

2057/23 VC-451/23

I-2714/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 079264

পশ্চিমবঙ্গের সরকারের মধ্যস্থতায়  
 নিম্নলিখিত ব্যক্তিগণের মধ্যে স্থানীয়  
 সরকারের অধীনস্থ স্থানীয় সরকার  
 কর্তৃক প্রস্তুতকৃত।

✓  
 District Sub-Register-  
 Alipore, South 24-parganas

22-02

20/2/23  
 5.25  
 Ce-2186821

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

1. **Date:** 09<sup>th</sup> FEBRUARY, 2023 (THURSDAY)
2. **Place:** KOLKATA
3. **Parties:**



8 FEB 2023

Sr No. 490 Date.....

Value Rs. 100/-

Name..... **SUJIT KANTHAL**  
ADVOCATE

Address..... Allpore Criminal Court, Kol-27

*Tamal*

TAMAL DUTTA  
Stamp Vender

Allpore Police Court, Kol-27

*M only*



1089

for.

Sunidhi Estates Pvt. Ltd.

*M only*

Director

Jansamparka Vintrade (P) Ltd

*M only*

Krishnan or son



JTSAN DEVELOPER PVT LTD &  
SUPERSOFT VINCOM PVT LTD



1095

*Anuj*

(ANUJ ERENKA)

for,  
Bhagnate Vinimay (P) Ltd  
Sai Dealmore (P) Ltd  
Sunidhi Empus (P) Ltd.

DISTRICT SUB REGISTRAR III  
SOUTH 24 PGS., ALLPORE  
09 FEB 2023

- 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 Business, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata - 700106.
- 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 its Director **Mr. Shailendra Singh (PAN ALFPS6426A) (AADHAAR NO. 5090 7528 6948)**, Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Business, 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, **Vivek Group/Owners 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 Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700 017, Post Office & Police Station Shakespeare Sarani, duly represented by its Authorised Signatory **Mr. Niranjana Kumar Rai (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai,

1094

*Aditya*

for  
Eden City Properties (P) Ltd  
Shivshakti Vinayak (P) Ltd  
Tornell & Wilson (P) Ltd  
Tranac Finance Bank (P) Ltd  
Smitika Realty (P) Ltd

1092

for,  
Eden Realty Ventures (P) Ltd  
Sudama Commodities (P) Ltd  
Vivekananda Maroon (P) Ltd

1095

for,  
Shailendra Singh  
Vivek Auto Industries (P) Ltd  
Mechon Industries (P) Ltd

1093

Aditya Maheswari

for,  
Sonal Construction Advisory (P) Ltd  
Century Commercial (P) Ltd.

1097

Sujana Das  
Adv.  
H.C. Cal



by faith Hindu, by occupation Service, by Nationality Indian residing at 7, J.L. Neharu Road, Metro Cinema, Dharmatala, Kolkata - 700013, Post Office Dharamtalla, Police Station New Market.

- 3.4 **M/s. EDENCITY PROPERTIES PRIVATE LIMITED (EPPL), (CINU45207WB2008PTC129900)(PAN AACCE0989R)**, a Company governed by the Companies Act, 2013, having its registered office at Ideal Plaza, North Block, N 410, 11/1, Sarat Bose Road, Kolkata - 700020. Police Station - Bhawanipore, Post Office - Elgin Road, duly represented by its Authorised Signatory **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyannagar, Pin-743398, Post Office Kanyannagar, Police Station Kanyannagar.

(Collectively, **UDPL Group/ Owners No. 2**, include successors-in-interest).

**AND**

- 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 its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata - 700 017, 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 its Director **Mr. Varun Goenka, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, 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 its Director **Mr. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, 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 Town, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.
- 3.9 **M/s. SAI DEALMARK PRIVATE LIMITED (SDPL), (CIN U51909WB2010PTC153543) (PAN AAOCS9489C)** 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. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, 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 AAPCS0193Q)** 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. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, 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. 4<sup>th</sup> Floor. Kolkata - 700 013, Police Station - Muchipara, Post Office - Dharmatala, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, 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. 4<sup>th</sup> Floor. Kolkata - 700 013, Police Station - Muchipara, Post Office - Dharmatala, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri

Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.

- 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. 4<sup>th</sup> Floor. Kolkata - 700 013, Police Station - Muchipara, Post Office - Dharmatala, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, 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 its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata - 700 017, 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 Sarani, duly represented by its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National

Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata - 700 017, 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 24, Hemanta Basu Sarani, Mangalam-A, 3<sup>rd</sup> Floor, Room No.309, Kolkata-700001, Post Office GPO, Police Station Hare Street, duly represented by its Director **Mr. Aditya Maheswari (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Business, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.
- 3.17 **M/s. CENTURY COMMOSE PRIVATE LIMITED (CCPL), (CIN U51909WB2008PTC129955) (PAN AAEC6690H)** a Company governed by the Companies Act, 2013, having its registered office at 24, Hemanta Basu Sarani, Mangalam-A, 3<sup>rd</sup> Floor, Room No.309, Kolkata-700001, Post Office GPO, Police Station Hare Street, duly represented by its Director **Mr. Aditya Maheswari (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Business, 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 its Authorized Signatory **Mr. Varun Goenka, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, 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 its Authorised Signatory **Mr. Niranjan Kumar Rai (PAN AHKPRO235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Service, by Nationality Indian residing at 7, J.L. Neharu Road, Metro Cinema, Dharmatala, Kolkata - 700013, Post Office Dharamtalla, Police Station New Market.

(Collectively, **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 Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, duly represented by its Director **Mr. Varun Goenka, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.

**(Developer, includes successors-in-interest).**

Owners No. 1, Owners No. 2, Confirming Party No. 1, Confirming Parties No. 2 and Developer are individually referred to as **Party** and collectively referred to as the **Parties**.

**NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BY AND BETWEEN THE PARTIES AS FOLLOWS:**

**1. SUBJECT MATTER OF AGREEMENT**

- 1.1 **Supplementary Development Agreement:** This Agreement is and shall remain supplementary to the Development Agreement dated 1<sup>st</sup> June, 2022, registered in the office of the District Sub-Registrar II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2022, at Pages from 268356 to 268440, Being No. 160207169 for the year 2022 (**Said Phase II Development Agreement**) and the terms and conditions as agreed and modified herein shall be read in continuation with the Said Phase II Development Agreement as and where required.
- 1.2 **Extension of Vivek's Property:** The Owners No. 1 alongwith Owners No. 2, Confirming Party No. 1, Confirming Parties No. 2 and the Developer, post executing the Said Phase II Development agreement has jointly acquired through a registered Deed of Conveyance dated 27.09.2022 registered before District Sub Registrar III, Alipore, South 24 (pgs), recorded in Book No. I, Volume 1603 - 2022, Pages 602126 -to 602203 being No. 160318490 for the Year 2022 land admeasuring 13(*Thirteen*) *Cottahs* more or less, together with structures standing thereon, lying and situate at Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within the limits of Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, from the previous Owners as per the terms stated therein, free from encumbrances, charges,

attachments, mortgages, liens, *lispendens*, trusts, *debuttars*, *wakf*, acquisitions, requisitions, vesting etc. of any nature whatsoever, by virtue of the events and in the circumstances described in the **5th (Fifth) Schedule** below (**Devolution of Title**) out of which land admeasuring 9 (Nine) *Cottahs* 8(*Eight*) *Chittacks* more or less lying and situate at Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within the limits of Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata is being brought in by the Owner No.1 herein to be made Part V of the Vivek's Property, for the purpose of Said Phase II Development Agreement as described under First Schedule of the Said Phase II development Agreement, morefully described under 1<sup>st</sup> (First) Schedule herein as PART V of Vivek's property.

