenant not to let out, grant lease, mortgage and/or charge the Said Property or any portions thereof.

22.10 **Strict Adherence by Owners:** The Owner No. 2 and Confirming Party no.1 have assured the Developer that it shall implement the terms and conditions of this Agreement strictly without any

violation and shall adhere to the stipulations of time limits given in this Agreement.

- 22.11 **No Assignment:** The Owner No. 2 and Confirming Party no.1 hereby agree and covenant with the Developer not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Developer and as mentioned under the West Bengal Housing Industry Regulatory Authority Act, 2017 or its statutory modifications from time to time and any assignment or transfer without such prior written consent shall make the Owner No. 2 and Confirming Party no.1 liable for payment of damages and compensation to the Developer.
- 22.12 **Adherence:** The Owner No. 2 and Confirming Party no. 1, shall strictly adheres with the terms and conditions herein contained.

23. OBLIGATION OF CONFIRMING PARTY NO. 2:

- 23.1 **Co-operation:** The Confirming Party no. 2 undertakes to fully co-operate with Developer for obtaining all permissions required for construction of the Said Complex as also maintain the marketable title of the Said Premises.
- 23.2 **Power of Attorney:** The Confirming Party no.2, shall grant to the Developer, Owner No.1, Owner No.2 and the Confirming Party No. 1 and/or its nominees necessary Power of Attorney, as defined in **clause 11 above**.
- 23.3 **Adherence:** The Confirming Party no. 2, shall strictly adheres with the terms and conditions herein contained.
- 23.4 **Documentation:** The Confirming Party No. 2 assures either through it`s executive or through attorney shall co-operate and execute all such documents and carry out all such formalities as may be necessary for the fulfillment of this document as and when required.
- 23.5 **Adjoining of Adjacent Land/Property:** Any adjacent or additional land is added notionally or physically to the Said Property/Said Land they shall always provide the support required for such amalgamation/mutation/other clearances including plan sanction and sale of units in the added lands either through it`s executive and/or through it`s attorney without claiming any further right and/or interest on such adjacent land/property and/or give a suitable Power in this regard to the Developer without claiming any further right and/or interest in any component.

24 INDEMNITY;

- 24.1 **By Developer:** The Developer hereby indemnifies and agrees to keep the Owner No.1, Owner No. 2 Confirming Party no. 1 and Confirming Party No. 2 saved, harmless and indemnified of from and against any and all actions, suits, costs, proceedings, claims, losses, damages or liabilities (whether criminal or civil) that the Owner No1., Owner No.2 , Confirming Party No. 1 and Confirming Party No. 2 may suffer in relation to the construction of Said Project and/or to the development of the Said Property and/or to the construction of the Said Complex and/or defects therein [limited to a period as set out in the Real Estate Regulatory Authority Act 2016 and the Rules thereunder, from the Possession Date and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or Developer's Buyers and any breach resulting in any successful claim by any third party in connection with the above or non-compliance of any statutory laws or violation of any permission, rules, regulations or bye-laws or arising out of any construction related accident or otherwise.
- 24.2 **By the Owner No.1, Owner No.2, Confirming Party No. 1 and Confirming Party No. 2:**
- 24.2.1 The Owner No1, Owner No.2, Confirming Party No. 1 and Confirming Party No. 2 hereby indemnify and agree to keep the Developer saved, harmless and indemnified from and against any and all actions, suits, costs, proceedings, claims, losses, damages or liabilities (whether criminal or civil) suffered by Developer in relation to any defect in rights of Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 in the Said Premises and/or any encumbrance or liability (till the handover of vacant and peaceful possession of their respective allocations by the Developer) thereon and those resulting from breach of this Agreement by the Owner No.1, Owner No.2 , Confirming Party No. 1 and Confirming Party No. 2, including any act of neglect or default of the Owners' consultants, employees and/or Owners' Buyers and any breach resulting in any successful claim by any third party in connection with the above.
- 24.2.2 The Owner No.1, Owner No.2, Confirming Party No.1 and Confirming Party No. 2 hereby indemnify that all the differences and disputes of whatsoever nature, arising amongst the various

groups, which are collectively denoted as Owner No.1, Owner No.2, Confirming Party No.1 and Confirming Party No. 2, shall be dealt/resolved by that group respectively thereby keeping the Developer and the other parties absolutely indemnified from any sorts of damages arising as a result of such differences & disputes without creating any hindrance in the development and commercial exploitation of the Block/ Phase-II.

25 Corporate Warranties;

- 25.1 **By Developer:** Developer warrants to the Owner No.1., Owner No.2, Confirming Party No. 1 and Confirming Party No. 2 that:
- i. **Proper Incorporation:** it is properly incorporated under the laws of India.
 - ii. **Right, Power and Capacity:** it has the right, power and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, is not in breach of any obligations or duties owed to any third party and will not be so as a result of performing its obligations under this Agreement.
 - iii. **Permitted by Memorandum and Articles of Association:** the Memorandum and Articles of Association of the Developer permit the Developer to undertake the activities covered by this Agreement.
 - iv. **Shareholder and Board Authorization:** the Board of Directors of the Developer has authorized the signatory to this Agreement to enter into this Agreement and to execute and deliver the same.
- 25.2 **By the Owner No.1, Owner No.2, Confirming Party No.1 and Confirming Party No. 2:** The Owner No.1, Owner No.2, Confirming Party No.1 and Confirming Party No. 2 warrant to the Developer that:
- i. **Proper Incorporation:** They are properly incorporated under the laws of India.
 - ii. **Right, Power and Capacity:** they have the right, power and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, are not in breach of any obligations nor duties owed to any third party and will not be so as a result of performing its obligations under this Agreement.

- iii. **Permitted by Memorandum and Articles of Association:** the Memorandum and Articles of Association of the Owners permit the Owners to undertake the activities covered by this Agreement.
- iv. **Shareholder and Board Authorization:** the Board of Directors of the Owners has authorized their respective signatories to this Agreement to enter into this Agreement and to execute and deliver the same.
- v. **Warranties Independent:** Each of the warranties, covenants, indemnities and undertakings set out in this Agreement is separate and independent.

26. **LIMITATION OF LIABILITY:**

No Indirect Loss: Notwithstanding anything to the contrary contained herein, neither the Developer nor the Owners shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

27. **MISCELLANEOUS:**

- i. **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
- ii. **Project Legal Advisors:** The Owner No. 1, Owner No. 2, Confirming Party No 1 and Developer shall jointly appoint a solicitor firm within 3 months from the date of registration of this Agreement. (**Legal Advisors**).
- iii. **Essence of the Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- iv. **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement. The Owners shall however pay legal fees and other professional charges for any advice not common to interest of the Parties.
- v. **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the

Parties in any manner nor shall the Parties constitute an association of persons.

- vi. **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- vii. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Blocks and/or the Said Complex by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, 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 hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- viii. **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- ix. **Name of Complex:** The name of the Said Complex shall be "**Z Residences**".
- x. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between Owner No.1, Owner No.2, Confirming Party No.1, Confirming Party no.2 and the Developer for Block II/Phase II, written or oral and express or implied. However, the terms agreed herein under this agreement shall not overrule and/or mitigate the terms agreed between Confirming Party No.1, Confirming Party No.2 and the Developer under the Registered Development Agreement Being No. 03157, dated 14th March, 2013 for the purpose of Block I/Phase I and it shall remain binding as it is upon the parties therein.
- xi. **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

- xii. **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the Said Property or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the Said Property and/or construct the Said Complex in terms of this Agreement.

28. **NO CANCELLATION:**

None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and all the Parties herein agree that the Arbitration Tribunal shall be empowered to award specific performance and additionally also to award damages and other such reliefs.

