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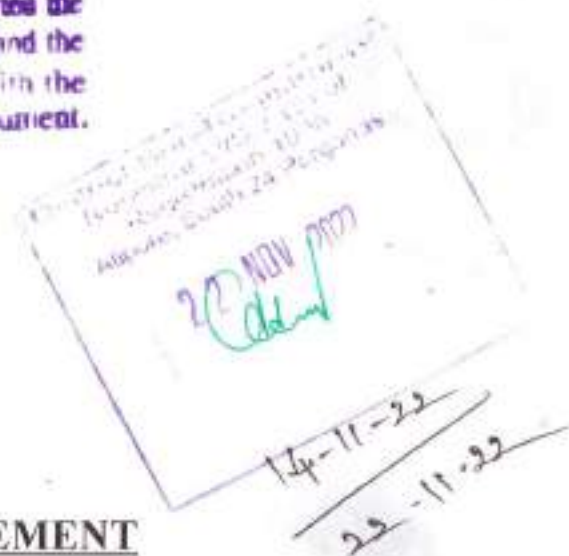


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Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of the document.



DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 14th day of November in the year Two Thousand Twenty-Two (2022)

BETWEEN

4-30 PM

14/11/22

Dr. [Signature]

[Signature]

[Signature]

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নং _____ তার _____
ক্রমিক নাম _____

ভেঃ সানোওয়াজ মণ্ডল
(SHANOWAJ MONDAL)

ভেঃ _____
মোঃ এ. ডি. এন. আর, বারুইপুর
জেলা - দক্ষিণ ২৪ পরগনা
মূল্য _____ 10

BISWAJIT MATI
Advocate
High Court, Calcutta

BISWAJIT MATI
Advocate
High Court, Calcutta
F/2182/1782/2019

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Biswajit Mati
Advocate
F/2182/1782/2019

(1) **GREENTECH INFRASTRUCTURE DEVELOPMENT PVT. LTD.**, (Having PAN No. AADCG 1277H) (CIN: U45400WB2008PTC124027), a private limited company incorporated under the meaning of Indian Companies Act, 1956 as extended by the Companies Act 2013 and having its registered office at 1050/138(C-1A) SURVEY PARK, KOLKATA – 700075, Post Office Santoshpur, Police Station Survey Park, District South 24 Parganas, (2) **HUPSON PROPERTIES LIMITED** (previously known as HUPSON TANNERY LIMITED) (Having PAN No. AABCH 2061A) (CIN: U45100WB2002PLC095252) a public limited company incorporated under the meaning of Indian Companies Act, 1956 as extended by the Companies Act 2013 having its registered office at 1050/138(C-1A) SURVEY PARK, KOLKATA – 700075, Post Office Santoshpur, Police Station Survey Park, District South 24 Parganas, **Sl. No. 1 & 2** are represented by its Constituted Attorney, **M/S. MIRANIA SWARN DEVELOPERS LLP** (Previously known **M/S. MIRANIA SWARN DEVELOPERS PRIVATE LIMITED** before Conversion to LLP as per provision of LLP Act, 2008) (Having PAN No. ABVFM1774H), a Partnership firm duly incorporated under the LLP Act, 2008 and having its registered address at 20/1M, East Topsia Road, P.O. Gobinda Khatick Road, P.S. Pragati Maidan, Kolkata 700 046 and represented by one of its Designated Partners, **BISHAN M. AGARWAL** (Having PAN No. AFJPA6544H & Aadhar No. 9925 8154 7662) son of Rambilas Agarwal, by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata 700020 [Vide Power of Attorney on 30-04-2022, duly registered with D.S.R.-IV at South Parganas and recorded in Book I, Volume No.1604-2022, Pages 179288 to 179312, Being NO. 160404930 for the Year 2022, which is subsisting with full force and effect] 3) **M/S. MIRANIA SWARN DEVELOPERS LLP** (Previously known **M/S. MIRANIA SWARN DEVELOPERS PRIVATE LIMITED** before Conversion to LLP as per provision of LLP Act, 2008) (Having PAN No. ABVFM1774H), a Partnership firm duly incorporated under the LLP Act, 2008 and having its registered address at 20/1M, East Topsia Road, P.O. Gobinda Khatick Road, P.S. Pragati Maidan, Kolkata 700 046 and represented by one of its Designated Partners, **RAHUL CHOKHANY** (Having PAN No. ACAPC2036Q & Aadhar No. 7231 7718 3683) son of Rajendra Kumar Chokhany, by faith Hindu, by Nationality Indian, by occupation business, residing at 14/2A, Mandeville Gardens, Police Station Gariahat, Post Office Ballygunge, Kolkata 700019 **AND 4) Mr. KISHAN MIRANIA AGARWAL** [PAN:: ADBPA8961E] [ADHAAR No.: 4108 0032 0762] [MOBILE NO.: 9830039000], son of Rambilas Agarwal, residing at 36/1B Lala Lajpat Rai Sarani, Police Station- Bhawanipore, Post Office—LLR Sarani, Kolkata—700020, hereinafter jointly referred to as the '**OWNERS**' (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective successors or successors-in-interest and permitted assigns) of the **ONE PART.**

AND

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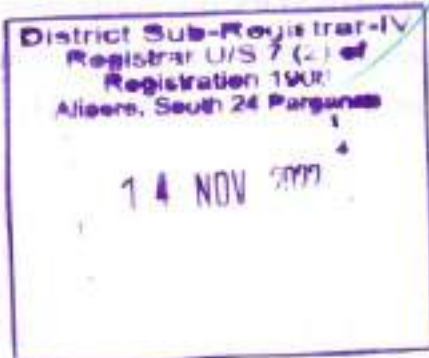
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Asst.



Biswajit Maji
Advocate
F/2182/1782/2019

M/s LAKHOTIA NIRMAN LLP, (PAN AAHFL7791G) having its registered office at 7/1 Gurusaday Road, Post Office Ballygunge, Police Station Karaya, Kolkata 700019, **Represented by its Designated Partner Mr. Angad Lakhota** (PAN ACNPL4617K & Aadhar No. 555454654528) son of Mr. Satish Lakhota resident of 7/1 Gurusaday Road, P.O Ballygunge, P.S Karaya, Kolkata 700019; hereinafter referred to and called as **DEVELOPER** ((which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and/or those who may carry on the business of LAKHOTIA NIRMAN LLP and their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**:

Owners and Developer individually **Party** and collectively **Parties**.

WHEREAS:

- A. **Property:** The Owners seized and possessed of and/or otherwise well and sufficiently entitled as the joint and absolute owner to **All That** the various pieces and parcels of land containing an area of 3.93 Acres more or less comprised in various Dags, recorded under various R.S. Khatian numbers in the name of the previous/ erstwhile Owners in Mouza Baruipur, J.L. No. 31, Police Station-Baruipur, within local limit of Madarat Gram Panchayat, in the District of South 24 Parganas, PIN 700144, fully described in the **First Schedule** hereunder written and hereinafter for the sake of brevity referred to as "the **said Property / said Premises**", absolutely and forever free from all encumbrances and liabilities whatsoever, a brief summary of the Said Property/ Said Premises, owned by respective owners are mentioned herein below:

MOUZA- BARUIPUR, J.L.- 31, DISTRICT SOUTH 24 PARGANAS				
R.S. DAG NO.	R.S. KH. NO.	OWNER SL. NO.	NAME OF OWNER	AREA (IN DEC.)
13919	3748	OWNER NO. 1	GREENTECH INFRASTRUCTURE PVT. LTD	25
			TOTAL=	25
13920	7001	OWNER NO. 2	HUPSON TANNERY LTD	52
13921	5103	OWNER NO. 2	HUPSON TANNERY LTD	21

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The Office of the Dist. Sub-Registrar

(Seal)



District Sub-Registrar-IV
Registrar D/S 7 (2) of
Registration 1900
Alipore, South 24 Parganas

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13922	48	OWNER NO. 2	HUPSON TANNERY LTD	27
13923	1978	OWNER NO. 2	HUPSON TANNERY LTD	12
		OWNER NO. 2	HUPSON TANNERY LTD	3
		OWNER NO. 2	HUPSON TANNERY LTD	3
13924	48	OWNER NO. 2	HUPSON TANNERY LTD	16
13925	56	OWNER NO. 2	HUPSON TANNERY LTD	8
13928	7001	OWNER NO. 2	HUPSON TANNERY LTD	14
13929	5103	OWNER NO. 2	HUPSON TANNERY LTD	99
13929/18023	5103	OWNER NO. 2	HUPSON TANNERY LTD	65
13929/18023	5103	OWNER NO. 2	HUPSON TANNERY LTD	29
			TOTAL=	349
13926	6876	OWNER NO.3	MIRANIA & SWARN	9
			TOTAL=	9
13927	4441	OWNER NO. 4	KISHAN M AGARWAL	10
			TOTAL=	10
			ALL TOTAL=	393

B. **Devolution of title:** Devolution of title of the **Owners** to the **said Property** is set out in the **Second Schedule** hereunder written.