- 1.3 **Property of Owner No 1:** Property of Owner No 1 as defined under clause 5.2 of the Said Phase II Development Agreement shall now read as, "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. 53A, Canal Circular Road, Kolkata 700054, more fully described in **Part I** of the **2<sup>nd</sup> Schedule** below (b) land admeasuring 6 (Six) Bigha, 13 (Thirteen) *Cottahs* and 11(Eleven) *chittacks*, more or less, comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, more fully described in **Part II** of the **2<sup>nd</sup> Schedule** below and (c) land measuring 9 (nine) *Cottahs*, 3 (three) *Chittacks* and 5 (five) *square feet*, more or less, comprised in Municipal Premises No. 67, Canal Circular Road (now renumbered as 67/1C Canal Circular Road), Kolkata 700054, more fully described in **Part III** of the **2<sup>nd</sup> Schedule** below (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 **2<sup>nd</sup> Schedule** below, 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 exclusively for the use of Owner No.1, Owner No. 2, Confirming Party No.1 and Confirming Party No. 2, and (e) land admeasuring 9 (Nine) *Cottahs 8(Eight) Chittacks more or less* comprised at Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, more fully described in **Part V** of the **2nd Schedule below** (collectively, **Vivek's Property**) as per the **Plan** annexed hereto".

## **2. DEFINITIONS**

- 2.1 **Said Premises:** The Schedule of the Said Premises as defined under the 4<sup>th</sup> (Forth) Schedule of the Said Phase II Development Agreement shall include Part V of the Vivek's Property as defined under 1<sup>st</sup> (First) Schedule herein and the Said 4<sup>th</sup> (Forth) Schedule of the Said Phase II Development Agreement of Said Premises shall be replaced and amended and read with the 3<sup>rd</sup> (Third) Schedule herein under as such and the definition of the Said Premises as defined under Clause 4.8 of the Said Phase II Development Agreement shall accordingly stand modified and altered for the purpose of the Said Phase II Development Agreement.
- 2.2 **Said Property:** The Schedule of the Said Property as defined under the 5<sup>th</sup> (Fifth) Schedule of the Said Phase II Development Agreement shall include Part V of the Vivek's Property as defined under 1<sup>st</sup> (First) Schedule herein and the Said 5<sup>th</sup> (Fifth) Schedule of the Said Phase II Development Agreement of Said Property shall be replaced and amended and read with the 4<sup>th</sup> (Forth) Schedule herein under as such and the definition of the Said Property as defined under Clause 4.9 of the Said Phase II Development Agreement shall accordingly stand modified and altered for the purpose of the Said Phase II Development Agreement.
- 2.3 Unless otherwise contrary to the subject or context, the words, terms and expressions used in this Agreement, shall have the

same meaning as defined in the Said Phase II Development Agreement other than clause 4.8 and 4.9 of the Said Phase II Development Agreement which is duly modified and altered herein.

### **3. BACKGROUND AND REPRESENTATIONS**

- 3.1 **Representations True and Correct:** All the representations, warranties and undertakings of Owners No. 1, Owners No. 2, Confirming Party No. 1 and Confirming Party No. 2 and the Developer, contained in the Said Phase II Development Agreement shall be applicable herein *mutatis mutandis* and if it is found that any representation made herein are not true and correct anytime during the Development process, the Owners No. 1, Owners No. 2, Confirming Party No.1 , Confirming Party No.2 and the Developer shall take such steps as necessary for rectifying any defect and or liabilities in respect to their respective property or obligations. Further, be it noted that in case any such information or objection is found in this regard then the Owners No. 1, Owners No. 2, Confirming Party No.1 and Confirming Party No.2 shall take all such necessary steps to mitigate the risk in respect of their respective properties at their own cost and keep the other Parties indemnified from any losses of whatsoever nature.
- 3.2 **Pending Charge:** The Owners No. 1 represent that there is an already existing charge of Standard Chartered Bank on Premises No. 54, Canal Circular Road, Kolkata 700054 and save as this the Owners No. 1 and Owners No. 2 represent that the Vivek Group's property and UDPL's property are otherwise free from all other charges, mortgages, liens and *lis pendens*. The Owners 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 Phase I Land to enable the Developer to embark upon

development work of the Said Property in terms of this Agreement without any legal impediment.

Owners No. 1 hereby acknowledge and confirm 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. Owners No. 1 further confirm that they are not restricted by the secured banker to create any third party rights over the Said Property and that the existing mortgage shall never determine this agreement under any circumstance. The Owners No. 1 hereby undertake to indemnify the Owners No. 2, Confirming Party No. 1, Confirming Parties No. 2 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.

**Developer's Representations:** The Parties have agreed that all representations by the Developer contained in the Phase II Development Agreement shall be applicable here *mutatis mutandis*.

#### **4. FINAL TERMS AND CONDITIONS**

- 4.1 Pursuant to the above and relying on the representations made by the Owners No. 1, the Owners No. 2, the Confirming Party No.1, the Confirming Party No. 2 and the Developer to each other in the Said Phase II Development Agreement and the terms agreed upon amongst the Owner No.1, Owner No. 2 , Confirming Party No.1, Confirming Party No. 2 and the Developer in the Said Phase II Development Agreement, the final terms and conditions for development of the Said Property, as defined under the Said Phase II Development Agreement, will be applicable as such by including Part V of the Vivek's Property, as defined herein under 1<sup>st</sup> (First) Schedule, are being recorded by this Agreement.
- 4.2 It is hereby agreed between the Owner No.1, Owner No. 2, Confirming Party no.1, Confirming Party No. 2 and the Developer that entitlement of the Owners No.1 as defined under Clause 12.2(i)(a) being 27.8% proportionate saleable area out of

the Owner's Allocation share of 49% (Forty Nine Percent) in the Total Saleable in the Said Block II/Phase II together with applicable proportionate Land share as provided in clause 12.1 of the Said Phase II Development Agreement 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 proportionate car parking spaces in Block II/Phase II shall now be upon the area of Land being Part I, Part II, Part III, Part IV and Part V of Vivek's Property, being capable of amalgamation and/or amalgamated to make Said Premises.