29. **FORCE MAJEURE:**

- i. **Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences as provided under the RERA and/or WBHIRA (collectively **Force Majeure**).
- ii. **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of their/its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of their/its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

30. **ENTIRE AGREEMENT;**

Supersession: This Agreement constitutes the entire agreement between the Parties herein for the Said Property and revokes and supersedes all previous discussions/correspondence and agreements between the Owner No.1, Owner No.2, Confirming Party No.1, Confirming Party no.2 and the Developer for Block II/Phase II, oral or implied but does not impact any correspondence or agreement made contemporaneously or hereafter, which shall all be deemed to be part of and included in this Agreement and shall govern and bind Owner No.1, Owner

No.2, Confirming Party No.1, Confirming Party no.2 and the Developer.

31. **ORIGINAL COPY;**

Original with Developer: Only one copy of this Agreement is being executed which shall be registered and the original of such registered copy shall be retained by the Developer and shall be the property of the Developer. The Developer shall provide to all the other Parties herein certified copies of the registered Agreement.

32. **SEVERANCE:**

- i. **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- ii. **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.
- iii. **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

33. **RESERVATION OF RIGHTS;**

- i. **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.

- ii. **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.
- iii. **No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.
- iv. **No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

34. **AMENDMENT/MODIFICATION;**

Express Documentation: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

35. **NOTICE;**

- i. **Mode of Service:** Any legal notice for default under this Agreement (**Notice**) or other written communication given under or in connection with this Agreement (**Communication**) may be delivered personally, or sent by registered post with acknowledgement due to the proper address and for the attention of the relevant Party (or such other address as is notified in the manner mentioned in this Clause by each Party from time to time). The Owners shall address all Notices and Communications to the Developer, the Confirming Party No.1 and Confirming Party No.2 in their respective registered office as mentioned herein. The Developer shall address all Notices and Communications to Owner No.1, Owner No.2 and Confirming Party No.1 and Confirming Party No.2 in their respective registered office as mentioned

herein. The Confirming Party No.1 and Confirming Party No. 2 shall address all Notices and Communications to the Owner No.1, Owner No.2 and the Developer in their respective registered office as mentioned herein.

- ii. **Time of Service:** Any Notice or Communication shall be deemed to have been served (1) if delivered personally, at the time of delivery and (2) if sent by registered post, on the day the postal authorities deliver the same.
- iii. **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of registered post, that Notice or Communication was properly addressed and delivered by the postal authorities.
- iv. **Electronic Mail:** Any Notice sent by way of electronic mail (e-mail) shall be considered not to have been served.

36. **ARBITRATION;**

- i. **Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owners and the Developer (**collectively Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.
- ii. **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to Arbitration in terms of the Arbitration and Conciliation Act, 2013.
- iii. **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

37. **JURISDICTION;**

Court: In connection with the aforesaid arbitration proceedings, the District Court of the district in which the Said Property is situated and the High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

38. RULES OF INTERPRETATION;

- i. **Presumptions Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Said Property and/or this Agreement.
- ii. **Statutes:** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statute, statutory provision or subordinate legislation shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statute, statutory provision or subordinate legislation.
- iii. **Number:** In this Agreement, any reference to singular includes plural and vice-versa.
- iv. **Gender:** In this Agreement, words denoting any gender including all other genders.
- v. **Party:** In this Agreement, any reference to a Party is to a party to this Agreement.
- vi. **Clause or Paragraph:** In this Agreement, any reference to a Clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a Clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.
- vii. **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.
- viii. **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any Clause and shall consequently not affect the construction of this Agreement.

- ix. **Definitions:** In this Agreement, words put in brackets and in bold print define the word, phrase and expression immediately preceding.

1ST SCHEDULE

(Owner No. 1)

Part I

Land measuring **40 (Forty) Cottahs 04 (Four) chittack, 05 (Five) Sq. ft.**, more or less, together with structures therein admeasuring 15,000 sq.ft., comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata - 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.

Butted and bounded as:

- On the North by** : Premises No. 53B Canal Circular Road, Kolkata;
On the South by : Premises No. 67 Canal Circular Road, Kolkata;
On the East by : 32" wide Common Passage;
On the West by : Premises No. 54 Canal Circular Road, Kolkata

Part II

Land measuring **6 (Six) Bigha 13 (Thirteen) Cottah 11 (Eleven) Chittacks**, more or less, together with structures therein admeasuring 70,000 sq.ft., comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata - 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,

Butted and bounded as:

- On the North by** : Premises No. 52, Canal Circular Road, Kolkata;
On the South by : Partly Premises No. 67 Canal Circular Road and Partly by 20' wide Canal Circular Road
On the East by : Premises No. 53 Canal Circular Road, Kolkata;
On the West by : Premises No. 57 Canal Circular Road, Kolkata.

Part III

Land measuring **9 (nine) Cottah, 3 (Three) Chittack and 5 (Five) Sq. ft.**, more or less, together with structures therein admeasuring 4,000 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.

Butted and bounded as :

- On the North by** : Premises No. 53 Canal Circular Road, Kolkata;
On the South by : 20' wide Canal Circular Road;
On the East by : 32' wide common Passage;
On the West by : Premises No. 54 Canal Circular Road, Kolkata.

Part IV

50% share of right in the 32' (Thirty Two) feet wide access passage, strip of land admeasuring 15 (Fifteen) *Cottahs* 4 (Four) *Chittacks*, existing between Municipal Premises No. 53A, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side.

Butted and bounded as:

- On the North by** : Premises No. 52 Canal Circular Road, Kolkata;
On the South by : 20' wide Canal Circular Road
On the East by : Premises No. 47 Canal Circular Road, Kolkata;
On the West by : Partly by Premises No. 53 Canal Circular Road, Partly By Premises No. 67 Canal Circular Road and Partly by Premises No. 53B Canal Circular Road.

2ND SCHEDULE

(Owner No. 2)

Part I

Land measuring **07 (Seven) Cottahs 14 (Fourteen) Chittaks**, more or less, together with structures therein admeasuring 270 sq. ft., comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.

Butted and bounded as:

- On the North by** : Premises No. 52 Canal Circular Road, Kolkata;
On the South by : Premises No. 53 Canal Circular Road, Kolkata;
On the East by : by 32' wide Passage Road;
On the West by : Premises No. 54 Canal Circular Road, Kolkata.

Part II

Proportionate share of right in the 32' (Thirty Two) feet wide access passage, strip of land admeasuring 15 (Fifteen) *Cottahs* 4 (Four) *Chittacks*, existing between Municipal Premises No. 53A, Canal Circular

Road, Kolkata 700054 and 53B , Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side.

Butted and bounded as:

On the North by : Premises No. 52 Canal Circular Road, Kolkata;
 On the South by : 20' wide Canal Circular Road
 On the East by : Premises No. 47 Canal Circular Road, Kolkata;
 On the West by : Partly by Premises No. 53 Canal Circular Road,
 Partly By Premises No. 67 Canal Circular Road and
 Partly by Premises No. 53B Canal Circular Road.

3RD SCHEDULE

(Confirming Party No.1 & Confirming Party No.2)

(Said Land)

Part-I

Land admeasuring **7 (seven) Bigha 3 (Three) Cottahs and 11 (Eleven) Chittacks and 21 (Twenty-one) square feet**, more or less, with structures comprised in Municipal Premises No. 47, Canal Circular Road, Kolkata 700054.

Butted and bounded as:

On the North by : Premises No. 52 Canal Circular Road (Coast Guard),
 Kolkata
On the South by : Premises No. 58 Canal Circular Road, Kolkata;
On the East by : Eastern Metropolitan Bypass Road
On the West by : 32' wide Passage

Part II

Proportionate share of right in the 32' (Thirty Two) feet wide access passage, strip of land admeasuring 15 (Fifteen) Cottahs 4 (Four) Chittacks, existing between Municipal Premises No. 53A, Canal Circular Road, Kolkata 700054 and 53B , Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side.