C. **Representations and Warranties:** The Owners doth hereby represent assure and warrant in favour of the Developer as follows:

(i) **Ownership:**

- a) The Owner No. 1 & 2 along with Robert Lee son of F.C. Lee are absolute Owners of **All That** the various pieces and parcels of land containing an area of 12.459 Acres more or less comprised in various Dags, recorded under various R.S. Khatian numbers in the name of the previous/ erstwhile Owners in Mouza Baruipur, J.L. No. 31, Police Station-Baruipur, in the District of South 24 Parganas, fully described in the Part-I of Third Schedule,



- b) The Owner No. 3 & 4 along with other Firms of their Groups are absolute Owners of **All That** the various pieces and parcels of land containing an area of 3.435 Acres more or less comprised in various Dags, recorded under various R.S. Khatian numbers in the name of the previous/ erstwhile Owners in Mouza Baruipur, J.L. No. 31, Police Station-Baruipur, in the District of South 24 Parganas, fully described in the Part-II of Third Schedule,
- c) The properties mentioned in Part-I and Part-II of the Third Schedule are collectively referred as **"Entire Land"**,
- d) The Owners herein have jointly demarcated the Said Property out of the said Entire Land for the purpose of Development,
- e) The Owners are the full and absolute lawful owners of the said Property and the same is free from all encumbrances and liabilities whatsoever.
- (ii) **Mutation:** The Dags owned by the Owner and/or the share of the Owners therein (if and as applicable) forming the said Property have been mutated in the name of the Owners in the Records of Rights (B.L. & L.R.O.). The publication after Latest Revisional Settlement (L.R.) has not yet been made by the Land Department and after publication if there be any discrepancy / defect in mutation, the same shall be addressed by the Owners and its own costs.
- (iii) **Nature of Use:** The nature of use of the said Property is as mentioned in the **First Schedule** hereunder written has been converted to "Bastu" and/or "Housing Complex" for the concern Land Department as per provision of L.R. Act, 1955 for use of the said Property for the purpose of development envisaged in this agreement. The present nature of use of the Said Property are as follows:

Sl. no.	R.S		Nature of land	Area
	Dag	Khatian		
1	13919	3748	Housing complex	25
2	13920	7001	Housing complex	52
3	13921	2813	Housing complex	21
4	13922	48	Housing complex	27
5	13923	1978	Housing complex	18
6	13924	48	Housing complex	16
7	13925	56	Housing Complex	08
8	13926	6876	Bastu	09



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9	13927	4441	Bastu	10
10	13928	7001	Housing complex	14
11	13929	5103	Housing complex	99
12	13929/18023	5103	Housing complex	94

- (iv) **Free From All Encumbrances:** The said Property is free from all encumbrances mortgages charges liens lispendens attachments debutters trusts uses leases tenancies thika tenancies licences occupancy rights bargadars bhagchasis vestings claims demands acquisitions requisitions alignments and liabilities whatsoever or howsoever and the Owners has been exercising rights of ownership and possession without any let hindrance or objection.
- (v) **Possession:** That the entirety of the said Property is in khas peaceful vacant physical possession of the Owner and no one else has any right or claim with regard thereto.
- (vi) **Marketable Title of Owner:** The Owner has a good and marketable title to the said Property.
- (vii) **Agreement done by Owner Sl. NO. 1 & 2:** By and under an Agreement dated 30-04-2022 duly registered with D.S.R.-IV at South Parganas and recorded in Book I, Volume No. 1604-2022, Pages 183999 to 184038, Being NO. 160404917 for the Year 2022, the Owner Sl. NO. 1 & 2 together with Robert Lee son of F.C. Lee have entrusted Owner Sl. No. 3 for the Development of the land/ properties aggregating to 1245.94 Decimals spreading over several Plots/ Dags at Mouza Baruipur, J.L. No. 31, District South 24 Parganas, as mentioned in Part-I of the Third Schedule described hereunder and in pursuant of the said Development Agreement said Owner Sl. NO. 1 & 2 together with Robert Lee have also granted one Development Power of Attorney on 30-04-2022 unto said Owner Sl. No. 3 which was duly registered with D.S.R.-IV at South Parganas and recorded in Book I, Volume No.1604-2022, Pages 179288 to 179312, Being NO. 160404930 for the Year 2022.
- (viii) **Assignment:** Owner Sl. No. 3 assigning unto the Developer, it's right of Development over the several Plots/ Dags aggregating to land area of 374 Decimals, owned by Owner Sl. No. 1 & 2 within the said Property and appointing the Developer for the purpose of Development of the remain Plots/Dags aggregating to land area of 19 Decimals owned by Owner No. 3 & 4, within the said Property save and except the

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Sl. No.	Name of the Person	Age	Sex	Religion	Marital Status
1	Mr. [Name]	35	M	Hindu	Married
2	Mr. [Name]	45	M	Hindu	Married
3	Mr. [Name]	55	M	Hindu	Married

1. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

2. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

3. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

4. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

5. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

6. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

7. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

8. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

9. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.

10. The undersigned has been directed by the District Registrar, Alipore, to issue a notice to the person named in the above table, to appear before him on the date and at the place mentioned therein, for the purpose of recording his statement in relation to the matter mentioned in the above table.



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aforesaid Development agreement dated 30-04-2022, there is no subsisting negotiation and/or agreement with any person or persons for sale or transfer or lease or development or otherwise of the said Property and the Owners confirms that it shall not enter into any negotiation or agreement at any time hereafter save in favour of the Developer and/or its nominees.

- (viii) **No Power of Attorney:** Save and except the aforesaid Development Power dated 30-04-2022, the Owners have not executed any Power of Attorney in respect of the said Property for any purpose whatsoever in favour of any person, and the Owners confirms that it shall not execute any such power of attorney at any time hereafter provided as may be required to grant in favour of the Developer in terms of this agreement.
- (ix) **No Vesting :** That no part or portion of the said Property has vested in the State under the provisions of the local Land / Tenancy Laws, Act Or Statute applicable to the said Property nor is there any case pending under any such Act or Statute;
- (x) **No Excess Land and No Impediment in Transfer:** That the Owners or its predecessor never held nor holds excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other law or statute for the time being in force and that there is no impediment in the Owners' entering into this agreement and/or in selling conveying and transferring the said Property under the West Bengal Land Reforms Act, 1955 or any other law or statute for the time being in force;
- (xi) **Khajana and Taxes Paid :** That the Owners have made up-to-date payment of the Khajana and all other applicable rates and taxes in respect of the said Property, if there is any unpaid tax(es) till the execution of this agreement then shall make within 06 (six) months from the date hereof;
- (xii) **No Requisition or Acquisition or alignment:** The said Property or any part thereof is not affected by any requisition or acquisition or alignment or scheme of any authority or authorities under any law and/or otherwise.
- (xiii) **No Notice or Scheme:** That no portion of the said Property is affected by any notice or scheme or alignment of any Local Development Authority or the Government or any other Public or Statutory Body or Authority.

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District Sub-Registrar IV
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- (xiv) **No Attachment:** That the said Property is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever or howsoever and there never was or is now no Certificate Case or proceeding against the Owner or its predecessors-in-title for realization of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- (xv) **No Charge/Mortgage:** That the Owners have not created any registered or equitable mortgage or anomalous mortgage or charge or lien on the said Property or any part thereof and that the same is free from all charges encumbrances and liabilities whatsoever or howsoever save and except the Owners Sl. No. 1 & 2 have deposited original title deeds of their land within the said Property with Owner No. 3 in terms of said Development Agreement dated 30-04-2022.
- (xvi) **No Claim Adversely:** That there is no claim of any person or persons relating to the title or possession of the said Property or any part thereof adversely to the Owners or its predecessors-in-title;
- (xvii) **Not Subject To Any Right To Others etc.:** That the said Property or any part thereof is not affected by or subject to (a) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (b) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (c) any debutter wakf or devseva, (d) any right of way water light support drainage or any other easement with any person or property, (e) any burden or obligation other than payment of rates and taxes, (f) any restrictive covenant, (g) any other encumbrance of any kind whatsoever;
- (xviii) **Owners has Authority:** The Owner Sl. NO. 1 & 2 have granted development right to Owner No.3 by virtue of the aforesaid Development Agreement dated 30-04-2022 but for ambiguity and smooth execution and/or implementation of causes under this agreement the Owner No. 3 have requested Owner No. 1 & 2 to join in this agreement and all other subsequent deeds or documents as may be required, thus the Owners have good and full right, power and authority to enter into this Agreement and to comply with its obligations herein.