- 4.3 It is hereby agreed between the Owner No.1, Owner No. 2, Confirming Party no.1, Confirming Party No. 2 and the Developer that the entitlement of Owner No. 2 and Confirming Party No.1 as defined under Clause 12.2(ii)(a) shall be the balance portion of Owner's 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 in clause 12.2 (i)(a) of the Said Phase II Development Agreement read with clause 7.2 above in the Said Block II/Phase II to be constructed upon the area of Land being Part I, Part II, Part III, Part IV and Part V of Vivek's Property and UDPL's Property, being capable of amalgamation and/or amalgamated to make Said Premises.
- 4.4 The Confirming Party No. 2 was entitled to certain percentage of area out of the total saleable area in Said Phase I Project as per the terms of Said Phase I Development Agreement in Phase I. Further the Developer has entered into Said Phase II Development Agreement with Owner No. 1, Owner No.2, Confirming Party No.1 and Confirming Party No.2 for carrying out Development work at Said Premises/Said Property. Now, Confirming Party No.1, Confirming Party No.2, EPPL and Developer have agreed that the Confirming Party No.2 shall herein in lieu of certain extra saleable area, other than it's

entitlement over Said Phase I, in consideration of transfer of landed areas inter se with that of the Owner No.1 and Owner No.2 hereto for the purpose of amalgamation as well as Development of Said Phase II and further extension of Said Project beyond Phase II, as applicable relinquishes all the rights, interest and claim over the Said Phase II Project including extension if any and the Confirming Party No.2 shall not have any further claim of any nature whatsoever save and except the areas as mentioned in the table as under in totality which will be the final allocation towards Said Phase I and towards consideration for the purpose as stated herein respectively and shall be treated as finally made over after it is mutually allocated in Said Phase I Project by Confirming Party No.1, Developer and EPPL in favour of Confirming Party No.2 through a separate Allocation Agreement and further if the layout/area of the units as allocated in Said Phase I Project and/or otherwise as mutually agreed are different (whether in excess or shortage) to what is agreed herein due to internal changes and/or alteration and/or already approved drawings the same shall be treated as the final area for the purpose of fulfillment of the consideration as agreed herein and the Confirming Party No. 2 will not claim any further amount in any manner whatsoever:

<b>S.No.</b>	<b>Company (Being Group of Confirming Party No. 2)</b>	<b>Area in Consideration</b>
1	Sunidhi Complex Pvt Ltd	4,778.00
2	Sai Dealmark Pvt Ltd	4,778.00
3	Bhagwati Vinimay Pvt Ltd	4,724.00
4	Saral Construction Advisory Pvt Ltd	3,567.00
5	Century Commosale Pvt Ltd	3,483.00
6	Jansampark Vintrade Pvt Ltd.	4,276.00
7	Shivshakti Vincom Pvt. Ltd.	3,567.00
8	Trance Tradelink Pvt. Ltd.	3,477.00
9	Trance Dealcom Pvt. Ltd.	3,483.00
10	Supersoft Vincom Pvt. Ltd.	3,519.00
11	Viswakarma Marcom Pvt. Ltd.	3,575.00
12	Sudama Commodeal Pvt. Ltd.	3,519.00
13	Sunidhi Realty Pvt Ltd	3,567.00

Hence, the Confirming Party No.2 (other than SEPL) after getting the area in lieu of consideration as stated herein above shall not claim and/or have any right, title and or interest over the Said Phase II project and/or any further Future Projects/Phases in any manner whatsoever and they shall be co-operate being the Owner in smooth development of the Said Phase II Project/Future Projects as and when called upon or through it's Power of Attorney as granted.

- 4.5 It is hereby agreed between the Owner No.1, Owner No. 2, Confirming Party no.1, Confirming Party No. 2 and the Developer that entitlement of the Confirming Party No. 2 as defined under Clause 12.2(iii) shall remain as such and Confirming Party No. 2 will not be entitled to claim any share and/or entitlement over any component of Block II/Phase II 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 including Part V of the Vivek's Property other than what will be allotted under the previous Development Agreement dated 14<sup>th</sup> March, 2013 and as per the terms of this Agreement in Phase I/Block I. Further the Confirming Party No.2 ensures and undertake to indemnify and not to raise any objection in any further Development in adjoining property and/or land and also not to claim any share over any component thereof.
- 4.6 It is hereby agreed between the Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party No. 2 and the Developer that the entitlement of Developer as defined under Clause 13.1 of the Said Phase II Development agreement being 51% (Fifty One Percent) of saleable area together with proportionate car parking spaces as applicable alongwith the proportionate Land Share (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 5<sup>th</sup> Schedule of Said Phase II Development Agreement including Part V of Vivek's Property mentioned under 1<sup>st</sup> Schedule which

is now morefully described as Said Property under 4<sup>th</sup> Schedule hereunder.

- 4.7 The Owner No. 1 and Owner No. 2 understands that Confirming Party No.1, Confirming party No.2 and Developer have entered into a registered Development Agreement dated 14.03.2013 for the purpose of Development over Said Land as described under 3<sup>rd</sup> (Third) Schedule of the Said Phase II Development Agreement (**Said Phase I Development Agreement**). Pursuant to transfer of proportionate share over Said Land to the Owner No.1 and Owner No.2, they have agreed and accepted not to claim any area and/or interest and/or benefit under the said Phase I Development Agreement and further they accept and understand that they have been made Owner for proportionate share of the Said Land only for the purpose of amalgamation of the same with Phase II over Said Property as defined under 4<sup>th</sup> Schedule herein as per the terms and conditions contained under Said Phase II Development Agreement.
- 4.8 It is the obligation of Owner No.1 and Owner No. 2 upon getting ownership over the Said Land of the Said Phase I Development Agreement as per the terms and conditions of the Said Phase II Development Agreement grant the Developer and the Confirming Party 1 and/or their nominees such necessary separate Power of Attorney simultaneously upon execution of this Agreement which shall not be limited to but includes to prepare and/or obtain permission, notice, no objection, execution and registration of agreement for sale, sale deed, mortgages, conveyances in respect of the respective allocations of the Developer and the Confirming Party 1 in the Said Phase I and further the Owner No.1 and Owner No. 2 shall adhere to including but not limited to all the existing formats of Agreements, correspondences, Deeds, declaration etc. relating to Phase I and shall never raise any objection to the same.
- 4.9 The Confirming Party No.1, Confirming Party No.2 and the Developer shall be entitled to prepare with mutual consent all

such Agreement for Sale, deeds, notices, letter and documents which will be required to be executed by the Owner No.1, the Owner No. 2, the Confirming Party No.1, Confirming Party No.2 and the Developer for the purpose of Said Phase I and in this regard necessary Power of Attorney will be given by the Owner No.1 and Owner No. 2 in favour of the Confirming Party No.1, Confirming Party No.2 and the Developer.

- 4.10 In furtherance to the terms contained herein, all the terms and representations of the Said Phase II Development Agreement in respect of the basic understanding such as appointment and commencement, amalgamation, sanction & construction, title deeds, powers & authorities, Owners' consideration, Developer's consideration, sale of units, marketing & project finance, completion & possession, other tax liabilities, maintenance scheme, common restrictions, obligations of the Developer, obligation of the Owners, indemnity by the Developer and the Owners, corporate warranties, limitation of liability, miscellaneous clause, no cancellation clause, force majeure clause, entire agreement clause, original copy clause, severance, reservation of rights, amendment & modification clause, notice, arbitration, jurisdiction and rules of interpretation, shall be identically applicable in this Supplementary Development Agreement with respect to Part V of the Vivek's Property as such as if this Supplementary Development Agreement is part of Said Phase II Development Agreement.
- 4.11 It is hereby agreed between the Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party's No. 2 and the Developer that the said Confirming Party No. 1 and Confirming Party's No. 2 hereby indemnify and agree to keep the said Owner's No. 1 and Owner's No.2 and Developer saved, harmless and indemnified of 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 Confirming Party No. 1 and Confirming

Party No. 2 in the Said Phase I land and/or any encumbrance or liability.