Butted and Bounded as:

On the North by : Premises No. 52 Canal Circular Road, Kolkata;
On the South by : 20' wide Canal Circular Road
On the East by : Premises No. 47 Canal Circular Road, Kolkata;

On the West by : Partly by Premises No. 53 Canal Circular Road,
Partly By Premises No. 67 Canal Circular Road and
Partly by Premises No. 53B Canal Circular Road.

4TH SCHEDULE
(Said Premises)

All that the continuous piece and parcel of Land being available for Development:

- (a) The Land measuring 40 (*Forty*) Cottah 04 (*Four*) Chittack 05 (*Five*) Sq.ft., more or less, together with structures therein admeasuring 15000 sq.ft. comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (b) The Land measuring 6 (*Six*) Bigha 13 (*Thirteen*) Cottah 11 (*Eleven*) Chittacks, more or less, together with structures therein admeasuring 70,000 sq.ft., comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (c) The Land measuring 9 (*Nine*) Cottah, 3 (*Three*) Chittack and 5 (*Five*) Sq.ft, more or less, together with structures therein admeasuring 4,000 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (d) The Land measuring 07 Cottah 14 Chittack, more or less, together with structures therein admeasuring 270 sq.ft., comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah, and,
- (e) The 32 (*Thirty Two*) feet wide access passage, strip of land admeasuring 15 (*Fifteen*) Cottahs 4 (*Four*) Chittacks, existing between Municipal Premises No. 53A, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side.

Butted and bounded as:

On the North By : Partly Premises No. 52 Canal Circular Road, Kolkata;
On the South By : by 20' wide Canal Circular Road, Kolkata;

On the East By : Premises No. 47 Canal Circular Road, Kolkata;
On the West By : Premises No. 57 Canal Circular Road, Kolkata.

(Note: The Said Premises shall mean the land area available for Development and Construction of Block II/ Phase II over Vivek's Property and UDPL's Property.)

5TH SCHEDULE
(Said Property)

All that the continuous piece and parcel of Land being available for Development after amalgamating:

- (a) The Land measuring 40 (*Forty*) Cottah 04 (*Four*) Chittack, 05 (*Five*) Sq.ft, more or less, together with structures therein admeasuring 15000 sq.ft., comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (b) The Land measuring 6 (*Six*) Bigha 13 (*Thirteen*) Cottah 11 (*Eleven*) Chittacks, more or less, together with structures therein admeasuring 70000 sq.ft., comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (c) The Land measuring 9 (*Nine*) Cottah, 3 (*Three*) Chittacks and 5 (*Five*) Sq. ft, more or less, together with structures therein admeasuring 4000 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (d) The Land measuring 07 (*Seven*) Cottah 14 (*Fourteen*) Chittack, more or less, together with structures therein admeasuring 270 sq.ft., comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (e) The 32' (*Thirty Two*) feet wide access passage, strip of land admeasuring 15 (*Fifteen*) Cottahs 4 (*Four*) Chittacks, existing between Municipal Premises No. 53A, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side and Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side, and,

- (f) The Land admeasuring 7 (Seven) *Bigha* 3 (Three) Cottahs and 11 (Eleven) Chittacks and 21 (Twenty-one) *square feet*, more or less, with structures comprised in Municipal Premises No. 47, Canal Circular Road, Kolkata 700054.

Butted and bounded by:

On the North By : Premises No. 52 Canal Circular Road, Kokata (Coast Guard);

On the South By : Partly by 58 Canal Circular Road, Kolkata Partly by 53A Canal Circular Road, Kolkata and Partly by 20' wide Canal Circular Road

On the East By : Eastern Metropolitan Bypass Road

On the West By : Premises No. 57 Canal Circular Road, Kolkata.

(Note: The Said Property shall mean the land area available after integrated amalgamation of Said Premises with the Property of Confirming Party No.1 and Confirming Party No. 2 (i.e. Said Land), as far as permissible by the Municipal Laws and extent thereof.)

6TH SCHEDULE

(Specification of Construction and extent of Bareshell construction)

Piling:	RCC Piling as per Structural Design
Foundation:	Pile Cap and Tie Beams upto Plinth Level as per Structural Design
Structure:	RCC framed Structure as per Structural Design
Walling:	Outside Wall RCC and Brick work as per Architecture Design and not Inner Wall within the Flat
Windows:	Fully glazed Powder Coated Aluminum/UPVC windows.
Electrical:	Provision for adequate light and fan points, Provision for TV and Telephone lines in all bedrooms and living/dining, premium Quality modular switches Adequate 10/16 Amp points in all areas.
Elevators:	High Speed Lifts minimum 2 meter per second and adequate service and stretcher lifts.
Common Area and Club Area:	All the common area portions and Amenities of Block II and Club area as per specifications and designs given by the Architect and/or Interior Designer/Consultant will be completed by the Developer.

7TH SCHEDULE
(Common Areas, portions and Amenities)

- Entrance Lobby at the ground level
- Lift machine room(s) and lift well(s)
- Water supply pipeline in the (save those inside any Apartment)
- Wiring, fittings and accessories for lighting of lobbies, staircase(s) and other Common Portions
- Intercom Network
- Lift(s) and allied machineries
- Service rooms
- Common roof (demarcated for Complex Co-Owners)
- Shafts
- Garbage chutes
- Rain water harvesting tank
- Driveways , walkways
- Landscaped areas
- Said Club;
 - a. Swimming pool
 - b. Poolside lounge
 - c. Mini Golf Section
 - d. Aroma Garden
 - e. Indoor games area
 - f. Banquet with Bar lounge
- Lobbies on all floors and staircase(s)
- Water reservoirs/tanks
- Electricity meter(s) for common installations and space for their installation
- Network of Cable TV/DTH
- Fire fighting system
- External walls
- Fire Refuge Platform
- Electrical & PHE ducts
- Manholes and pits
- Waste treatment plant
- Transformer and DG sets
- Drainage and sewage pipeline and STP
- Water-features, if any
- g. Uber Modern gymnasium
- h. SPA with Steam Sauna
- i. Open yoga lawn & Acupressure section
- j. Kids Activity room.

(Note: The common area and the Club specifications mentioned herein is a basic amenities and is subject to modifications for providing better amenities and facilities in the Said Block II/Phase II)

EXECUTION AND DELIVERY

IN WITNESS WHEREOF the Parties have executed and delivered this Agreement on the date mentioned above.

EXECUTED AND DELIVERED by the **VIVEK GROUP/OWNER NO. 1** at Kolkata in the presence of:

Sameer Gh.
P-243, Lala Tower
BL-A, Kol-89

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh
Director

VIVEK BULB INDUSTRIES PVT. LTD.

Udyot
32B/7 Suren Senker
Road, Kol-70010

Mechano International Pvt. Ltd.

Shailendra Singh
Director

MECHANO INTERNATIONAL PVT. LTD.

EXECUTED AND DELIVERED by the **UDPL GROUP/ OWNER NO. 2** at Kolkata in the presence of:

Sameer Gh.

UTSAV DEVELOPERS PVT. LTD.

Kumar Satyabr
Director

UTSAV DEVELOPERS PRIVATE LIMITED

Udyot
32B/7

EDENCITY PROPERTIES PVT LTD

Usha Patra
Authorised Signatory

EDENCITY PROPERTIES PRIVATE LIMITED

EXECUTED AND DELIVERED by the **CONFIRMING PARTY No. 1** at Kolkata in the presence of:

Sameer Gh.

EDEN REALTY VENTURES PVT. LTD.

Udyot

[Signature]
Director

EDEN REALTY VENTURES PRIVATE LIMITED

EXECUTED AND DELIVERED by
the **CONFIRMING PARTIES No. 2** at
Kolkata in the presence of:

Sunidhi Estates Pvt. Ltd.