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- (xix) **No Prejudicial Act:** The Owners have not done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement save the aforesaid Development Agreement dated 30-04-2022.
- (xx) **No Legal Proceedings or Restraining Order:** There are no pending legal or other proceedings and/or any subsisting order of any Court or authority relating to or affecting the said Property or any part thereof in any manner whatsoever and there is no legal bar or restriction or impediment or decree judgement or any other order having ever been made or passed affecting the said Property or any part thereof or the title / interest of the Owner thereto;
- (xxi) **Original Title Documents:** All original documents of title in respect of the said Property ("**Original Title Documents**") are in the exclusive possession and custody of the Owner No.3 and no other person or entity has any right or entitlement in respect of the same and the Owners have not created any charge or mortgage by depositing the title deeds or any of them or otherwise;
- (xxii) **Boundary walls:** That said Entire Land is bounded by Pucca Brick-built Boundary Walls with Gates and have earmarked the Said Property by pegging of bomboos and/or sal ballah,
- (xxiv) **No impediment in entering into this agreement:** That there is no impediment or restriction of any nature whatsoever in the Owners entering into this agreement or in the Owners' transferring or conveying the land comprised in the said Property to the End user (prospective buyer) in terms of this agreement;
- (xxv) **Conversion to LLP:** The Owner No. 3 was initially incorporated as Private Limited Company within the provision of the Companies Act 1956 and as extended by the Companies Act, 2013 with CIN No. U70102WB2013PTC189679 and later was converted to LLP as per provision of LLP Act, 2008 and allotted LLPIN- ABC-5826. On conversion, all properties, assets, interests, rights, privileges, liabilities, and obligations of the private limited company are transferred to the LLP.

B. The Owners and the Developer have mutually decided to take up the development of the said Property by construction of the New Building(s), be they low / high rise multi-storied buildings, row houses, commercial buildings, residential buildings, educational buildings, mixed use

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buildings etc., thereat and commercial exploitation thereof in the manner contained in this Agreement, with the main crux being that development at and construction of New Building(s), including without limitation a Club, roads, sewerage system, water supply lines, electric lines, telephone lines, renovation of the existing boundary walls and other existing facilities and amenities, broadband lines etc. (hereafter the "**Amenities**") at the said Property shall be made by the Developer at its own costs and expenses and marketing and selling the Units and other rights therein ("**Project**") and the revenues arising from sale and transfer of the Saleable Spaces shall be shared by the Owners and the Developer as hereinafter mentioned.

C. Basic Understanding:

- (i) **Agreement:** The Owners shall at their own costs make available for the purpose of development their entire ownership right, title and interest in the said Property capable of being developed, constructed upon and sold. The Developer shall at its own costs, charges and expenses develop the said Property and construct new buildings thereon in accordance with the sanctioned plans ("**Building Plans**") and/or revised Plan from time to time, utilizing FAR/Ground Coverage as per mutual understanding by the Parties herein for mixed occupancy with specified areas, amenities and facilities to be enjoyed in common ("**New Buildings**") as per mutually agreed specifications in the manner envisaged in this Agreement. The saleable constructed spaces and other rights in the New Buildings ("**Units**") shall be transferable in favour of intending buyers ("**Transferees**"). The term 'Transferees' shall also include the Owners and the Developer in respect of any Unit(s) that may be retained by them respectively, if unsold.
- (ii) **Developer to have development right:** For the purposes of development and construction of the New Buildings and the Units comprised therein, the Owners hereby appoint the Developer to develop, construct, market and sell the New Buildings and the Units comprised therein and take steps in terms of this Agreement.
- (iii) **Sharing of internal Road:** The Owners shall allow access to the Said Property through a common passage not less than 7 (seven) metre wide upon R.S. Dag Nos. 13906 & 13909 leading from the Panchayat Road, such common passage to be constructed by the Developer as per layout and/or design approved by the Owners. The Developer shall construct an internal road within the Said Property, layout of such internal road shall be made in such a manner so that the internal road within the Said Property shall be shared for access to the remaining portion of the said Entire Land comprising several Plots/ Dags/ Land owned by the Owners Group as mentioned in Third Schedule hereunder.

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- D. Pursuant to the above, the parties agreed to the final terms and conditions for the Project, which are being recorded in this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows:

1. **Appointment:** The Owners and the Developer confirm acceptance of the Basic Understanding between them as recorded in 'Clause C' above and all other terms and conditions recorded in this Agreement, the Owners do and each of them doth hereby appoint the Developer as the developer of the said Property and irrevocably permit and grant exclusive right to the Developer to develop the said Property by constructing New Building(s) thereat, for mutual benefit and for the consideration and on the terms and conditions herein contained. The Developer hereby accepts the said appointment by the Owners on the terms and conditions herein contained.
 - 1.1 The rights granted to the Developer to develop the said Property shall not be revoked by the Owners except as per the express terms and conditions herein contained and the Developer having been provided a reasonable remedial period.
 - 1.2 The Owners shall allow access to the Said Property though a common passage not less than 7 (Seven) metre wide, upon R.S. Dag No. 13906 & 13909 leading from the Panchayat Road, such common passage to be constructed by the Developer as per layout and/or design approved by the Owners. The Developer shall further construct an internal road with same width, within the Said Property, layout of such internal road shall be made in such a manner so that the internal road within the Said Property shall be shared for access to the remaining portion of the said Entire Land comprising several Plots/ Dags/ Land owned by the Owners Group as mentioned in Third Schedule hereunder.
2. **Title:** The Owners shall make out a good and marketable title to the said Property to the satisfaction of the Developer and/or its Advocates and shall ensure that the rights title and interest of the Owners to the said Property is and continues to remain good and marketable and free from all encumbrances and liabilities till the completion of the development herein envisaged and sale and transfer of all Saleable Spaces and shall do acts deeds and things as be required from time to time to perfect its title to the same. In this regard the Owners shall not do any act, deed or thing whereby the rights title and interest of the Owners to the said Property is affected prejudicially during the currency of this agreement. If any encumbrance or liability or defect in title is found in respect of the said Property, the Owners shall clear / rectify the same at its own costs and keep the Developer indemnified with regard thereto.

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3. In this agreement, the term "**Saleable Spaces**" shall mean and include flats, apartments, row houses, shops, showrooms, offices, units, parking spaces / rights and all other areas rights and spaces capable of being sold or transferred or let out.

It is clarified that Saleable Spaces shall also include all commercial and other benefits accruing / derivable from the development, such as boardings, signages, bill-boards, Club etc., and not specifically mentioned or dealt with herein.

It is further clarified the Club Usage/Membership Fees is to be shared as per mutually agreed sharing ratio. The Owners and the Developer shall subsequently will enter into a separate agreement for framing rules and regulations operations of the Club, the financial implication of land costs, construction costs of structure thereof including the profit sharing ratio.

4. **Possession :** Upon execution of this Agreement, the Owners have handed over peaceful vacant physical possession of the said Property to Developer, in part performance of this agreement, for the purposes connected to carrying out the development thereat. The Owners may however from time be permitted to access the said Property to inspect the developmental work without causing any disturbance or hindrance.
5. **Documents of Title :** The Original Title Documents of the said Property, along with the available chain documents, shall be retained with Owner Sl. NO. 3 in trust, who shall keep the same safe and shall produce the same before the Developers as be required from by the Developers and also furnish true or attested or otherwise copies of or extracts or abstracts from the same as may be reasonably required by the Developers.
6. **Owners' Compliances:** For submission of plan for sanction, in connection with the development of the said Property, the Owners have already mutated and converted the said Property from the concern Authourity and Madarat Gram Panchayet, the Owners have provided the Developer with true copy of all such certificates and shall produce the original as and when required for inspection, for the purpose of plan sanction and or other development activities of the Said Property. All other related permissions required for sanction of Building Plan and thereafter commencement and completion of construction upon the said Property shall be procured by the Developer. Land filling, if required, to be done by the Developer at its own cost. The Owners shall assist the Developer and pursue the same on behalf of and at the costs and consequences of the Developer.

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7. **Plan :** For the purpose of development, the Developer shall, at earliest, prepare master plan comprising the scheme and layout of New Buildings, be they commercial, residential, educational, mixed use buildings or else at the said Property, layout of internal road together with amenities and/or facilities, share the same with the Owners and obtain consent from the Owners and have same sanctioned from the concerned authorities, including the building plan for construction.
- 7.1 **Sanction Fee etc.:** The sanction fee and related expenses shall be borne and paid by the Developer and the Developer shall make payment of the same.
8. **Architects and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect(s) and other consultants in connection with construction work of the Project. All fees, costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.
9. **Undertake Development:** The Developer shall be entitled to undertake the work of development at the said Property as a single development, ie. in one phase; and the same shall be undertaken after sanction of the plan and all necessary permissions and clearances having been obtained [including registration under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA)], and there being no fetters with regard thereto.
10. **Modification of Plan :** The Developer shall be entitled to have the sanctioned plan modified / amended / altered as the Developer may deem fit and proper and all such modification be made by the Developer in accordance to the provision to the Real Estate (Regulation and Development) Act, 2016 (RERA) and rules framed thereunder provided always the internal road/ passage within the said Property shall not be modified / amended / altered without consent of the Owners.
11. **Commencement and Completion of Construction:** The Developer shall commence the construction work of the New Building(s) as a single development i.e. in one phase after (i) obtaining of all permissions, approvals, registration etc., necessary for development, including those required under RERA or any other applicable laws, having been obtained; and there be no delay or desertion by the Developer in commencing development (**Commencement Date**) and complete the same in **36 (Thirty Six)** months from the date of Plan Sanction with obtaining of all permissions, approvals, registration etc., necessary for development, including those required under RERA or any other applicable laws with a reasonable grace period of **06 (Six)** months thereafter. The developer shall obtain all permissions, sanction and commence the



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project within **09 (Nine) months** from the execution of this Agreement. For the purpose of this agreement, "Completion" shall mean the certificate of the Architect appointed for the Project certifying such completion notwithstanding non-issue of completion certificate by the concerned authorities.