- 4.12 It is hereby agreed between the Owner No.1, Owner No. 2, Confirming Party No.1, Confirming Party's No. 2 and the Developer that the said Owner's No. 1 and Owner's No.2 hereby indemnify and agree to keep the said Confirming Party No. 1 and Confirming Party's No. 2 and Developer saved, harmless and indemnified of 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.

**FIRST SCHEDULE**  
**(PART V of VIVEK'S PROPERTY)**  
**(PART - I)**

**ALL THAT** the undivided and undemarcated portion of the land admeasuring 8 (Eight) Cottahs 8 (Eight) Chittacks more or less out of the 13 (*Thirteen*) Cottahs in the Northern Side of the Common Passage together with shed and structure thereat admeasuring 6120 sq.ft further together with right in common passage being part and parcel of Premises No 67 Canal Circular Road, Kolkata under Ward No. 31 of Kolkata Municipal Corporation, P.S. Phoolbagan, P.O. Kankurgachi.

**(PART - II)**

**ALL THAT** the undivided and undemarcated portion of the land admeasuring 1 (One) Cottah more or less out of out the 13 (*Thirteen*) Cottahs in the Northern Side of the Common Passage togetherwith shed and structure thereat admeasuring 720 sq.ft further together with right in common passage being part and parcel of Premises No 67 Canal Circular Road, Kolkata under Ward No. 31 of Kolkata Municipal Corporation, P.S. Phoolbagan, P.O. Kankurgachi.

Land measuring 9 (Nine) *Cottah*, 8 (Eight) *Chittack*, more or less, together with structures therein admeasuring 6840 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 by:**

- ON THE NORTH** : Premises No. 54 and 57 Canal Circular Road  
Kolkata
- ON THE SOUTH** : 12' wide Common Passage
- ON THE EAST** : Premises No. 54 Canal Circular Road, Kolkata
- ON THE WEST** : Part of 67 Canal Circular Road, Kolkata (now  
renumbered as 67/1C Canal Circular Road)

**SECOND SCHEDULE**

**(Owners 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** :Premises No. 53B, Canal Circular Road, Kolkata;
- ON THE SOUTH** :Premises No. 67, Canal Circular Road, Kolkata;
- ON THE EAST** :32" wide Common Passage;
- ON THE WEST** :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** :Premises No. 52, Canal Circular Road, Kolkata;  
**ON THE SOUTH** :Partly Premises No. 67, Canal Circular Road,  
 Kolkata and Partly 20" wide Canal Circular Road;  
**ON THE EAST** :Premises No. 53, Canal Circular Road, Kolkata;  
**ON THE WEST** :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 (now renumbered as 67/1C Canal Circular Road), Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.

**Butted and bounded as:**

- ON THE NORTH** :Premises No. 53, Canal Circular Road, Kolkata;  
**ON THE SOUTH** : 20" wide Canal Circular Road;  
**ON THE EAST** : 32" wide Common Passage;  
**ON THE WEST** :Premises No. 54, Canal Circular Road, Kolkata.

**PART IV**

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** : Premises No. 52, Canal Circular Road, Kolkata;  
**ON THE SOUTH** : 20" wide Canal Circular Road;  
**ON THE EAST** : Premises No. 47, Canal Circular Road, Kolkata;

**ON THE WEST** : Partly by Premises No. 53, Canal Circular Road,  
Partly by Premises No. 67, Canal Circular Road and  
Partly by Premises No. 52, Canal Circular Road.

**PART V**

The Land measuring 9 (Nine) *Cottah*, 8 (Eight) *Chittack*, more or less, together with structures therein admeasuring 6840 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 by:**

**ON THE NORTH** : Premises No. 54 and 57 Canal Circular Road  
Kolkata

**ON THE SOUTH** : 12' wide Common Passage

**ON THE EAST** : Premises No. 54 Canal Circular Road, Kolkata

**ON THE WEST** : Part of 67 Canal Circular Road, Kolkata  
(now renumbered as 67/1C Canal Circular Road)

(Note: The Owner's No. 1 Property shall mean the land area of Vivek's Property available for Development and Construction of Block II/ Phase II as defined under Clause 5.1 above which is amended and/or modified by Part V of Vivek's Property as described under 1<sup>st</sup> (First) Schedule above and shall read with the 1<sup>st</sup> (First) Schedule of the Said Phase II Development Agreement)

**THIRD 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 (now renumbered as 67/1C Canal Circular Road), Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (d) The Land measuring 07 (Seven) *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,
- (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 measuring 9 (Nine) *Cottah*, 8 (Eight) *Chittack*, more or less, together with structures therein admeasuring 6840 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** : 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 as defined under Clause 5.1 above which is amended and/or modified and shall read with the 4<sup>th</sup> (Fourth) Schedule of the Said Phase II Development Agreement)

**FOURTH SCHEDULE**  
**(Said Property)**

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

- (a) 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) 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) 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 (now renumbered as 67/1C Canal Circular Road), Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,

- (d) 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) 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,
- (f) Land measuring 9 (Nine) Cottah, 8 (Eight) Chittack, more or less, together with structures therein admeasuring 6840 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (g) 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, Kolkata (Coast Guard);

**On the South By** : Partly by 58 Canal Circular Road, Kolkata Partly by 53A Canal Circular Road, Kolkata, Partly by

20' wide Canal Circular Road and Common Passage

**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 Phase I Land), as far as permissible by the Municipal Laws and extent thereof and the Said Property shall read with 5<sup>th</sup> (Fifth) Schedule of the Said Phase II Development Agreement.)

**FIFTH SCHEDULE**  
**(DEVOLUTION OF TITLE)**

- A. By a registered Deed of Conveyance dated 20<sup>th</sup> June, 1941 registered with Sub-Register, Sealdah in Book No. I, Volume No. I, Pages 62 to 68, being Deed No. 1356 for the year 1941 one Kalipada Mondal, since deceased son of Late Narayan Chandra Mondal purchased various landed properties including All That the Premises No. 67, Canal Circular Road, Calcutta admeasuring 1 Bigha, 7 cotthas 1 chittacks 30 square feet more or less (hereinafter for the sake of convenience is referred to as the **Larger Premises**).
- B. The said Kalipada Mondal died intestate on 10.12.1970 leaving behind him his wife Smt. Pannamoyee Mondal, five sons Satya Charan Mondal, Bhupati Charan Mondal, Sripati Charan Mondal, Balaram Mondal and Nemaï Chandra Mondal and four daughters namely Smt. Saila Bala Mondal, Radha Rani Mondal, Yogomaya Mondal and Smt. Lina Maity and thus the various properties left by the said Kalipada Mondal including all that the Premises No. 67, Canal Circular Road, Calcutta devolved upon his heirs in accordance with Hindu Law of Succession.