Director

SUNIDHI ESTATE PRIVATE LIMITED

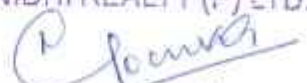
BHAGWATI VINIMAY (P) LTD.


Director

Summa C.

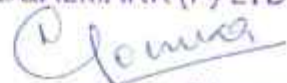
BHAGWATI VINIMAY PRIVATE LIMITED

SUNIDHI REALTY (P) LTD.


Director

SUNIDHI REALTY PRIVATE LIMITED

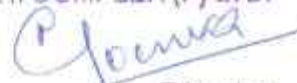
SAI DEALMARK (P) LTD.


Director

Udyot

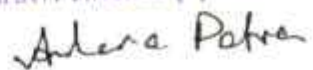
SAI DEALMARK PRIVATE LIMITED

SUNIDHI COMPLEX (P) LTD.


Director

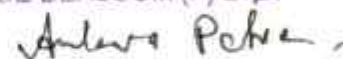
SUNIDHI COMPLEX PRIVATE LIMITED

SHIVSHAKTI VINCOM (P) LTD.


Director

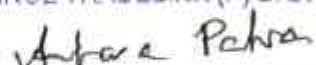
SHIVSHAKTI VINCOM PRIVATE LIMITED

TRANCE DEALCOM (P) LTD.


Director

TRANCE DEALCOM PRIVATE LIMITED

TRANCE TRADELINK (P) LTD.


Director

TRANCE TRADELINK PRIVATE LIMITED

SUDAMA COMMODEAL PVT. LTD.

[Signature]
Director

SUDAMA COMMODEAL PRIVATE LIMITED

VISHWAKARMA MARCOM PVT. LTD.

[Signature]
Director

VISHWAKARMA MARCOM PRIVATE LIMITED

SARAL CONSTRUCTION ADVISORY (P) LTD.

Aditya Maheswari

Director

SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED

CENTURY COMMO...

Aditya Maheswari

Director

CENTURY COMMO... PRIVATE LIMITED

JANSAMPARK VINTRADE (P) LTD.

[Signature]

Director

JANSAMPARK VINTRADE PRIVATE LIMITED

SUPERSOFT VINCOM PVT. LTD.

Kumar Satyab

Director

SUPERSOFT VINCOM PRIVATE LIMITED

EXECUTED AND DELIVERED by
the **DEVELOPER** at Kolkata in the
presence of:

Sunidhi Estates Pvt. Ltd.

[Signature]

Director

SUNIDHI ESTATES PRIVATE LIMITED

WITNESSES:

- Sanjay G.*
P-243, Lake Town,
BL-A, Col-89
- [Signature]*

Drafted By me!

Ishika Raju
Adv.

H/1534/2011

MEMO AND RECEIPT

RECEIVED a sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only) towards refundable security deposit from Owner No.2, Confirming Party No.1 and the Developer as under:

(PART - I)

In Favour of Vivek Bulb Industries Private Limited:

Sl. No.	Issued By	Date	Cheque No	Bank Name	Amount
1.	Eden City Properties Private Limited	03.06.2022	001411	ICICI Bank Ltd.	39,00,000
2.	Eden Realty Ventures Private Limited	03.06.2022	641163	Yes Bank Ltd.	39,00,000
3.	Sunidhi Estates Private Limited	14.05.2022	001651	HDFC Bank Ltd.	39,00,000
Total					1,17,00,000

(Rupees One Crore Seventeen Lakh Only)

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh
Director

VIVEK BULB INDUSTRIES PRIVATE LIMITED

WITNESSES:

1. 

2. 

(PART - II)

In Favour of Mechano Industries Private Limited:












































Sl. No.	Issued By	Date	Cheque No	Bank Name	Amount
1.	Eden City Properties Private Limited	03.06.2022	001410	ICICI Bank Ltd.	11,00,000
2.	Eden Realty Ventures Private Limited	03.06.2022	641162	Yes Bank Ltd.	11,00,000
3.	Sunidhi Estates Private Limited	14.05.2022	001652	HDFC Bank Ltd.	11,00,000
Total					33,00,000

(Rupees Thirty Three Lakh Only)

Mechano International Pvt. Ltd.
 Shaiboncha Singh
 Director

MECHANO INTERNATIONAL PRIVATE LIMITED**WITNESSES:**1. 2. 

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					







Handwritten signature in blue ink.

Handwritten signature in blue ink.

Handwritten signature in blue ink.

Handwritten signature in blue ink.

SPECIMEN FORM FOR TEN FINGERPRINTS

 <p><i>Shailendra Singh</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
 <p><i>Amitave Patra</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
 <p><i>Aditya Maheswari</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
<p style="text-align: center;">PHOTO</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas





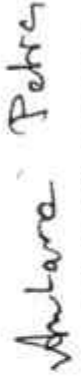
Signature / LTI Sheet of Query No/Year 16022001429967/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.






SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Shailendra Singh FE-330, Salt Lake City, Sector-III,, City:- Bidhannagar, P.O:- Bidhanagar, P.S:-South Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106	Represent ative of Land Lord [VIVEK BULB INDUSTRI ES PRIVATE LIMITED] ,[MECHA NO INTERNA TIONAL PRIVATE LIMITED]			Shailendra Singh 01/06/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr AMITAVA PATRA DAKSHIN KANYANNGAR, City:- , P.O:- KONNAGAR, P.S:- Konnagar, District:- Hooghly, West Bengal, India, PIN:- 743398	Represent ative of Land Lord [Edencity Properties Private Limited]			Amitave Patra 1-06-2022

I. Signature of the Person(s) admitting the Execution at Private Residence.




SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3.	Mr Adrya Samanta, 13 Loudon Street, City:- Not Specified, P.O:- Circus Avenue, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017	Representative of Land Lord [EDEN REALTY VENTURES PRIVATE LIMITED] ,[SUDAMA COMMODIAL PRIVATE LIMITED] ,[VISHWAKARMA MARCOM PRIVATE LIMITED]			 01/06/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr VARUN GOENKA 120, Bangur Avenue, Block – C, Kolkata – 700055, Post Office Bangur Avenue, Police Station Lake Town, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Land Lord [SUNIDHI ESTATES PRIVATE LIMITED] ,[JANSAMPARK VINTRAD PRIVATE LIMITED]			 01/06/2022

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Anant Goenka 120, Bangur Avenue, Block – C, Kolkata – 700055, Post Office Bangur Avenue, Police Station, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Representative of Land Lord [BHAGWATI VINIMAY PRIVATE LIMITED] ,[SUNIDHI REALTY PRIVATE LIMITED] ,(SAI DEALMARK PRIVATE LIMITED] ,[SUNIDHI COMPLEX PRIVATE LIMITED]			 01.06.2022.
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr AMITAVA PATRA DAKSHIM KANYANAGAR, City:- , P.O:- KONNAGAR, P.S:- Konnagar, District:- Hooghly, West Bengal, India, PIN:- 743398	Representative of Land Lord [SHIVSHAKTI VINCOM PRIVATE LIMITED] ,[TRANCE DEALCOM PRIVATE LIMITED] ,[TRANCE TRADELINK PRIVATE LIMITED]			 01/06/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Kumar Satyaki National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata- 700017,, City:- Not Specified, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District -Kolkata, West Bengal, India, PIN:- 700017	Represent ative of Land Lord [UTSAV DEVELOP ERS PRIVATE LIMITED]			 1/6/2022
6	Mr Varun Goenka 120, Bangur Avenue, Block – C, Kolkata – 700055, Post Office Bangur Avenue, Police Station Lake Town., City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Developer [SUNIDHI ESTATES PRIVATE LIMITED]			 1/06/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Kumar Satyaki National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata- 700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, City:- Not Specified, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Represent ative of Land Lord [SUPERS OFT VINCOM PRIVATE LIMITED]			<i>Kumar Satyaki</i> 1/6/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Aditya Maheswari BC-70, Salt Lake City, Sector-I, Kolkata- 700064,, City:- Not Specified, P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Represent ative of Land Lord [SARAL CONSTR UCTION ADVISOR Y PRIVATE LIMITED] [CENTUR Y COMMOS ALE PRIVATE LIMITED]			<i>Aditya Maheswari</i> 01/06/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOURAV GIRI Son of Mr Krishno Giri P 243 Laketown, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Mr Shailendra Singh, Mr AMITAVA PATRA, Mr Aar Samanta, Mr VARUN GOI Mr Kumar Satyaki, Mr Var Goenka, Mr Anant Goenk AMITAVA PATRA, Mr Kul Satyaki, Mr Aditya Mahes			 01/06/2022