12. **Powers And Authorities:** For obtaining orders and permissions for modification / amendment / alteration etc. of the Plan and for undertaking development and construction at the said Property and for sale transfer and disposal of the Saleable Spaces, the Developer shall have all rights powers and authorities.
- 12.1 **Pursue Sanction etc.:** With effect from the date hereof, the Developer shall be at liberty to and is duly authorised and empowered to pursue the matters with regard to sanction / modification / amendment / alteration etc., of the Plan and construction, development and commercial exploitation of the said Property in the manner herein agreed, including appointment of architects, engineers etc.
- 12.2 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the said Property, if any. The recurring charges for such temporary as also existing connections will be paid by the Developer.
- 12.3 **Quotas:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for development.
- 12.4 **No Obstruction:** The Owners agree and covenant with the Developer not to cause any obstruction, interference or hindrance in the Developer carrying out the work of development herein envisaged and not to do any act deed matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from carrying out the development herein envisaged or transferring the Saleable Spaces and shall indemnify the Developer for all losses damages costs claims demands consequences suffered or incurred as a result thereof similarly the Developer agree and covenant with the Owners that Developer shall promptly execute work of development upon the Said Property as envisaged herein and shall not delay or impede the Project and shall indemnify the Owners for all losses damages costs claims demands consequences suffered or incurred as a result thereof.








13. **Power(s) of Attorney:** The Owners have simultaneously with the execution of this Agreement granted to the Developer and/or its nominees, Power of Attorney *inter alia* for getting the Plans sanctioned / modified / amended / altered by the Authorities, and for the purposes of dealing with all regulatory issues relating to the Project and dealing with different authorities in connection with the development and for the purposes of booking, sale and transfer of all Saleable Spaces in terms of this agreement.
- 13.1 Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement pertaining to the development herein envisaged.
14. **Principal Obligations of Developer:**
- 14.1 **Completion of construction within Completion Time:** The Developer shall complete the construction of the New Buildings to the extent necessary for giving notice under Clause 11 above within the Completion Time and Grace Period subject to Force Majeure Provided However that in case of revised sanction, the time required for revision shall be added.
- 14.3 **Obligations subsequent to Completion:** The water, electricity, drainage/sewerage connection required to be obtained simultaneously and construction of the Club area in fully usable condition, on or before the Completion/ Occupancy Certificate by the Developer at its own cost subsequently.
- 14.4 **Completion/Occupancy Certificate from the Madarat Gram Panchayet/ Zilla Parisad:** The Developer shall take steps and obtain from the Madarat Gram Panchayet/ Zilla Parisad at its own costs Completion /Occupancy Certificate within the Completion Date provided if obtaining such Certificated from the concerns authourity take time then suitable certificate from Project Architect/Engineer shall deem the Project/ Development as Complete.
- 14.5 **Compliance with Laws:** The Developer shall execute the Project and make construction of the New Buildings in conformity with all the prevailing laws, regulations and guidelines.
- 14.6 **Involvement of other consultants, etc.:** The Developer shall be responsible for development and construction of the New Buildings and marketing and sale of the Units with the help of the Architects as also all other consultants, professionals, contractors, etc.








- 14.7 **Specifications:** The Developer shall use building materials as per the specifications mentioned in the **Fourth Schedule** hereunder written and/or such other specifications as may be mutually agreed.
- 14.8 **Construction at Developer's Risk and Cost:** The Developer shall construct and complete the New Buildings at its own cost and risk. The Developer shall be responsible and liable to Government, Madarat Gram Panchayat/ South 24 Parganas Zilla Parishad and other authorities concerned and to the occupants/Transferees/third parties for any loss or for any claim arising from such construction and hereby indemnifies and agrees to keep indemnified the Owners against any claims, losses or damages for any default or failure or breach on the part of the Developer.
- 14.9 **Tax Liabilities:** The taxes, levies, duties, etc. in relation to the development and construction of the New Buildings/Project, including sales tax, value added tax, Goods & Service Tax, works contract tax, etc. shall be paid by the Developer. However, the income tax/capital gains tax payable by the Owners on the income arising out of transfer of the Units in the New Buildings shall be payable by the Owners for their share of income.
- 14.10 **Approvals for Construction:** The Developer shall obtain all Approvals required from various Government authorities to commence, execute and complete the Project. The Owners shall fully assist and co-operate with the Developer in this regard and shall sign all documents and papers that may be required for the same.
- 14.11 **Responsibility for Marketing:** The saleable constructed spaces in the New Buildings shall be marketed and sold by the Developer who shall decide the marketing strategy, budget, selection of publicity material, media etc.

15. Principal Obligations of Owners

- 15.1 **Title:** The Owners shall ensure that their title to the said Property continues to remain marketable and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debentures, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and dispendens till the completion of the Project. The Owners shall forthwith rectify/remedy defects or deficiencies, if any, in the title and resolve any issue that may arise regarding title or any encumbrance etc. at its own costs and keep the Developer fully indemnified in this regard.

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- 15.2 Revenue proceeds of the Owners are not assignable or transferrable. It may be done only with written consent of the remaining Owners.

16. Owners' Consideration:

- 16.1 **Owners' Allocation and/or Owners' Share of the Gross Sale Proceeds** shall mean (i) **20% (Twenty percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces of several Flats/ Apartments comprising at the multi storied buildings, (ii) **24% (Twenty Four percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces at Row Houses, both attributable from the constructions/ development at the said Property, in accordance with the master plan of the Project;

The Owners' Share of the Gross Sale Proceeds shall be received by the Owners from the Sale Consideration Bank Account / RERA Escrow Account as mentioned in this Agreement.

The Owner NO. 3, M/s Mirania Swam Developers Pvt. Ltd., will be the Authourised Entity of the Owners to receive said Owners' Allocation and/or the Owners' Share of Gross Sale Proceeds and Owner No. 3 shall interse divide/ distribute upon Owners' Share amounts the Owners considering the arrangement made between Owner No. 3 with Owner Nos. 1 & 2 vide the aforesaid Agreement dated 30-04-2022.

In the event of any inconsistency or repugnancy between the Owners regarding the terms of this Agreement and aforesaid Agreement dated 30-04-2022 on the one hand AND the Owners rights and liabilities including their profit sharing under this Agreement, on the other hand, then to the extent of such repugnancy, the terms of aforesaid Agreement dated 30-04-2022, shall prevail, between the Owners.

17. Developer's Consideration:

- 17.1 **Developer's Allocation and/or Developers' Share of the Gross Sale Proceeds** (i) **80% (Eighty percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces of several Flats/ Apartments comprising at the multi storied buildings, (ii) **76% (Seventy Six percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces at Row Houses, both attributable from the constructions/ development at the said Property, in accordance with the master plan of the Project;



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The Developer's Share of the Gross Sale Proceeds shall be received by the Developer from the Sale Consideration Bank Account / RERA Escrow Account as mentioned in this Agreement.

18. Gross Sale Proceeds and Financials:

18.1 **Gross Sale Proceeds :** For the purpose of this Agreement, the expression "Gross Sale Proceeds" shall mean all amounts receivable or received from the sale and/or transfer of Saleable Spaces and other spaces areas rights and benefits, premium rate like P.L.C., floor escalation etc. but following items are however excluded / deducted from the Gross Sale Proceeds, all of which shall belong to the Developer:

- a) Statutory realisation, including but not limited to Goods and Services Tax (GST) etc.;
- b) Stamp duty and registration fee and costs incidental to registration if collected from the prospective transferees of Saleable Spaces;
- c) Cost of extra work carried out exclusively at the instance of Transferees of Saleable Spaces;
- d) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of Transferees beyond the specified specification;
- e) Any deposit cost charges or expenses for Electricity Board or local electricity suppliers, society formation charges, deposits/security received from transferees of Saleable Spaces or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Spaces;
- f) Amounts received from Transferees of Saleable Spaces on account of or as extras such as on account of generator, transformer, procuring electrical infrastructure and other installations and facilities, procuring electricity, legal charges etc., and also those received as deposits / advances against rates and taxes, maintenance charges, sinking fund etc.;
- g) Club membership charges (includes initial fees and recurring fees/ charges) collected from the intending purchasers (end users) which to be shared between the Owners and Developer in terms of the subsequent agreement to be executed between them;

PROVIDED no marketing and advertising costs, brokerages etc., shall be shared by the Owners AND for the same no deduction be made from Owners' Sale Proceed.