- C. One of the sons of namely Satya Charan Mondal having died his heirs being sons, namely Niranjan Mondal, Arun Kumar Mondal Uday Mondal, Tapan Kumar Mondal, and Swapan Kumar Mondal all collectively along with their sisters namely Smt. Bimala Dhawa, Smt. Pramila Roy, Smt. Niva Halder and Sikha Chanda collectively filed a suit for partition against the other large number of heirs and heiress of the said ancestor Kalipada Mondal in the Learned Civil Judge at Sealdah being Title Suit No. 84 of 1999 (Niranjan Mondal & Ors. -Vs- Nema Chandra Mondal & Ors.).
- D. In the said suit the various properties jointly belonging to the heirs and heiress of Late Kalipada Mondal, since deceased, were partitioned by metes and bounds by filing a compromise petition dated 18.01.2001 setting out in detail the manner in which the various properties and/or parts or portions were demarcated and allotted to the various members of family and/or group of heirs including in respect of two of the Premises as were involved therein being Nos. 53 and 67, Canal Circular Road, Calcutta and on the basis of the said petition of compromise, a final order and decree dated 30<sup>th</sup> April, 2001 was passed by the said Court and the parties were directed to take steps accordingly.
- E. It was shown in the said Compromise Petition filed in the said suit that the total area of one of the then Premises No. 53, Canal Circular Road, Calcutta comprised of an area of 4 (four) Bigha 5 (Five) Cottahs 2 (Two) Chittacks 30 (Thirty) Square feet and that of the Premises No. 67, Canal Circular Road, Calcutta comprised of an area of 1 Bigha 7 Cottahs 1 Chittacks and 30 Square Feet and the areas of the said Premises Nos. 53 and 67, Canal Circular Road, Calcutta - 700 054 were further divided and distributed amongst the various heirs and heiress and/or parties to the said suit along with ownership right in or upon the abutting portion of the area which were also carved out and were set apart as common passages as stated below in the manner set aside there under by depicting on the several plans

prepared for the said purposes and attached to the said compromise petition as part thereof.

- F. It is recorded that for the purpose of accessing the separate plots allotted to separate parties and/or groups of parties demarcated out of the said various premises, various common passages were carved out from the respective properties themselves which consisted of one major arterial common passage admeasuring 32 feet wide and other several common passages of 12 feet wide collectively herein referred to as the said Common Passage and the allotment of plots to each of the parties was further together with the right over such common passages for easement.
- G. Thus, it was set out under the said partition decree dated 30<sup>th</sup> April, 2001 that the aforesaid Premises Nos. 53 and 67 Canal Circular Road, Calcutta including the abutting portions of the common passage were divided by way of demarcation and allotted to the Parties in the following manner :-
- (i) Plot - A as shown in the Partition Plan No. 11 admeasuring 2 cottahs 11 chittacks 24 square feet out of 67 Canal Circular Road, described as Plot -A was allotted to the plaintiffs namely Niranjana Mondal and others.
  - (ii) Plot - B as shown in the Partition Plan No. 11 consisted of an area 16 cottahs 25 square feet demarcated out of the Premises No. 67, Canal Circular Road and was allotted to the group of plaintiffs and the group of defendants in undivided 1/4<sup>th</sup> share each whereupon they became entitled to undivided 1/4<sup>th</sup> share each in such plot - B; where group of plaintiffs being Niranjana Mondal and Ors. became entitled to 1/4<sup>th</sup> share thereof one Nimai Chandra Mondal and Ors. being the Defendant No. 1 also became entitled to 1/4<sup>th</sup> share thereof; the group of Defendants namely Anjan Kumar Mondal and others were also allotted undivided 1/4<sup>th</sup> share thereof and lastly another group of defendants namely Debabrata Mondal and others were allotted undivided 1/4<sup>th</sup> share thereof of Plot - B.

- (iii) Further, one Radha Rani Sarkar being the Defendant No. 21 was exclusively allotted a demarcated portion of the Premises No. 67, Canal Circular Road which was in fact 67A, Canal Circular Road, Kolkata being Plot No. 6 comprised an area of 9 cottas 3 chittacks 5 square feet as mentioned under Plan 9 of the Said Compromise Petition.
- (iv) Thus, the area of Premises No. 67, Canal Circular Road, Calcutta was aggregating to the distribution 1 Bigha 7 Cottas 15 Chittack 9 Square Feet be it noted that the respective parties were further made entitled the share in the said abutting common passages on proportionate basis.
- (v) Similarly, the area of Premises No. 53, Canal Circular Road, Calcutta was also rendered into several separate plots and demarcated and were allotted to the group of the heirs and that also along with proportionate right in the abutting common passage to the intent that such allotment of plots in the subject premises were along with the transfer of proportionate right in the abutting common passage thereof.
- (vi) The Vendors, therein, have already sold a clearly demarcated portion of such Plot B on the Southern Eastern side admeasuring 3 Cottas 8 chittacks 25 sq.ft. by a registered Deed of Sale thereby, they are then left with an area of 13 cottas 0 chittacks 00 square feet of land described under the First Schedule thereto, separated by the area of common passage running through the same.
- (vii) That the land of Plot - B of such Partition Plan was offered for sale shown as allotted to the Vendors, therein, in different manners as per the said partition decree dated 30<sup>th</sup> April 2001, further together with proportionate share in the abutting common passages carved out of the breadth and length of the various properties namely Premises No. 51B, 53, 57A, 63 and 67, Canal Circular Road, Kolkata and the total of such area shown as common passages out of the total properties therein, provided thereof each of the divided plot is together with right in

proportionate manner over the abutting common passages admeasuring approximately 30 cottahs of land given away by way of common passages and thus the Vendors, therein, also similarly had the right of easement in respect of the entire common passages running in between various plots as a covenant running with the land which they are now transferring to the Purchasers, therein.

- (viii) That in course of time the said residue portions of the Premises No. 67, Canal Circular Road, Kolkata were occupied by the tenants and occupants but none of such occupants and/or tenants has ever claimed and/or declared themselves as Thika Tenants and the Vendors, therein, were still the full and absolute owners of the portion of the land offered for sale thereunder and thereby.
- (ix) **Absolute Ownership:** By virtue of a Deed of Conveyance dated 27.09.2022, registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas, recorded under Book No. I, Volume No. 1603-2022, at Pages 602126 to 602203, Being No. 160318490 for the year 2022, Niranjana Mondal & Ors. (as the Vendors therein) and AMVS Consultants Private Limited (as the Confirming Party therein), sold, conveyed and transferred the Said Property, i.e., land measuring 13 (thirteen) Cottah, more or less, together with structures standing thereon, lying and situate at Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within the limits of Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, as described in Part I of the Fourth Schedule above, together with right in Common Passage, being part and parcel of Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, within the limits of Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, to the Owners No. 1, Owners No. 2, Confirming Party No. 1/Owner No. 3 and Confirming Parties No. 2/Owners No. 4, herein which includes the Said

Adjacent Property as Defined under Part I and Part II of the 2<sup>nd</sup> (Second) Schedule thereat.

In the above mentioned circumstances, the Owners No. 1, Owners No. 2, Confirming Party No. 1/Owner No. 3 and Confirming Parties No. 2/Owners No. 4, became the joint and absolute owners of the Said Property together with right in Common Passage, free from encumbrances, charges, attachments, mortgages, liens, *lispendens*, trusts, *debuttars*, *wakf*, acquisitions, requisitions, vesting etc. of any nature whatsoever.