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-07169/2022	Date of Registration	02/06/2022
Query No / Year	1602-2001429967/2022	Office where deed is registered	
Query Date	16/05/2022 6:32:32 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PUJA SHAW P - 243, Lake Town, Block – 'A', Kolkata, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9874409397, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]		
Set Forth value	Market Value		
	Rs. 112,43,42,935/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 1,50,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal Circular Road(ward no-31), Road Zone : (Adjacent To E M By Pass – Adjacent To E M By Pass) , , Premises No: 53, , Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	40 Katha 4 Chatak 5 Sq Ft		23,18,80,007/-	Property is on Road

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal Circular Road(ward no-31), Road Zone : (Adjacent To E M By Pass – Adjacent To E M By Pass) , , Premises No: 54, , Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	6 Bigha 13 Katha 11 Chatak		77,00,40,024/-	Property is on Road

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal Circular Road(ward no-31), Road Zone : (Adjacent To E M By Pass – Adjacent To E M By Pass) , , Premises No: 67, , Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu	9 Katha 3 Chatak 5 Sq Ft		5,29,60,002/-	Property is on Road

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal Circular Road(ward no-31), Road Zone : (Adjacent To E M By Pass – Adjacent To E M By Pass) , , Premises No: 53b, Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	(RS :-)		Bastu		7 Katha 14 Chatak		4,53,60,002/-	Property is on Road
Grand Total :					315.1729Dec	0 /-	11002,40,035 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	15000 Sq Ft.	0/-	40,50,000/-	Structure Type: Structure Gr. Floor, Area of floor : 15000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S2	On Land L2	70000 Sq Ft.	0/-	1,89,00,000/-	Structure Type: Structure Gr. Floor, Area of floor : 70000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S3	On Land L3	4000 Sq Ft.	0/-	10,80,000/-	Structure Type: Structure Gr. Floor, Area of floor : 4000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S4	On Land L4	270 Sq Ft.	0/-	72,900/-	Structure Type: Structure Gr. Floor, Area of floor : 270 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
Total :		89270 sq ft	0 /-	241,02,900 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED 54, Canal Circular Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	MECHANO INTERNATIONAL PRIVATE LIMITED 54, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	UTSAV DEVELOPERS PRIVATE LIMITED 12, STRAND ROAD SOUTH, City:- Not Specified, P.O:- Shakespeare Sarani, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Edencity Properties Private Limited 9B, WOOD STREET, 3RD FLOOR, WEST WING, City:- Not Specified, P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawahar Lal Nehru Road, City:- Kolkata, P.O:- Dharamtalla, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	SUNIDHI ESTATES PRIVATE LIMITED City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7	SHIVSHAKTI VINCOM PRIVATE LIMITED P-243, Lake Town, Block-A., City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	BHAGWATI VINIMAY PRIVATE LIMITED P-243, Lake Town, Block-A., City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10	CENTURY COMMOSALE PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	SUDAMA COMMODEAL PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
12	VISHWAKARMA MARCOM PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
13	SUNIDHI REALTY PRIVATE LIMITED P-243, Lake Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
14	JANSAMPARK VINTRADE PRIVATE LIMITED P-243, Lake Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
15	SAI DEALMARK PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
16	TRANCE DEALCOM PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

17	TRANCE TRADELINK PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
18	SUPERSOFT VINCOM PRIVATE LIMITED P-243, Lakw Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
19	SUNIDHI COMPLEX PRIVATE LIMITED P-243, Lake Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: aaxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNIDHI ESTATES PRIVATE LIMITED P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Shailendra Singh Son of Late Kamala Prasad Singh FE-330, Salt Lake City, Sector-III,, City:- Bidhannagar, P.O:- Bidhanagar, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VIVEK BULB INDUSTRIES PRIVATE LIMITED (as Director), MECHANO INTERNATIONAL PRIVATE LIMITED (as director)
2	Mr AMITAVA PATRA Son of AMIYA RANJAN PATRADAKSHIN KANYANNGAR, City:- , P.O:- KONNAGAR, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 743398, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Edencity Properties Private Limited (as AUTHORISED SIGNNETORY)
3	Mr Arya Sumant Son of Mr Sachhidananda Rai 13 Loudon Street, City:- Not Specified, P.O:- Circus Avenue, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED , SUDAMA COMMODEAL PRIVATE LIMITED , VISHWAKARMA MARCOM PRIVATE LIMITED
4	Mr VARUN GOENKA (Presentant) Son of Mr Ashok Kumar GOENKA 120, Bangur Avenue, Block – C, Kolkata – 700055, Post Office Bangur Avenue, Police Station Lake Town, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUNIDHI ESTATES PRIVATE LIMITED , JANSAMPARK VINTRADE PRIVATE LIMITED
5	Mr Satyaki Kumar Son of Mr Sachchidanana Rai National Court Building, Flat-7, 13, Loudon Street, Circus Avenue, Kolkata- 700017,, City:- Not Specified, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DKxxxxxx5A, Aadhaar No: 99xxxxxxxx0864 Status : Representative, Representative of : UTSAV DEVELOPERS PRIVATE LIMITED (as Director)

6	Mr Varun Goenka Son of Mr Ashok Kumar Goenka 120, Bangur Avenue, Block – C, Kolkata – 700055, Post Office Bangur Avenue, Police Station Lake Town., City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx3G, Aadhaar No: 44xxxxxxxx2250 Status : Representative, Representative of : SUNIDHI ESTATES PRIVATE LIMITED (as Director)
7	Mr Anant Goenka Son of Mr Goenka 120, Bangur Avenue, Block – C, Kolkata – 700055, Post Office Bangur Avenue, Police Station, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx2F, Aadhaar No: 40xxxxxxxx7263 Status : Representative, Representative of : BHAGWATI VINIMAY PRIVATE LIMITED , SUNIDHI REALTY PRIVATE LIMITED , SAI DEALMARK PRIVATE LIMITED , SUNIDHI COMPLEX PRIVATE LIMITED
8	Mr AMITAVA PATRA Son of Mr AMIYA RANJAM PATRADAKSHIM KANYANAGAR, City:- , P.O:- KONNAGAR, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 743398, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxx8Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIVSHAKTI VINCOM PRIVATE LIMITED , TRANCE DEALCOM PRIVATE LIMITED , TRANCE TRADELINK PRIVATE LIMITED
9	Mr Satyaki Kumar Son of Mr Sachchidanana Rai National Court Building, Flat-7, 13, Louden Street, Circus Avenue, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, City:- Not Specified, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DKxxxxx5A, Aadhaar No: 99xxxxxxxx0864 Status : Representative, Representative of : SUPERSOFT VINCOM PRIVATE LIMITED
10	Mr Aditya Maheswari Son of Mr Ashoke Kumar Maheswari BC-70, Salt Lake City, Sector-I, Kolkata-700064,, City:- Not Specified, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx5D, Aadhaar No: 92xxxxxxxx6000 Status : Representative, Representative of : SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED , CENTURY COMMOSE PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GIRI Son of Mr Krishna Giri P 243 Laketown, City:- Not Specified, P.O.- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089			