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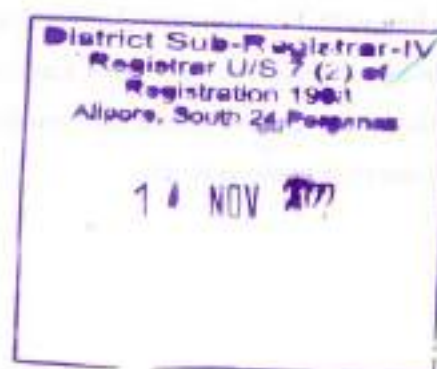


19. **ESCROW MECHANISM:** All sale proceeds which are receivable or received from the sale and/or transfer of Saleable Spaces and other spaces areas rights and benefits and other spaces areas rights and benefits, premium rate like P.L.C., floor escalation etc. except what are expressly mentioned in clause 18.1 shall be deposited in the Project Bank Account as per RERA norms. The Parties shall issue standing instructions to the Banker of the Project Bank Account to transfer (a) 70% (seventy percent) of all amounts deposited in the Project Bank Account to a separate Bank Account of the Developer and this amount shall always be a part of the Developer's Allocation to be used for construction of the Project as per RERA and (b) 30% (thirty percent) of all amounts deposited in the Project Bank Account to another Bank Account operated by the Owner and the Developer, jointly. The Parties shall issue standing instructions to the Banker of this Bank Account to transfer 66.67% (Sixty Six point Six Seven percentage) of all deposited amounts, to owners' Authourised Entity, Mirania Swarn Developer Pvt. Ltd., Bank Account and remaining 33.33% (Thirty Three point Three Three Percentage) to the Developer's Account within next working day. The Parties shall cause quarterly accounting to reconcile the amounts of Owner's Allocation and the Developer's Allocation and the deficit payments shall be completed immediately. Be it noted all costs and charges for maintaining the Escrow Account shall be exclusively borne by the Developer.
20. The developer herein shall be at liberty to enter into agreement with prospective buyers of the all the Saleable Spaces and other spaces areas rights and benefits comprising of rowhouses, several flats, parking spaces, garages etc, for the said project through a marketing agent (if appointed)/single window system, at the proposed multi-storied building/s or rowhouses with proportionate undivided share or interest in the land over which the proposed buildings will be constructed and shall be entitled to receive all monies/consideration amount from prospective buyers. Out of such total sale proceeds (Gross Sale Proceeds) the developer herein shall be entitled to retain all specified charges [as defined in 18.1 (a) to (f)], upfront from such total sale proceeds, before appropriation and distribution of the same between the parties in terms of (clause-16.1 & 17.1) herein by Escrow Mechanism as mention in Clause 19 herein above. The Developer shall be liable to pay the brokerage/marketing fees, GST, for the entirety of the Said Project and no amount shall be charged to the Owner at all.
21. **Dealing with Transferees:** The Developer alone shall be entitled to deal with the Transferees regarding the sale, transfer and/or lease of all Saleable Spaces and shall take all necessary steps for the same including getting the transfer documents prepared and signed, collecting payments, handing over possession, etc.

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- 21.1 In case any agreement to be entered into with the intending transferees for the sale and transfer of any Saleable Spaces / units/constructed spaces is terminated, cancelled and/or rescinded for any reason, the consequences of such termination, cancellation and rescinding shall be binding upon the Owners as well as the Developer. In case of such termination, cancellation and rescinding, the Owners as well as the Developer shall refund the amounts received by them subject to deduction of applicable cancellation charges along with applicable interest/compensation to such intending transferees within the agreed time frame.
- 21.2 In the event any cancellation of booking and refund of booking amount to any Purchaser on any reason whatsoever, after deduction of applicable charges, if any, the Developer either shall refund from the said Expense Escrow Account and the same shall be adjusted from the disbursement of Sale proceeds to the Parties for the next withdrawal or the Owners depositing said amount proportionate to the amount as received, to the Developer and thereafter Developer makes refund to the said Purchaser.
22. **Transfer in favour of Transferees:** The Saleable Spaces and other spaces areas rights or benefits at the said Property shall be sold and transferred in favour of the transferees ('End User') thereof by initially entering into Agreements for Sale followed by handing over of possession to such agreement holders by the Developer and ultimately transferring title by registered Deeds of Conveyance. Both the Owners (either personally or through the attorney/s appointed pursuant to this agreement as be deemed fit by the Developer) and the Developer shall be parties in all such Agreements and Deeds of Conveyance.
- 22.1 The Owners shall from time to time and as and when required by and at the request of the Developer, execute and register (either personally or through the attorney/s appointed pursuant to this agreement as be deemed fit by the Developer) sale / transfer deed or deeds or other documents of transfer for sale, transfer or disposal of Saleable Spaces together with or independent of or independently the land comprised therein in favour of the respective Transferees ('End User') thereof without raising any objection whatsoever provided all such Transferees are not in default in their obligations. All costs and expenses for execution and registration of such agreements and/or documents of transfer shall be borne and paid by the prospective Transferees ('End User').
23. **Preparation of Documents & Cost of Transfer of Units:** All documents of transfer will be prepared by the Advocates appointed by the Developer for the Project. The costs of such

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conveyances including stamp duty and registration fees and all other legal fees and expenses shall be borne and paid by the Transferees of Saleable Spaces.

24. **Unsold Areas:** In case any Saleable Spaces and other spaces areas rights and benefits in development shall remain unsold after expiry of a period of 15 months from the Completion Date of the Project, such unsold Saleable Spaces and other spaces areas rights and benefits shall be divided and allocated to the Owners and the Developer in the ratio herein agreed. The Unsold Areas shall be demarcated and divided by the parties mutually on equitable basis.
- 24.1 Upon Unsold Areas being allotted to the Parties hereto, each party shall be exclusively entitled to the area allotted to it with exclusive possession thereof and with exclusive right to sell, transfer or otherwise deal with and dispose off the same in any manner as it may deem appropriate, without any right, claim or interest therein whatsoever of the other parties.
- 24.2 In the event of any Unsold Areas being divided and allocated to the Owners, the Owners shall make payment to the Developer of all dues, charges, extras, deposits, costs, etc. at mutually decided rates or amounts. Before possession of such unsold areas is taken by the Owners, all taxes, levies, impositions, expenses and liabilities regarding the same, including GST (if applicable), shall be paid by the Owners. Subsequently when the Owners sell such area to any Transferee, then the Owners shall be entitled to recover the above dues, charges, deposits, taxes, etc from such Transferee.
25. **Maintenance :** It is intended that upon completion of construction, the responsibility of maintenance management and upkeep of the concerned project / development shall be handed over to a professional facility management company and/or the association of Transferees and till such time, the same shall be maintained managed and upkeep by the Developer subject to the Transferee making payment of maintenance charges / common expenses.
- 25.1 All Saleable Spaces shall be subject to the same restrictions as are applicable to similar developments, intended for common benefit of all occupiers. However, the Developer may reserve certain common areas / installations for any particular group or groups of Transferees, as the Developer on consultation with the Owners' Authourised Entity, shall deem fit and proper.
26. **Encumbrances and Liabilities :** In case at any time hereafter the said Property or any part thereof be found to be affected by any encumbrance or any liability be found to be due in respect thereof, then and in such event the Owners shall be liable at their own costs to have the same

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cleared and in case the Owners fails to do so within a period of 90 (ninety) days after receiving notice to that effect from the Developer, the Developer shall be at liberty to have the same cleared at the costs and expenses of the Owners. For all delays occurring due to the aforesaid.

27. **Owners not to deal :** The Owners hereby agree and covenant not to sell, transfer, assign, let out, grant lease, mortgage, charge or otherwise deal with or dispose of the said Property or any portions thereof nor agree to do so nor part with possession thereof, save and except to the Developer and/or its nominee or nominees and/or assigns.
28. **No interference or hindrance by Owners :** The Owners hereby covenant not to cause any interference or hindrance in the construction of the Project. The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Saleable Spaces and other spaces areas rights or benefits.
29. **Rates And Taxes :** All rates and taxes and outgoings on the said Property relating to the period prior to the date of execution of this Agreement shall be borne, paid and discharged by the Owners and those accruing thereafter shall be borne by the Developer. As from the period after completion of construction of development, the liability and responsibility for payment of the rates and taxes shall be that of the Transferees.
30. **Cooperation :** Each Party shall cooperate with the other to effectuate and implement this agreement and shall execute and register such further papers and documents as be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder provided that the Other Party shall inform the Defaulting Party of the default within 60 days from the date of default failing which the Other Party shall not be entitled to claim any loss or damage from the Defaulting Party.
31. **No Assignment or Change in Constitution etc.:** The Parties hereby agree and covenant with each other not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the other party.

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32. **Miscellaneous:**

- a) **No Partnership:** The Owners on the one hand and the Developer on the other hand have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- b) **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- c) **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Building(s) by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be reasonably required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- d) **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- e) **Name and Branding of the Project / Phases:** The name of the Project thereof shall be decided by the Developer and the same shall be branded as a Project of the Developer & Mirania.
- f) **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Property or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the said Property in terms of this Agreement.
- g) **Hoarding:** A hoarding / sign containing Brand of the Developer will be permitted to be installed on the façade and the roof of the Project, as may be decided by the Developer.