### **SIXTH SCHEDULE**

#### **(Specification of Construction and extent of Bare-shell 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.

**SEVENTH SCHEDULE**  
**(Common Areas, Portions and Amenities)**

- Entrance Lobby at the ground
- Lift machine room(s) and lift well(s)
- Water supply pipeline in the Project (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 co-owners of the Said Complex)
- Shafts
- Garbage chutes
- Rain water harvesting tank
- Landscaped areas
- Said Club Facility (to be decided at the time of Planning and Designing the Phase II Block)
- Lobbies on all floors and staircase(s)
- Water reservoir(s)/ 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
- Driveways, walkways

**(Note: The Common Area and the Club specifications mentioned herein are basic amenities and is subject to modifications for providing better amenities and facilities in the Said Complex/ Project)**

**5. Execution and Delivery**

**5.1 In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

**EXECUTED AND DELIVERED BY  
VIVEK GROUP/OWNER NO.1 AT  
KOLKATA IN THE PRESENCE OF:**

*Handwritten signature and initials*  
H.C.Cal

Vivek Bulb Industries Pvt. Ltd.  
*SS Shailendra Singh*  
Director

VIVEK BULB INDUSTRIES PRIVATE LIMITED

*Handwritten signature*

Mechano International Pvt. Ltd.  
*SS Shailendra Singh*  
Director

MECHANO INTERNATIONAL PRIVATE LIMITED

**EXECUTED AND DELIVERED BY  
UDPL GROUP/ OWNERS NO. 2 AT  
KOLKATA IN THE PRESENCE OF:**

*Handwritten signature and initials*  
H.C.Cal

UTSAV DEVELOPERS PVT. LTD.  
*Subhankar De*  
Director

UTSAV DEVELOPERS PRIVATE LIMITED

*Handwritten signature*

EDENCITY PROPERTIES PVT LTD  
*AP*  
Authorised Signatory

EDENCITY PROPERTIES PRIVATE LIMITED

**EXECUTED AND DELIVERED BY  
CONFIRMING PARTY NO. 1 AT  
KOLKATA IN THE PRESENCE OF:**

EDEN REALTY VENTURES PVT. LTD.

AS

  
Director

EDEN REALTY VENTURES PRIVATE LIMITED

**EXECUTED AND DELIVERED BY  
CONFIRMING PARTY NO. 2 AT  
KOLKATA IN THE PRESENCE OF:**



SUDAMA COMMODEAL PVT. LTD.

AS

  
Director

SUDAMA COMMODEAL PRIVATE LIMITED

VISHWAKARMA MARCOM PVT. LTD.

AS

  
Director

VISHWAKARMA MARCOM PRIVATE LIMITED

Sunidhi Estates Pvt. Ltd.

  
Director

SUNIDHI ESTATES PRIVATE LIMITED

V67



JANSAMPARK VINTRADE PRIVATE LIMITED

BHAGWATI VINIMAY (P) LTD.

  
Director

BHAGWATI VINIMAY PRIVATE LIMITED

SUNIDHI REALTY (P) LTD.

AP

  
Director

SUNIDHI REALTY PRIVATE LIMITED

SAI DEALMARK (P) LTD.

  
Director

SAI DEALMARK PRIVATE LIMITED

SUNIDHI COMPLEX (P) LTD.

  
Director

SUNIDHI COMPLEX PRIVATE LIMITED

SHIVSHAKTI VINCOM (P) LTD.

AP

  
Director

SHIVSHAKTI VINCOM PRIVATE LIMITED

TRANCE DEALCOM (P) LTD.

AP

  
Director

TRANCE DEALCOM PRIVATE LIMITED

Trance Tradelink Pvt. Ltd.

AP

  
Director

TRANCE TRADELINK PRIVATE LIMITED

EDENCITY PROPERTIES PVT LTD

AP

  
Authorised Signatory

EDENCITY PROPERTIES PRIVATE LIMITED

SARAL CONSTRUCTION ADVISORY (P) LTD.

AM Aditya Maheshwari  
Director

---

SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED

CENTURY COMMOSALE (P) LTD.

AM Aditya Maheshwari  
Director

---

CENTURY COMMOSALE PRIVATE LIMITED

SUPERSOFT VINCOM PVT. LTD.

Ms. Suman K. Ran  
Director

---

SUPERSOFT VINCOM PRIVATE LIMITED

**EXECUTED AND DELIVERED BY  
DEVELOPER AT KOLKATA IN THE  
PRESENCE OF:**

Sunidhi Estates Pvt. Ltd.

AM [Signature]  
Director

---

SUNIDHI ESTATES PRIVATE LIMITED

Drafted by me,

[Signature]

Advocate


























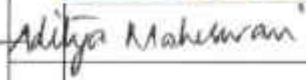











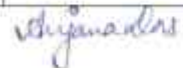



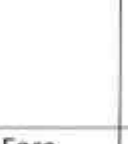






High Court Calcutta

Engagement No. F/2114/2011

**SPECIMEN FORM FOR TEN FINGERPRINTS**

 <i>Shaitendra Singh</i>					
	(Left Hand)				
					
	(Right Hand)				
 <i>Anil Kumar</i>					
	(Left Hand)				
					
	(Right Hand)				
 <i>Anil</i>					
	(Left Hand)				
					
	(Right Hand)				
 <i>Anil</i>					
	(Left Hand)				
					
	(Right Hand)				

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)					



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



080220232028667092

GRIPS Payment Detail

GRIPS Payment ID:	080220232028667092	Payment Init. Date:	08/02/2023 13:10:26
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8478430821139	BRN Date:	08/02/2023 13:10:47
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

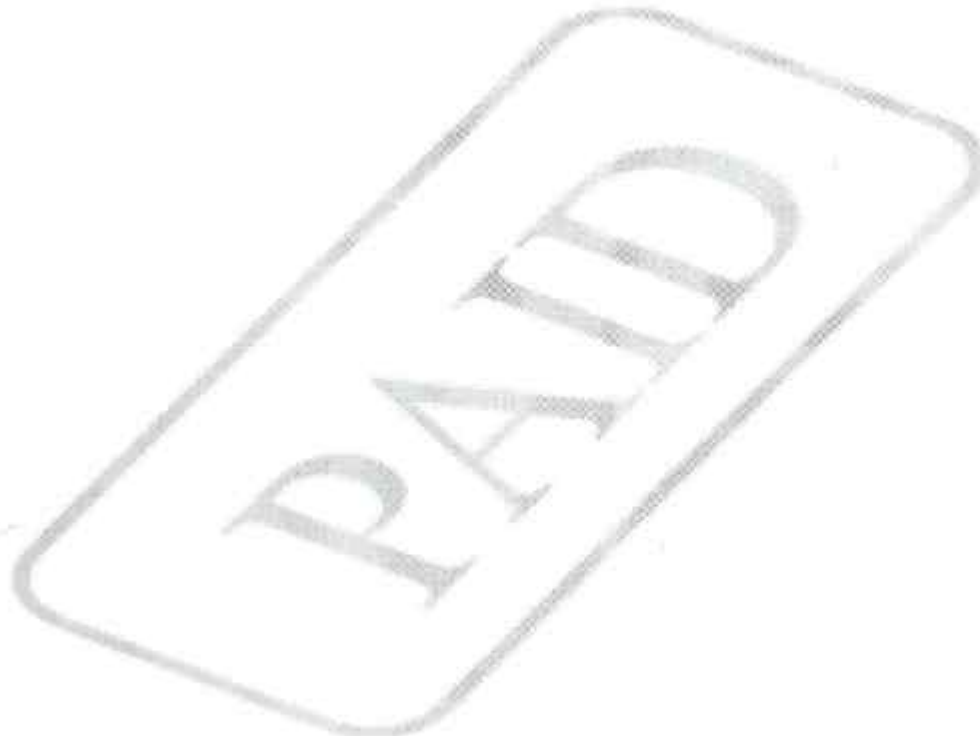
Depositor's Name: Ms SUNDIHI ESTATES PVT LTD  
Mobile: 9836059592