Identifier Of Mr Shailendra Singh, Mr AMITAVA PATRA, Mr Arya Sumant, Mr VARUN GOENKA, Mr Satyaki Kumar, Mr Varun Goenka, Mr Anant Goenka, Mr AMITAVA PATRA, Mr Satyaki Kumar, Mr Aditya Maheswari

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-16.606 Dec
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-16.606 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-16.606 Dec

4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-16.606 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-55.1461 Dec
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-55.1461 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-55.1461 Dec
4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-55.1461 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.79271 Dec
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.79271 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.79271 Dec
4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-3.79271 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.24844 Dec
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.24844 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.24844 Dec
4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-3.24844 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3750.00000000 Sq Ft
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3750.00000000 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3750.00000000 Sq Ft
4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-3750.00000000 Sq Ft

Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-17500.00000000 Sq Ft
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-17500.00000000 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-17500.00000000 Sq Ft
4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-17500.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1000.00000000 Sq Ft
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1000.00000000 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1000.00000000 Sq Ft
4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-1000.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-67.50000000 Sq Ft
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-67.50000000 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-67.50000000 Sq Ft
4	Edencity Properties Private Limited	SUNIDHI ESTATES PRIVATE LIMITED-67.50000000 Sq Ft

On 01-06-2022

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

Presented for registration at 15:30 hrs on 01-06-2022, at the Private residence by Mr VARUN GOENKA ..

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 112,43,42,935/-

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

Execution is admitted on 01-06-2022 by Mr Shailendra Singh, Director, VIVEK BULB INDUSTRIES PRIVATE LIMITED (Private Limited Company), 54, Canal Circular Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054; director, MECHANO INTERNATIONAL PRIVATE LIMITED (Private Limited Company), 54, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr AMITAVA PATRA, AUTHORISED SIGNNETORY, Edency Properties Private Limited (Private Limited Company), 9B, WOOD STREET, 3RD FLOOR, WEST WING, City:- Not Specified, P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr Arya Sumant, director, EDEN REALTY VENTURES PRIVATE LIMITED (Private Limited Company), 7, Jawahar Lal Nehru Road, City:- Kolkata, P.O:- Dharamtalla, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013; director, SUDAMA COMMODEAL PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; director, VISHWAKARMA MARCOM PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr VARUN GOENKA, Director, SUNIDHI ESTATES PRIVATE LIMITED (Private Limited Company), City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; director, JANSAMPARK VINTRADE PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr Satyaki Kumar, Director, UTSAV DEVELOPERS PRIVATE LIMITED (Private Limited Company), 12, STRAND ROAD SOUTH, City:- Not Specified, P.O:- Shakespear Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr Varun Goenka, Director, SUNIDHI ESTATES PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr Anant Goenka, Director, BHAGWATI VINIMAY PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; director, SUNIDHI REALTY PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; director, SAI DEALMARK PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; director, SUNIDHI COMPLEX PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr AMITAVA PATRA, Director, SHIVSHAKTI VINCOM PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Director, TRANCE DEALCOM PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; director, TRANCE TRADELINK PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr Satyaki Kumar, Director, SUPERSOFT VINCOM PRIVATE LIMITED (Private Limited Company), P-243, Lakw Town, Block-a, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

Execution is admitted on 01-06-2022 by Mr Aditya Maheswari, Director, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; director, CENTURY COMMOSALE PRIVATE LIMITED (Private Limited Company), P-243, Lake Town, Block-A, City:- South Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GIRI, , Son of Mr Krishno Giri, P 243 Laketown, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-06-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,053/- (B = Rs 1,50,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2022 12:16PM with Govt. Ref. No: 192022230028024481 on 17-05-2022, Amount Rs: 1,50,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1796253389 on 17-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 248781, Amount: Rs.100/-, Date of Purchase: 25/05/2022, Vendor name: Soumitra Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2022 12:16PM with Govt. Ref. No: 192022230028024481 on 17-05-2022, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1796253389 on 17-05-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Debaranda

Government of West Bengal

Office of the D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16022001429967/2022	Serial No/Year	1602007179/2022
Transaction id	0001805913	Date of Receipt	02/06/2022 2:25PM
Deed No / Year	I - 160207169 / 2022		
Presentant Name	Mr VARUN GOENKA		
Land Lord	VIVEK BULB INDUSTRIES PRIVATE LIMITED , MECHANO INTERNATIONAL PRIVATE LIMITED , UTSAV DEVELOPERS PRIVATE LIMITED , Edencity Properties Private Limited , EDEN REALTY VENTURES PRIVATE LIMITED , SUNIDHI ESTATES PRIVATE LIMITED , SHIVSHAKTI VINCOM PRIVATE LIMITED , SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED , BHAGWATI VINIMAY PRIVATE LIMITED , CENTURY COMMOSALE PRIVATE LIMITED , SUDAMA COMMODEAL PRIVATE LIMITED , VISHWAKARMA MARCOM PRIVATE LIMITED , SUNIDHI REALTY PRIVATE LIMITED , JANSAMPARK VINTRADE PRIVATE LIMITED , SAI DEALMARK PRIVATE LIMITED , TRANCE DEAL.COM PRIVATE LIMITED , TRANCE TRADELINK PRIVATE LIMITED , SUPERSOFT VINCOM PRIVATE LIMITED , SUNIDHI COMPLEX PRIVATE LIMITED		
Developer	SUNIDHI ESTATES PRIVATE LIMITED		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 112,43,42,935/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	B, E, H, M(b)
Standard User Charge	632/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Soumitra Chandra	248781	25/05/2022	100/-

Registration Fees Paid (Break up as below)

	Amount in Rs.
By Cash	32/-
Amount Paid	

Other Fees Paid (Break up as below)

	Amount in Rs.
By Cash	632/-
Standard User Charge	
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 714/-**

(Suman Basu)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VARUN GOENKA
ASHOK KUMAR GOENKA
28/04/1985

Permanent Account Number
AIRPG0413G


Signature





In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTHSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचना करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



भारत सरकार

GOVERNMENT OF INDIA



Varun Goenka
DOB: 28/04/1985
MALE



4434 0234 2250

Aadhaar-Aam Admi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Ashok Kumar Goenka, 120, Block-C,
Bangur Avenue, North 24 Parganas,
West Bengal - 700055

Download Date: 12/08/2017

Generation Date: 11/07/2017

4434 0234 2250



1947
1805 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-562 001

आयकर विभाग INCOME TAX DEPARTMENT ANANT GOENKA ASHOK KUMAR GOENKA 30/01/1989 Permanent Account Number ALPPG2182F  Signature	 भारत सरकार GOVT. OF INDIA  
---	---

इस कार्ड के खोने / चुराने पर कृपया सूचना देने / लौटाने
 कावका पैन सेवा इकाई, एन.एम.सी.एन.
 सीटी, सिडको, इन्फोटेक फ्रीडम,
 नो. 4 टेलीफोन एक्सचेंज के आगे,
 बाणर, पुणे - 411 045

*If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Service Unit, NEM
 3rd Floor, Sapphire Chambers,
 Near Banner Telephone Exchange,
 Baner, Pune - 411 045*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: paninfo@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



Anant Goenka
DOB: 30/01/1989
MALE



4000 7234 7263

Aadhaar-Aam Admi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

Download Date: 10/07/2017

Address

S/O: Shri Ashok Kumar Goenka, 120,
BANGUR AVENUE, Block- C, Bangur
Avenue, North 24 Parganas,
West Bengal - 700055

Generation Date: 13/06/2017

4000 7234 7263



1947
1800 300 1947

help@nidai.gov.in

www.nidai.gov.in

www
P.O. Box No. 1947,
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
SHAIENDRA SINGH
KAMALA PRASAD SINGH
23/11/1968
Permanent Account Number
ALFPS6426A
Signature
शैलेंद्रा सिंह