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- h) **Construction of the Passage:** The access to the Said Property from the existing main municipal road shall be through a passage not less than 07 (Seven) Meter width to be constructed on a portion of the R.S. Dag No. 13906 & 13909, Mouza Baruipur and upon the Said Property. The Developer shall at its own cost, charges and expenses construct the passage as per the layout mutually agreed between the parties and shall also design for laying pipe lines, hume pipe, cables, etc. within the sub-soil underneath the said passageway before issuing completion Notice as mentioned in Clause 14.4.
- j) **Authorized Representatives :** For the sake of convenience, it has been agreed that Mr. Bishan M. Agarwal, son of Ram Bilas Agarwal residing at 36/1B, Lala Laj Path Rai Sarani, Kolkata 700020, shall be deemed to be the authorized representative of all the Owners and Angad Lakhota, son of Sri Satish Lakhota of 7/1 Gurusaday Road, Police Station & Post Office Karaya, Kolkata 700 019, shall be deemed to be the authorized representative of the Developer (hereinafter collectively referred to as "the Authorised Representatives") and any act deed or thing done by any of the authorized representatives shall be final conclusive and binding on the party to which such authorized representative represents.
- Any notice given to any of the authorized representatives will be a notice to the Party whom such authorized representative is representing.
- k) In the event of any inconsistency or repugnancy between the terms of the said Development Agreement dated 30-04-2022 on the one hand and the Owner Nos. 1 and 2, rights and liabilities including their profit/ sale proceeds sharing under this Deed, on the other hand, then to the extent of such repugnancy, the terms of said Development Agreement dated 30-04-2022 shall prevail.
- l) All other terms and conditions in the said Development Agreement dated 30-04-2022 subsist and fully in force between the Owner Nos. 1 and 2 with Owner No. 3 and shall continue to persists between Owner Nos 1 & 2 on one Part and Owner No. 3 of the other Part.

33. Indemnity

- 33.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owners jointly and severally saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses,

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liabilities, demands and consequences (whether criminal or civil) whatsoever suffered by the Owners relating to the development and/or to the construction of the New Buildings and arising from any breach of this Agreement by the Developer and/or arising from any breach, default or violation of any law, permission, rules, regulations or bye-laws relating to development and construction and/or arising out of any accident or negligence of the Developer during development and construction and/or arising from any of the declarations, representations, agreements and assurances made or given by the Developer being incorrect and/or arising due to any act, omission, breach or default of the Developer.

- 33.2 **By Owners:** The Owners hereby indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences (whether criminal or civil) whatsoever suffered by Developer relating to the ownership and title of the said property and arising from any breach of this Agreement by the Owners and/or arising from any defect/deficiency in title of the said property and/or any encumbrance, etc. and/or arising from any of the declarations, representations, agreements and assurances made or given by the Owners being incorrect and/or arising due to any act, omission, breach or default of the Owners.

34. **Force Majeure:**

- a) **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, pandemic, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons beyond the control of either Party) or any relevant Government or Court orders.

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- b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall inform the other Party specifying the nature and extent of the circumstances giving rise to the event(s) of force majeure and shall, subject to such information, have no liability in respect of the performance of such of its obligations as are prevented by the event(s) of force majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.
- c) **Reasonable Endeavours:** The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which this agreement may be performed despite the continuance of the event of Force Majeure.
35. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied.
36. **Counterparts:** This Agreement is being executed simultaneously in two counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties. The registered copy shall be retained by the Developer.
37. **Amendment/Modification:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.
38. **Notice:**

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South 24 Parganas-4V
Registration 1909
Alipur, South 24 Parganas
14 NOV 2022

- 38.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile or e-mail transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified in writing by each Party from time to time).
- 38.2 **Time of Service:** Any such notice or other written communication shall be deemed to have been served:
- 38.2.1 **Personal Delivery:** if delivered personally, at the time of delivery.
- 38.2.2 **Registered Post:** if sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities/service provider.
- 38.3 **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider.
- 38.4 **Electronic Mail:** Any notice sent by way of electronic mail (e-mail) shall be considered not to have been served, unless duly confirmed by the recipient by email or any other form of communication.
39. **Arbitration:** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Property or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred for arbitration in terms of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force. The Arbitrators will have summary powers and will be entitled to set up his own procedure and the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English. The fees of the Arbitrators shall be shared by the parties hereto in equal shares but each party shall individually bear the fees and costs of their own legal counsel / advocates.
40. **Jurisdiction:** The Courts at Kolkata and those having territorial jurisdiction over the said Property alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

14 NOV 2022

THE FIRST SCHEDULE ABOVE REFERRED TO:**(said Premises / said Property)**

ALL THAT the various pieces and parcels of land containing by estimation an area of **3.93** acres (more or less) situated in Mouza Baruipur, J.L. No. 31, within the limits of Madarat Gram Panchyat, Police Station Baruipur, A.D.S.R.- Baruipur, District South 24-Parganas, PIN 700144, which are as follows :

Sl.No.	R.S DAG NO.	R.S KHATIA N NO.	OWNERS' LAND AREA (IN DECIMAL)	TOTAL DAG AREA	NATURE
1	13919	3748	25	25	Housing complex
2	13920	7001	52	52	Housing complex
3	13921	5103	21	21	Housing complex
4	13922	48	27	27	Housing complex
5	13923	1978	12	18	Housing complex
			3		
			3		
6	13924	48	16	16	Housing complex
7	13925	56	8	8	Housing complex
8	13926	6876	9	9	Bastu
9	13927	4441	10	10	Bastu
10	13928	7001	14	14	Housing complex
11	13929	5103	99	99	Housing complex
12	13929/1802 3	5103	65	94	Housing complex
13	13929/1802 3	5103	29		Housing complex
TOTAL=			393	393	

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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	2019-20	2020-21	2021-22	2022-23	2023-24
1. Salaries and allowances	1000	1000	1000	1000	1000
2. Pension	200	200	200	200	200
3. Medical	50	50	50	50	50
4. Dearness Allowance	100	100	100	100	100
5. House Rent Allowance	100	100	100	100	100
6. Transport Allowance	50	50	50	50	50
7. Special Allowance	50	50	50	50	50
8. Leave Encashment	50	50	50	50	50
9. Gratuity	50	50	50	50	50
10. Provident Fund	50	50	50	50	50
11. Miscellaneous	50	50	50	50	50
12. Total	1500	1500	1500	1500	1500

Handwritten signature in green ink.

THE SECOND SCHEDULE ABOVE REFERRED TO:**(Devolution of Title)**

DEED NO.	REGISTRATION DETAIL	R.S DAG NO.	R.S KHA TAN NO.	SELLER	PRESENT OWNER	PURCHASED LAND AREA (IN DECIMAL)
7999/2010	DSR IV (ALIPORE)	13919	3748	ISHUP SARDAR, RAHIM SARDAR, ALAMBARI SARDAR, ACLIMA BIBI, SAYRABANU BIBI.	GREENTECH INFRASTRUCTURE PVT. LTD	25
3631/2007	DSR I (ALIPORE)	13920	7001	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	52
3631/2007	DSR I (ALIPORE)	13921	5103	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	21
3631/2007	DSR I (ALIPORE)	13922	48	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	27
1597/2007	ADSR BARUIPUR	13923	1978	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	12
4577/2016	ADSR BARUIPUR			PANCHU GOPAL DAS	HUPSON TANNERY LTD	3
4874/2016	ADSR BARUIPUR			PANCHU GOPAL DAS	HUPSON TANNERY LTD	3

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STATE OF WEST BENGAL

(Public Information)

Sl. No.	Name of the Person	Address	Age	Sex	Religion	Marital Status
1	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
2	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
3	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
4	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
5	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
6	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
7	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
8	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
9	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
10	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
11	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
12	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
13	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
14	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
15	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
16	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
17	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
18	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
19	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]
20	Mr. [Name]	[Address]	[Age]	[Sex]	[Religion]	[Marital Status]



1597/2 007	ADSR BARUIPU R	13924	48	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	16
1597/2 007	ADSR BARUIPU R	13925	56	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	8
1/6118 /2014	ADSR BARUIPU R	13926	6876	CHAMATKARI NASKAR & 10 ORS	MIRANIA & SWARN	9
1/4834 /2014	ADSR BARUIPU R	13927	4441	GULANUR BIBI @ GOLEHAR BIBI & 21 ORS	KISHAN M AGARWAL	10
3631/2 007		13928	7001	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	14
1597/2 007	ADSR BARUIPU R	13929	5103	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	99
3625/2 007	DSR I (ALIPORE)	13929/ 18023	5103	SATYA BHAMA DAS, BUDDHADEV DAS, KAJAL GHOSH, REBA BIR, REKHA DAS	HUPSON TANNERY LTD	65
3631/2 007	DSR I (ALIPORE)	13929/ 18023	5103	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	29
TOTAL ==						393

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THE THIRD SCHEDULE ABOVE REFERRED TO:**(Said Entire Land)****PART-I**