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230286670938	Directorate of Registration & Stamp Revenue	75041
<b>Total</b>			<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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





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



192022230286670938

GRN Details

GRN: 192022230286670938 Payment Mode: SBI Epay  
GRN Date: 08/02/2023 13:10:26 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8478430821139 BRN Date: 08/02/2023 13:10:47  
Gateway Ref ID: 230397258125 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 080220232028667092 Payment Init. Date: 08/02/2023 13:10:26  
Payment Status: Successful Payment Ref. No: 2000186831/1/2023  
[Query No\*/Query Year]

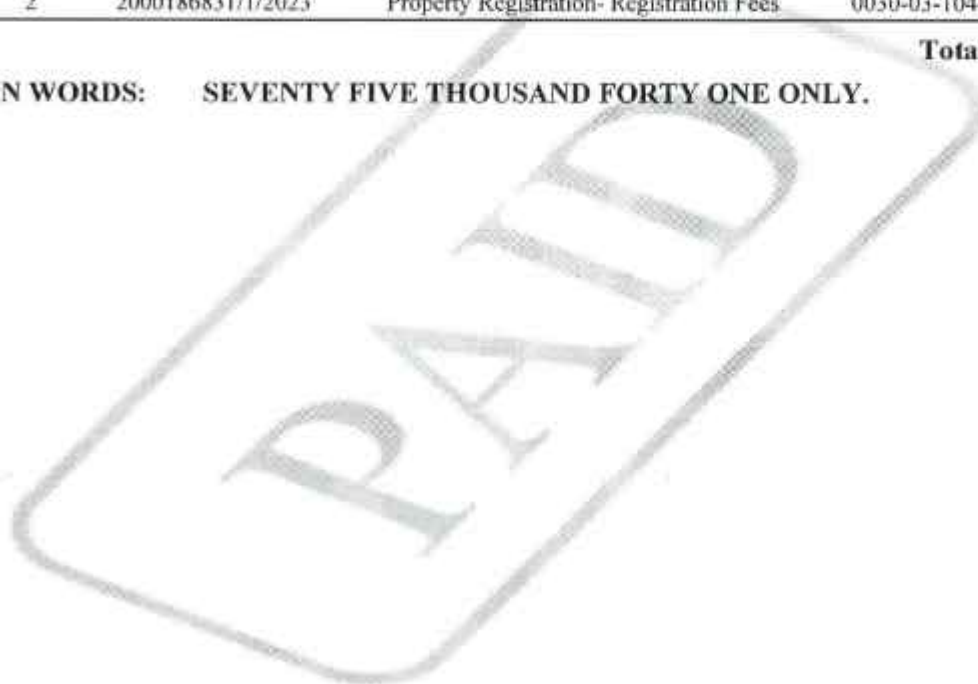
Depositor Details

Depositor's Name: Ms SUNDIHI ESTATES PVT LTD  
Address: P-243, LAKE TOWN, BLOCK - A, KOLKATA - 700089  
Mobile: 9836059592  
Period From (dd/mm/yyyy): 08/02/2023  
Period To (dd/mm/yyyy): 08/02/2023  
Payment Ref ID: 2000186831/1/2023  
Dept Ref ID/DRN: 2000186831/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000186831/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000186831/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.



## Major Information of the Deed

Deed No :	I-1603-02714/2023	Date of Registration	22/02/2023
Query No / Year	1603-2000186831/2023	Office where deed is registered	
Query Date	23/01/2023 4:19:46 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8240197802, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 127,03,69,740/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 53/- (Article:E, E, 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 : 700053

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
L5	(RS :- )		Bastu	9 Katha 8 Chatak		5,47,20,002/-	Property is on Road
<b>TOTAL :</b>				<b>30.8458Dec</b>	<b>0 /-</b>	<b>1076,80,004 /-</b>	

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

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: 53a53b47, , 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
L6	(RS :- )		Path		15 Katha 4 Chatak		8,78,40,003/-	Property is on Road
<b>Grand Total :</b>					<b>356.0104Dec</b>	<b>0 /-</b>	<b>12428,00,040 /-</b>	

**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
Floor No: 1, 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
Floor No: 1, 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/-	27,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 4000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L4	270 Sq Ft.	0/-	72,900/-	Structure Type: Structure
Floor No: 1, Area of floor : 270 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S5	On Land L5	6840 Sq Ft.	0/-	18,46,800/-	Structure Type: Structure
Floor No: 1, Area of floor : 6840 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>96110 sq ft</b>	<b>0 /-</b>	<b>275,69,700 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VIVEK BULB INDUSTRIES PRIVATE LIMITED</b> 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.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>MECHANO INTERNATIONALPRIVATE LIMITED</b> 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.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>UTSAV DEVELOPERS PRIVATE LIMITED</b> 12 U N Bramhachari Street, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>EDENCITY PROPERTIES PRIVATE LIMITED</b> City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>EDEN REALTY VENTURES PRIVATE LIMITED</b> City:- Not Specified, P.O:- DHARMATALLA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>SUNIDHI REALTY PRIVATE LIMITED</b> P 243 Lake Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>SAI DEALMARK PRIVATE LIMITED</b> P 243 Lake Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>SHIVSHAKTI VINCOM PRIVATE LIMITED</b> 1a, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>TRANCE TRADELINK PRIVATE LIMITED</b> 1a, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>TRANCE DEALCOM PRIVATE LIMITED</b> P 243 Lake Town, Block/Sector: A, 1a, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>SUDAMA COMMODEAL PRIVATE LIMITED</b> 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>VISHWAKARMA MARCOM PRIVATE LIMITED</b> 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED</b> P 243 LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	<b>CENTURY COMMOSE PRIVATE LIMITED</b> P 243 LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>JANSAMPARK VINTRADE PRIVATE LIMITED</b> P 243 LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>SUPERSOFT VINCOM PRIVATE LIMITED</b> 1A, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>BHAGWATI VINIMAY PRIVATE LIMITED</b> P 243 Lake Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>SUNIDHI COMPLEX PRIVATE LIMITED</b> P 243 Lake Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SUNIDHI ESTATES PRIVATE LIMITED</b> P 243 LAKETOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr NIRANJAN KUMAR RAI</b> Son of Mr KAMAL DEV RAI 7, J. L. NEHRU ROAD, METRO CINEMA, City:- , P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UTSAV DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), SUPERSOFT VINCOM PRIVATE LIMITED (as AUTHORISED SIGNATORY)
2	<b>Mr AMITAVA PATRA</b> Son of Mr AMIYA RANJAN PATRA City:- Not Specified, 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 DIRECTOR), SHIVSHAKTI VINCOM PRIVATE LIMITED (as DIRECTOR), TRANCE TRADELINK PRIVATE LIMITED (as DIRECTOR), TRANCE DEALCOM PRIVATE LIMITED (as DIRECTOR)
3	<b>Mr ADITYA MAHESWARI</b> Son of Mr ASOKE KUMAR MAHESWARI BC 70 SALT LAKE CITY, 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.:: ALxxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (as DIRECTOR), CENTURY COMMOSE PRIVATE LIMITED (as DIRECTOR)