भारत सरकार
GOVT. OF INDIA
भारत
सर्वो
शैलेंद्रा सिंह
10022006



आयकर विभाग

INCOME TAX DEPARTMENT

KUMAR SATYAKI

SACHCHIDANAND RAI

31/10/1992

Permanent Account Number

DKUPK8085A

Kumar Satyaki

Signature



भारत सरकार

GOVT. OF INDIA



18012014



भारत गणराज्य

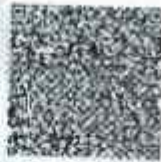
GOVERNMENT OF INDIA



नाम: कुमर सत्यकी
Kumar Satyaki

लिंग: पुरुष / DOB: 21/10/1982
Sex / Male

9985 2686 0864



आधार - आम आदमी का अधिकार



भारतीय जनसंघ
Unique Aadhaar Authentication Authority of India

वेब: www.aadhaar.gov.in
धारा 47A, 2018 का अधिनियम - 7
13 जेफर्स स्ट्रीट, फिंगर एरिया,
डिगुन जंक्शन, कोलकाता, 700017

Address: S/O:
Sachchidanand Pal, National
Court Building Flat - 7, 13
Jefferson Street, Circus
Avenue, Kolkata, Circus
Avenue, West Bengal,
700017

9985 2686 0864



1800 300 1547



www.aadhaar.gov.in



www.aadhaar.gov.in

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BYMPS8656P

नाम / Name

ARYA SUMANT

पिता का नाम / Father's Name

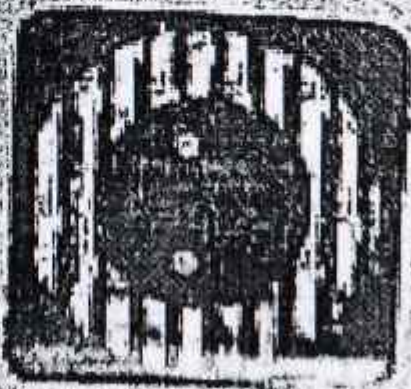
SACHCHIDANAND RAI

जन्म का तिथि / Date of Birth

11/07/1987

Handwritten Signature

हस्ताक्षर / Signature



 भारत सरकार
Government of India

 Arya Sumant
DOB: 11/07/1987
MALE



4138 7452 7253

मेरा आधार, मेरी पहचान

 **आधार**
भारतीय विनिश्चय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Saachidanand Rai, Flat - 7
3rd Floor, 13, Loudon Street,
National Court, Circus Avenue,
Kolkata,
West Bengal - 700017

4138 7452
7253

  
help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADITYA MAHESWARI

ASHOKE KUMAR MAHESWARI

20/10/1986

Permanent Account Number

ALGPM7575D

Aditya Maheswari

Signature



080002010

इस कार्ड को खोने/गंभीर रूप से खोने से बचें।
आयकर विभाग के कार्ड को खोने पर
दिल्ली पुलिस, हाफराज रोड
गान्धी टिपिकान, एनएच 48, नयी दिल्ली
वाचन नं. - 411045

If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Diner Telephone Exchange,
Bahar, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: 0info@nsdl.co.in

Aditya Maheswari



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
শ্রী ও. অশোক কুমার মহেশ্বরী,
ব্লক-70, সল্টলেক, সেক্টর 1,
বিধাননগর মিলি ব্লক, উত্তর 24
পার্গানা, বিধাননগর মিলি ব্লক,
পশ্চিম বঙ্গ, 700064

Address:
S/O- Ashoke Kumar Maheswari,
BC-70, saltlake sector 1,
Bidhannagar CC Block North 24
Parganas, Bidhannagar CC Block,
West Bengal, 700064

9238 3553 6000



147



help@uidai.gov.in



www.uidai.gov.in

Aditya Maheswari



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারত সরকারের আই ডি / Enrollment No.: 2017/25039/10022

To
অদিত্য মহেশ্বরী
Aditya Maheswari
S/O. Ashoke Kumar Maheswari
BC-70
saltlake sector 1
Bidhannagar CC Block
Bidhannagar CC Block
Salt Lake North 24 Parganas
West Bengal 700064
9051644116

2017/25039/10022



MA373931561FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9238 3553 6000

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অদিত্য মহেশ্বরী
Aditya Maheswari
জন্ম তারিখ: DOB: 20/10/1985
পুত্র: Male

9238 3553 6000

আমার আধার, আমার পরিচয়



આવકવેર વિભાગ
INCOME TAX DEPARTMENT

ભારત સરકાર
GOVT. OF INDIA

AMITAVA PATRA
AMIYA RANJAN PATRA
25/02/1975
Permanent Account Number
AKCPP8155Q


Signature




In case this card is lost / forged, kindly inform / જાણવું :
Inform The PAN Services Unit, UTI/BI,
Plot No. 2, Sector 11, CBD Belapur,
Navi Mumbai - 400 653

જો આ કાર્ડ ગુમ થાય / ગુણવત્તા ધરાવતું નથી, તો જાણવું :
જાણવું The PAN સેવા યુનિટ, UTI/BI,
પ્લોટ નં. 2, સેક્ટર 11, સીબીડી બેલપુર,
નાવિ મુંબઈ - 400 653



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2010/97012/00649

To
অমিতাব পাত্র
AMITAVA PATRA
S/O: Amiya Ranjan Patra
DAKSHIN KANYANAGAR
Kanya Nagar
Kanya Nagar
Bishnupur - I South 24 Parganas
West Bengal 743398



MA042094573FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
9542 2261 9235

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অমিতাব পাত্র
AMITAVA PATRA
জন্মতারিখ / DOB: 25/02/1975
কুমার / Male



9542 2261 9235

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এম/ও: অমিয় রঞ্জন পাত্র, দক্ষিণ
কন্যানাগর, কন্যা নগর, কন্যা
নগর, দক্ষিণ ২৪ পরগনা, বিষ্ণুপুর
I, পশ্চিম বঙ্গ, 743398.

Address:
S/O: Amiya Ranjan Patra,
DAKSHIN KANYANAGAR, Kanya
Nagar, Kanya Nagar, South 24
Parganas, Bishnupur - I, West
Bengal, 743398

9542 2261 9235



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in


 भारत निर्वाचन आयोग
 भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XVM0848907




निर्वाचक नाम : लीलाद सिद्धि
 Elector's Name : Sourav Giri
 पिता का नाम : कृष्ण सिद्धि
 Father's Name : Krishna Giri
 लिंग / Sex : पुरु / M
 जन्म तिथि / Date of Birth : 26/02/1993

XVM0848907

स्थान :
 17 बंगला रोड, नन्दान नगर, बंगला-पुर्वांचल, नया
 दिल्ली-700033

Address:
 17 S.B.RAY CHOWDHURI
 ROAD, WARD-7 NANDAN NAGAR,
 NORTH DUM DUM NIMTA NORTH 24
 PARGANAS-700033

Date: 16/06/2009
 110-बंगला रोड, नन्दान नगर, बंगला-पुर्वांचल, नया
 दिल्ली-700033

Facsimile Signature of the Electoral
 Registration Officer for
 110-Dum Dum Uttar Constituency

किसी भी कारणवश अपने पते में परिवर्तन होने पर निर्वाचक को निर्वाचक सूची में नाम
 परिवर्तन के संबंध में संबंधित निर्वाचक सूची में परिवर्तन सूचना
 देना आवश्यक है।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AABCV2809E



कंपनी का नाम / NAME

VIVEK BULB INDUSTRIES PVT LTD

स्थापना/बनाने की तिथि / DATE OF INCORPORATION/FORMATION

01-11-1989

Shailendra Singh

Shailendra Singh

आगत संख्या, ए.ए. - III

COMMISSIONER OF INCOME-TAX, W.B. - III

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MECHANO INTERNATIONAL PRIVATE
LIMITED



19/05/1988

Passbook account Number

AACCM1530G

25/05/2015

आयकर विभाग
भारत सरकार
कॉम्प्लेक्स, एच.एम.एस. एम्प्लॉयमेंट एरिया, एच.एम.एस. एम्प्लॉयमेंट
मॉडल कॉलोनी, रीसर्च बंगला कॉम्प्लेक्स
पिन - 411 016.