Mouza- Baraipur, J.L.- 45, P.S. Baraipur, within local limit of Madarat Gram Panchayet, District South 24 Parganas, PIN 700144.				
PRESENT OWNER	R.S DAG NO.	R.S KHATIAN NO.	OWNERS' LAND AREA (IN DECIMAL)	TOTAL DAG AREA
HUPSON TANNERY LTD	13851	294	6	12
	13854	144	8	16
HUPSON TANNERY LTD	13867	8149	12	12
HUPSON TANNERY LTD	13880	4978	10	10
HUPSON TANNERY LTD	13883	1475	16	16
HUPSON TANNERY LTD	13884	4978	16	16
GREENTECH INFRASTRUCTURE PVT. LTD	13888	898	74.25	
HUPSON TANNERY LTD	13889	5849	52	52
	13890	5849	3	3
ROBERT LEE	13906	3687	17.8	99
GREENTECH INFRASTRUCTURE PVT. LTD	13909	3297	20.92	41
GREENTECH INFRASTRUCTURE PVT. LTD		3297	10	
HUPSON TANNERY LTD	13915	106	73	73
HUPSON TANNERY LTD	13918	8407	59	59
GREENTECH INFRASTRUCTURE PVT. LTD	13919	3748	25	25
HUPSON TANNERY LTD	13920	7001	52	52
HUPSON TANNERY LTD	13921	5103	21	21
HUPSON TANNERY LTD	13922	48	27	27
HUPSON TANNERY LTD	13923	1978	12	18
HUPSON TANNERY LTD			3	
HUPSON TANNERY LTD			3	
HUPSON TANNERY LTD	13924	48	16	16

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STATE OF KARNATAKA

(District Sub-Registrar)

ALIPURA

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Sl. No.	Particulars	Area	Value	Remarks
1	...	...	...	...
2	...	...	...	...
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HUPSON TANNERY LTD	13925	56	8	8
HUPSON TANNERY LTD	13928	7001	14	14
HUPSON TANNERY LTD	13929	5103	99	99
HUPSON TANNERY LTD	13929	5103	65	
GREENTECH INFRASTRUCTURE PVT. LTD	13931	8149	16	24
HUPSON TANNERY LTD	13948	5012	58	
HUPSON TANNERY LTD	13949	4236	52	52
HUPSON TANNERY LTD	13950	4231	22.5	30
GREENTECH INFRASTRUCTURE PVT. LTD	13950	4231	7.5	
HUPSON TANNERY LTD	13951	2381	40	40
HUPSON TANNERY LTD	13952	4231	9.75	13
GREENTECH INFRASTRUCTURE PVT. LTD	13952	4231	3.25	
HUPSON TANNERY LTD	13954	4231	45	60
GREENTECH INFRASTRUCTURE PVT. LTD	13954	4231	15	
GREENTECH INFRASTRUCTURE PVT. LTD	13955	4231	39	39
HUPSON TANNERY LTD	13956	6433	41	41
HUPSON TANNERY LTD	13957	6433	45	45
HUPSON TANNERY LTD	13958	8407	55	55
HUPSON TANNERY LTD	13959	8407	45	45
HUPSON TANNERY LTD	13929/18023	5103	29	94
TOTAL=			1245.97	

PART-II

Mouza- Baraipur, J.L.- 45, P.S. Baraipur, within local limit of Madarat Gram Panchayet, District South 24 Parganas, PIN 700144.

PRESENT OWNER	R.S DAG NO.	R.S KHATIAN NO.	LAND AREA (IN DECIMAL)	TOTAL DAG AREA
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2	3	4	5	6	7
10	11	12	13	14	15
16	17	18	19	20	21
22	23	24	25	26	27
28	29	30	31	32	33
34	35	36	37	38	39
40	41	42	43	44	45
46	47	48	49	50	51
52	53	54	55	56	57
58	59	60	61	62	63
64	65	66	67	68	69
70	71	72	73	74	75
76	77	78	79	80	81
82	83	84	85	86	87
88	89	90	91	92	93
94	95	96	97	98	99
100	101	102	103	104	105
106	107	108	109	110	111
112	113	114	115	116	117
118	119	120	121	122	123
124	125	126	127	128	129
130	131	132	133	134	135
136	137	138	139	140	141
142	143	144	145	146	147
148	149	150	151	152	153
154	155	156	157	158	159
160	161	162	163	164	165

166 167 168 169 170 171



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Alipore, South 24 Parganas

14 NOV 1977

BISHAN M. AGARWAL	13909	3297	10	41
UPCOMING ESTATES PVT. LTD	13917	5077	19	19
KAAVYA COMPLEX PVT LTD.	13931	8149	8	24
M/S UPCOMING ESTATES PRIVATE LIMITED	13930	5054	10	25
PAHAL REAL ESTATES PRIVATE LIMITED			10	
OPTIMAL DEVELOPERS PRIVATE LIMITED			5	
NAVIYA PROPERTIES PRIVATE LIMITED	13953	5054	24	24
RAHUL HUF	13916	2764	8	42
PALLAVI CHOKANI			2.5	
OPTIMAL DEVELOPERS PVT. LTD.			8	
NAVIYA REALTIES PVT. PVT.			2.5	
PAHAL REAL ESTATES PVT. LTD.			5.25	
SUNANAN REAL ESTATES PVT. LTD.			5.25	
SARVAGA INFRA DEVELOPERS PRIVATE LIMITED			5.25	
KAAVYA COMPLEX PRIVATE LIMITED			5.25	
PALLAVI CHOKANI	14014	1583	5.5	22
NAVIYA REALTIES PVT. PVT.			5.5	
PAHAL REAL ESTATES PVT. LTD.			2.75	
SUNANAN REAL ESTATES PVT. LTD.			2.75	
SARVAGA INFRA DEVELOPERS PRIVATE LIMITED			2.75	
KAAVYA COMPLEX PRIVATE LIMITED			2.75	
KISHAN M AGARWAL	13927	4441	10	10
SARVAGA INFRA DEVELOPERS PVT. LTD.	13887	4542	25	64
KAAVYA COMPLEX PVT. LTD	13882	1475	8.5	17
KAAVYA COMPLEX PVT. LTD	13885	4946	11	22

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MIRANIA & SWARN	13926	6876	9	9
MIRANIA & SWARN	13863	6876	8	25
KAAVYA COMPLEX			8	
OPTIMAL DEVELOPERS			9	
MIRANIA & SWARN	13868	6876	9	14
KAAVYA COMPLEX	13868		5	
		13936	6876	4
MIRANIA & SWARN	13932	6876	10	10
MIRANIA & SWARN	13936	6876	8	12
MIRANIA & SWARN	13947	6876	9	69
KAAVYA COMPLEX			9	
OPTIMAL DEVELOPERS			9	
UPCOMING			9	
NAVIYA REALTY			9	
PAHAL REALESTATES			9	
SUHANA RELATORS			9	
NAVIYA PROPERTIES			6	
TOTAL LAND=		343.5		

THE FOURTH SCHEDULE ABOVE REFERRED TO:

PARTICULARS OF SPECIFICATIONS OF CONSTRUCTIONS

1.0 STRUCTURE

1.1 **FOUNDATION:** As per sanctioned plan.

1.2 **SUPERSTRUCTURE:** R.C.C. framed structure.

1. Walls

a. **Internal Wall:** Plaster of Paris / 2 coat white putty

b. **Common Area:** Plaster of Paris/2 coat white putty

2. Doors

a. **Frame:** Tough timber frames

b. **Shutter:** Solid core flush shutter

3. **Window:** Aluminum frames with fully glazed shutters & superior quality fittings

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4. **Flooring**
 - a. **Units:** Standard Quality vitrified/rectified/ceramic tiles in bedrooms/living dining
 - b. **Common Area & Stairs:** Kota Stone/Green Marble/Marble
 - c. **Car park/ Driveway:** Casting based RCC/Paver Block
 - d. **Toilet:** ceramic/rectified tiles for flooring
 - e. **Toilet Dado:** Ceramic tiles up to 6 feet
 - f. **Kitchen:** Ceramic tiles
 - g. **Kitchen Countertops:** Granite with steel sink
 - h. **Kitchen Dado:** Ceramic tiles up to 2 feet above the granite countertops
5. **Sanitary Ware:** Standard quality porcelain sanitary fixtures in WC and Wash Basin. Chromium-plated fixtures
6. **Electrical:** Standard quality concealed copper wiring, latest modular switches and miniature circuit breakers, TV socket and Telephone Point
7. **Exterior:** weatherproof, non-fading exterior finish/Texture paint
8. **Common Facilities:** Lift, Roof, Staircase, Lobby, Common Landing, Common Driveway, Common Walkway, etc.



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

EXECUTED AND DELIVERED by the above named OWNERS at Kolkata in the presence of:

GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED

HUPSON PROPERTIES LIMITED

CONSTITUTED ATTORNEY

MIRANIA SWARN DEVELOPERS LLP

Partner

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

Drafted and prepared at my office,

Biswajit Mati
(Biswajit Mati, Advocate)

High Court, Calcutta,

F/2182/1782/2019.