4	<b>Mr ARYA SUMANT</b> Son of Mr SACHCHIDANANDA RAI 13 LOUDAN STREET, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, 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 (as DIRECTOR), SUDAMA COMMODEAL PRIVATE LIMITED (as DIRECTOR), VISHWAKARMA MARCOM PRIVATE LIMITED (as DIRECTOR)
5	<b>Mr ANUJ GOENKA</b> Son of Mr ASHOK KUMAR GOENKA 120 BANGUR AVENUE, City:- Not Specified, P.O:- BANGUR AVENUE, 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.:: AJxxxxxx2B, Aadhaar No: 30xxxxxxxx2470 Status : Representative, Representative of : SUNIDHI REALTY PRIVATE LIMITED (as DIRECTOR), SAI DEALMARK PRIVATE LIMITED (as DIRECTOR), BHAGWATI VINIMAY PRIVATE LIMITED (as DIRECTOR), SUNIDHI COMPLEX PRIVATE LIMITED (as DIRECTOR)
6	<b>Mr VARUN GOENKA (Presentant )</b> Son of Mr ASHOK KUMAR GOENKA 120 BANGUR AVENUE, City:- Not Specified, P.O:- BANGUR AVENUE, 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.:: Alxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JANSAMPARK VINTRADE PRIVATE LIMITED (as DIRECTOR), SUNIDHI ESTATES PRIVATE LIMITED (as DIRECTOR)
7	<b>Mr Shailendra Singh</b> Son of Mr Kamala Prasad Singh FE 330 Salt Lake City, Block/Sector: IB, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-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 INTERNATIONALPRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs ANJANA DAS</b> Daughter of Mr Sukhranjan Das High Court Kolkata, City:- Not Specified, P.O:- Gpo, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr NIRANJAN KUMAR RAI, Mr AMITAVA PATRA, Mr ADITYA MAHESWARI, Mr ARYA SUMANT, Mr ANUJ GOENKA, Mr VARUN GOENKA, , Mr Shailendra Singh

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec

6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3.69022 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
2	MECHANO INTERNATIONAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec

9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-12.2547 Dec

### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec

12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
14	CENTURY COMMOSALE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.842824 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
2	MECHANO INTERNATIONALPRIVA TE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec

14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.721875 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
2	MECHANO INTERNATIONALPRIVA TE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec

17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-0.870833 Dec
<b>Transfer of property for L6</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-1.39792 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 Sq Ft
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-833.33333300 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-3888.88888900 Sq Ft

2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
14	CENTURY COMMOALE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 Sq Ft
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-3888.88888900 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-222.22222200 Sq Ft
2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft

5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 Sq Ft
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-222.22222200 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-15.00000000 Sq Ft
2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft

8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-15.00000000 Sq Ft

#### Transfer of property for S5

Sl.No	From	To. with area (Name-Area)
1	VIVEK BULB INDUSTRIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
2	MECHANO INTERNATIONALPRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
3	UTSAV DEVELOPERS PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
4	EDENCITY PROPERTIES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
5	EDEN REALTY VENTURES PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
6	SUNIDHI REALTY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
7	SAI DEALMARK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
8	SHIVSHAKTI VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
9	TRANCE TRADELINK PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
10	TRANCE DEALCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft

11	SUDAMA COMMODEAL PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
12	VISHWAKARMA MARCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
14	CENTURY COMMOSE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
15	JANSAMPARK VINTRADE PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
16	SUPERSOFT VINCOM PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
17	BHAGWATI VINIMAY PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft
18	SUNIDHI COMPLEX PRIVATE LIMITED	SUNIDHI ESTATES PRIVATE LIMITED-380.00000000 Sq Ft

On 09-02-2023

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

Presented for registration at 17:25 hrs on 09-02-2023, 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 127,03,69,740/-

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

Execution is admitted on 09-02-2023 by Mr NIRANJAN KUMAR RAI, AUTHORISED SIGNATORY, UTSAV DEVELOPERS PRIVATE LIMITED (Private Limited Company), 12 U N Bramhachari Street, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; AUTHORISED SIGNATORY, SUPERSOFT VINCOM PRIVATE LIMITED (Private Limited Company), 1A, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mrs ANJANA DAS, , , Daughter of Mr Sukhranjan Das, High Court Kolkata, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr AMITAVA PATRA, DIRECTOR, EDENCITY PROPERTIES PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, SHIVSHAKTI VINCOM PRIVATE LIMITED (Private Limited Company), 1a, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, TRANCE TRADELINK PRIVATE LIMITED (Private Limited Company), 1a, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, TRANCE DEALCOM PRIVATE LIMITED (Private Limited Company), P 243 Lake Town, Block/Sector: A, 1a, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mrs ANJANA DAS, , , Daughter of Mr Sukhranjan Das, High Court Kolkata, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ADITYA MAHESWARI, DIRECTOR, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (Private Limited Company), P 243 LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, 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/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mrs ANJANA DAS, , , Daughter of Mr Sukhranjan Das, High Court Kolkata, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ARYA SUMANT, DIRECTOR, EDEN REALTY VENTURES PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, SUDAMA COMMODEAL PRIVATE LIMITED (Private Limited Company), 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; DIRECTOR, VISHWAKARMA MARCOM PRIVATE LIMITED (Private Limited Company), 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mrs ANJANA DAS, , , Daughter of Mr Sukhranjan Das, High Court Kolkata, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ANUJ GOENKA, DIRECTOR, SUNIDHI REALTY PRIVATE LIMITED (Private Limited Company), P 243 Lake Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, 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/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, BHAGWATI VINIMAY PRIVATE LIMITED (Private Limited Company), P 243 Lake Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, 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/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mrs ANJANA DAS, , , Daughter of Mr Sukhranjan Das, High Court Kolkata, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr VARUN GOENKA, DIRECTOR, JANSAMPARK VINTRADE PRIVATE LIMITED (Private Limited Company), P 243 LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SUNIDHI ESTATES PRIVATE LIMITED (Private Limited Company), P 243 LAKETOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mrs ANJANA DAS, , , Daughter of Mr Sukhranjan Das, High Court Kolkata, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 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 INTERNATIONALPRIVATE 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

Indetified by Mrs ANJANA DAS, , , Daughter of Mr Sukhranjan Das, High Court Kolkata, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

**On 10-02-2023**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2023 1:10PM with Govt. Ref. No: 192022230286670938 on 08-02-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 8478430821139 on 08-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by by online = Rs 75,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2023 1:10PM with Govt. Ref. No: 192022230286670938 on 08-02-2023, Amount Rs: 75,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 8478430821139 on 08-02-2023, Head of Account 0030-02-103-003-02

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

**On 22-02-2023**

**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 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 490, Amount: Rs.100.00/-, Date of Purchase: 08/02/2023, Vendor name: Tamal Dutta



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 83121 to 83179

being No 160302714 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.02.22 16:21:07 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/22 04:21:07 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)



DISTRICT SUB REGISTRAR III  
SOUTH 24 PGS., ALMORE  
09 FEB 2023