If this card is lost / someone's card card is found,
please inform - return to
Income Tax PAN Services Unit, NSDL
Schindler, Mankhurd Station,
Plot No. 371, Survey No. 9978A,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8083, Fax: 91-20-2721 8081
e-mail: confir@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



UTSAV DEVELOPERS PRIVATE
LIMITED

07/04/2005

Permanent Account Number

AAAGU8575D

10012008



EDENCITY PROPERTIES PVT. LTD.
[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDEN REALTY VENTURES PRIVATE
LIMITED



21/02/2003

Permanent Account Number

AAACL9697H

18072012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर टैक्स सेवा इकाई, एन एल डी एल
नगर मंडी, सफायर चेंबर,
एन एल डी एल एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8081 / 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

EDEN REALTY VENTURES PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMCS0537R

नाम / Name
SUNSHINE ESTATES PRIVATE LIMITED

QR Code

05/07/2017

पंजीकृत / Date of Incorporation/Creation
12/11/2017

ध्यान दें / Note:
आयकर देय सेवा इकाई, एन एन सीएल
बीको मार्केट, बंगी इंडिया,
प्लॉट नं. 341, सर्वे नं. 947/R,
मॉडल कॉलोनी, न्यू टेक हाउसिंग एबोव,
पुणे - 411 016.

AIRTEL

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 947/R,
Model Colony, Near Datta Housing Above,
Pune - 411 016.

Tel: 91-20-2771 8990 Fax: 91-20-2771 8061

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUNIDHI REALTY PRIVATE LIMITED

02/12/2010
Permanent Account Number
AAPCS4837F

1102010

इस कार्ड को खोने / काने पर कृपया सूचित करें / सूचित
आयकर विभाग को सूचित करें, अन्यथा इसे एन
टीएसएल को वापस भेजें।
आयकर विभाग, नई दिल्ली, भारत।
हॉटल, पुणे - 411045

*If this card is lost / someone's lost card is found,
please inform / return to -
Income Tax PAN Services Cell, NSDL
3rd Floor, Sapphire Chambers
Newt House Telephone Exchange
Banner, Pune - 411 045*

Tel: 91-20-2721 8040, Fax: 91-20-2721 4081
e-mail: nsdl@nsdl.co.in





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVSHAKTI VINCOM PRIVATE LIMITED

20/11/2007

Permanent Account Number

AALCS3744F

19842012

यदि कार्ड खोया / किसी का कार्ड पाया है / खोया
आयकर विभाग के अधिकारी को सूचना देना
है।
दोसरे को सूचना देना
आयकर विभाग के अधिकारी को सूचना देना
है।
बॉम्बे, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: timinf@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRANSC DEALCOM PRIVATE LIMITED

12/05/2011

Permanent Account Number

AADCT8586G

12052011

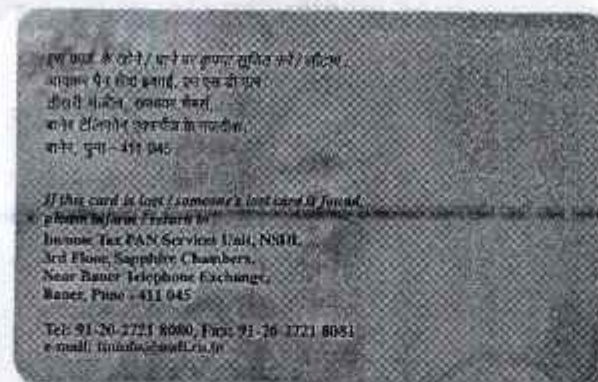
यदि कार्ड खोया / किसी का कार्ड खोया है / खोया
आपको मिले तो कृपया, पैन कार्ड वापस
दोस्ताने भेजें, आयकर विभाग,
फ्लोर 3 (सफ़ायर चैंबर) के पास,
बॉम्बे, पुणे - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Banner Telephone Exchange,
Bombay, Pune - 411 045

Tel: 91 20 2721 8080, Fax: 91 20 2721 8081
e-mail: nsinfo@nsdl.co.in





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISHWAKARMA MARCOM PRIVATE LIMITED

23/04/2011

Permanent Account Number
AADCV7425J

0000011

यदि किसी के जाने / जाने पर किसी व्यक्ति को / को
आयकर पत्र सेवा इकाई, एन एन डी एच
सीसी नजीब, बम्बे चैंबर,
बॉम्बे टेलिफोन एक्सचेंज के नजदीक,
बॉम्बे, पुणे - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bance Telephone Exchange,
Bance, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: Income@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARAL CONSTRUCTION ADVISORY
PRIVATE LIMITED

25/04/2011
Permanent Account Number
AAPCS8569L

इस कार्ड के खोने/पहने पर कृपया सूचना करें / सूचित करें।
अधिकांश बैंक इकाई, एन एस डी एन
वीटरी भवन, सफाये भवन,
आर.डी.सी.ओ. बंगला, नई दिल्ली-110002।
फोन: 411 945

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near BSNL Telephone Exchange,
Barrack, Pune - 411 945

Tel: 91 20 2731 8080, Fax: 91 20 2721 8081
e-mail: helpline@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CENTURY COMMOSE PRIVATE LIMITED

14/10/2008

Permanent Account Number

AAECC6690H

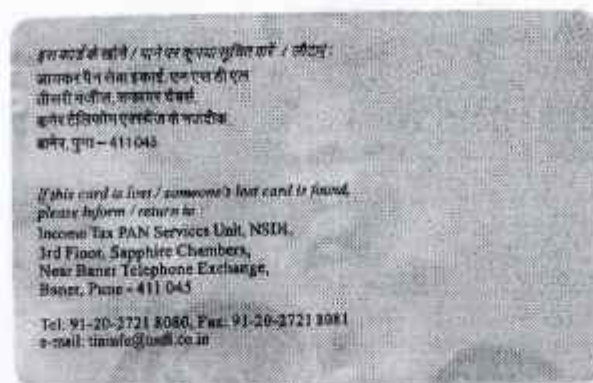
180/2017

इस कार्ड के खोने / खाने पर तुरन्त सूचित करें / inform
 आयकर विंग सेवा केंद्र, एन एस डी एन
 तीसरी मंजिल, सप्लायर चेंबर,
 बानेर टेलिफोन एक्सचेंज के नजदीक
 बानेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,
 please inform / return to:*

**Income Tax PAN Services Unit, NSDI,
 3rd Floor, Supplier Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045**

**Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: itaf@ic2008.in**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 268356 to 268440

being No 160207169 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.06.03 16:08:26 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/06/03 04:08:26 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

Dated the 01st day of June, 2022

B E T W E E N

M/s. VIVEK BULB INDUSTRIES PRIVATE LIMITED & OTHERS

.... FIRST GROUP OF OWNERS

AND

M/s. UTSAV DEVELOPERS PRIVATE LIMITED & OTHERS

....SECOND GROUP OF OWNERS

AND

EDEN REALTY VENTURES PRIVATE LIMITED

.....CONFIRMING PARTY (1)

AND

M/s. SUNIDHI ESTATES PVT LTD & OTHERS

.....CONFIRMING PARTY (2)

AND

M/s. SUNIDHI ESTATES PVT LTD

.... DEVELOPER

AGREEMENT FOR DEVELOPMENT



District Sub-Registrar-II
Alipore, South 24 Parganas

01 JUN 2022