REGISTERED ASSISTANT REGISTRAR (REGISTRATION)

HUSON PROPERTIES LIMITED

CONSTITUTED ATTORNEY



District Sub-Registrar-IV
Registrar (US 7 (2) of
Registration 1904)
Alipore, South 24 Parganas

14 NOV 2022
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SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Praveen</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Praveen</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Praveen Chavhan</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGERPRINTS

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



District Sub-Registrar-IV
Registrar I/S 1 (2) of
Registration 1888
Alipore, South 24 Parganas

14th NOV 2025



Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042003219153/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	RISHAN MIRANIA AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City- , P.O:- L R SARANI P.S.- Bhowanipore, District- South 24 Parganas West Bengal, India, PIN - 700020	Land Lord			 14/11/22
2	ANGAD LAKHOTIA 7/1, GURUSADAY ROAD, City- , P.O.- BALLYGUNGE P.S.- Kalyani District-South 24-Parganas, West Bengal India PIN- 700019	Represent ative of Developer (LAKHOTI A NIRMAN LLP)			 14/11/22
3	Name of the Executant	Category	Photo	Finger Print	Signature with date



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	BISHAN M AGARWAL 38/1B LALA LAJPAT RAI SARANI, City- P.O.- L R SARANI, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN- 700020	Represent ative of Land Lord [GREEN TECH INFRASTR UCTUR E DEVELOP MENT PRIVATE LIMITED] [HUPSO N PROPER TIES LIMITED]			 14/11/22
4	RAHUL CHOKHANY 14/2A MANDVILLE GARDENS, City- P.O.- BALLYGUNGE P.S.- Ganitha, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Land Lord [MIRANIA SWARN DEVELOP ERS LLP]			 14/11/22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	BISWAJIT MATI Son of UTTAM MATI 11A/1C EAST TOPSIA ROAD City- P.O.- GOVINDA KHATICK ROAD, P.S.-Tiligata District:-South 24- Parganas, West Bengal, India, PIN:- 700048	KISHAN MIRANIA AGARWAL, ANGAD LAKHOTIA, BISHAN M AGARWAL, RAHUL CHOKHANY			 14/11/2022

(Anupam Halder)



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





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



192022230170870271

GRN Details

GRN:	192022230170870271	Payment Mode:	Online Payment
GRN Date:	12/11/2022 12:26:07	Bank/Gateway:	ICICI Bank
BRN :	90550563	BRN Date:	12/11/2022 12:28:18
GRIPS Payment ID:	121120222017087026	Payment Init. Date:	12/11/2022 12:26:07
Payment Status:	Successful	Payment Ref. No:	2003219153/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	BISHAN M AGARWAL
Address:	36/1b, lala lajpat rai sarani kolkata, West Bengal, 700020
Mobile:	9123926968
Email:	saswatidasgupta@mirania.com
Contact No:	9830261000
Depositor Status:	Others
Query No:	2003219153
Applicant's Name:	Mr BISWAJIT MATI
Identification No:	2003219153/1/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	12/11/2022
Period To (dd/mm/yyyy):	12/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003219153/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	75010
2	2003219153/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75031

IN WORDS: SEVENTY FIVE THOUSAND THIRTY ONE ONLY.



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2003219153/2022	Office where deed will be registered
Query Date	12/11/2022 11:06:04 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BISWAJIT MATI 11A/1C, EAST TOPSIA ROAD, Thana : Topsia, District : South 24-Parganas, WEST BENGAL, PIN - 700046, Mobile No. : 7003102124, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 12/-	Rs. 4,24,44,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
	14/11/2022	Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, JI No: 31, , Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-13919	RS-3748	Bastu	Shali	25 Dec	1/-	27,00,000/-	Width of Approach Road: 6 Ft.,
L2	RS-13920	RS-7001	Bastu	Shali	52 Dec	1/-	56,16,000/-	Width of Approach Road: 6 Ft.,
L3	RS-13921	RS-5103	Bastu	Shali	21 Dec	1/-	22,68,000/-	Width of Approach Road: 6 Ft.,
L4	RS-13922	RS-48	Bastu	Shali	27 Dec	1/-	29,16,000/-	Width of Approach Road: 6 Ft.,
L5	RS-13923	RS-1978	Bastu	Shali	18 Dec	1/-	19,44,000/-	Width of Approach Road: 6 Ft.,
L6	RS-13924	RS-48	Bastu	Shali	16 Dec	1/-	17,28,000/-	Width of Approach Road: 6 Ft.,
L7	RS-13925	RS-56	Bastu	Shali	8 Dec	1/-	8,64,000/-	Width of Approach Road: 6 Ft.,
L8	RS-13926	RS-6876	Bastu	Shali	9 Dec	1/-	9,72,000/-	Width of Approach Road: 6 Ft.,
L9	RS-13927	RS-4441	Bastu	Shali	10 Dec	1/-	10,80,000/-	Width of Approach Road: 6 Ft.,



Query No: 2003219153 of 2022, Printed On: Nov 14 2022 11:12AM, Generated from wbregistration.gov.in

L10	RS-13928	RS-7001	Bastu	Shali	14 Dec	1/-	15,12,000/-	Width of Approach Road: 6 Ft.,
L11	RS-13929	RS-5103	Bastu	Shali	99 Dec	1/-	1,06,92,000/-	Width of Approach Road: 6 Ft.,
L12	RS-13929/18023	RS-5103	Bastu	Shali	94 Dec	1/-	1,01,52,000/-	Width of Approach Road: 6 Ft.,
		TOTAL :			393Dec	12 /-	424,44,000 /-	
		Grand Total :			393Dec	12 /-	424,44,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (Private Limited Company) 1050/138 C1A SURVEY PARK, City:- , P.O:- Santoshpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AAxxxxxx7H, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
2	HUPSON PROPERTIES LIMITED (Public Limited Company) 1050/138(C-1/A), Survey Park, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AAxxxxxx1A, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
3	KISHAN MIRANIA AGARWAL Son of RAM BILAS AGARWAL,36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx1E, Aadhaar No:- 41xxxxxxxx0762,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	MIRANIA SWARN DEVELOPERS LLP (LLP) 20/1M, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 PAN No. ABxxxxxx4H, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	LAKHOTIA NIRMAN LLP (LLP) 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. AAxxxxxx1G, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Representative Details :

SI No	Name & Address	Representative of
1	ANGAD LAKHOTIA Son of SATISH LAKHOTIA 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx7K , Aadhaar No.: 55xxxxxxxx4528	LAKHOTIA NIRMAN LLP (as AUTHORISED SIGNATORY)
2	BISHAN M AGARWAL Son of RAM BILAS AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx4H , Aadhaar No.: 99xxxxxxxx7662	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (as ATTORNEY), HUPSON PROPERTIES LIMITED (as ATTORNEY)
3	RAHUL CHOKHANY Son of RAJENDRA KUMAR CHOKHANY 14/2A, MANDVILLE GARDENS, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx6Q , Aadhaar No.: 72xxxxxxxx3683	MIRANIA SWARN DEVELOPERS LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
BISWAJIT MATI Son of UTTAM MATI 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of KISHAN MIRANIA AGARWAL, ANGAD LAKHOTIA, BISHAN M AGARWAL, RAHUL CHOKHANY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-6.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-6.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-6.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-6.25 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-3.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-3.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-3.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-3.5 Dec



Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-24.75 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-24.75 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-24.75 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-24.75 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-23.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-23.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-23.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-23.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-13 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-5.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-5.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec



2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-6.75 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-6.75 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.25 Dec



Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.5 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BARUIPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



121120222017087026

GRIPS Payment Detail

GRIPS Payment ID:	121120222017087026	Payment Init. Date:	12/11/2022 12:26:07
Total Amount:	75031	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Online Payment
BRN:	90550563	BRN Date:	12/11/2022 12:28:18
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	BISHAN M AGARWAL
Mobile:	9123926968

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230170870271	Directorate of Registration & Stamp Revenue	75031
Total			75031

IN WORDS: SEVENTY FIVE THOUSAND THIRTY ONE ONLY.

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

Major Information of the Deed

Deed No :	I-1604-13522/2022	Date of Registration	22/11/2022
Query No / Year	1604-2003219153/2022	Office where deed is registered	
Query Date	12/11/2022 11:06:04 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BISWAJIT MATI 11A/1C, EAST TOPSIA ROAD,Thana : Topsia, District : South24-Parganas, WEST BENGAL, PIN - 700046, Mobile No. : 7003102124, Status :Advocate		
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. 12/-		Rs. 4,24,44,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, JI No: 31, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-13919	RS-3748	Bastu	Shali	25 Dec	1/-	27,00,000/-	Width of Approach Road: 6 Ft.,
L2	RS-13920	RS-7001	Bastu	Shali	52 Dec	1/-	56,16,000/-	Width of Approach Road: 6 Ft.,
L3	RS-13921	RS-5103	Bastu	Shali	21 Dec	1/-	22,68,000/-	Width of Approach Road: 6 Ft.,
L4	RS-13922	RS-48	Bastu	Shali	27 Dec	1/-	29,16,000/-	Width of Approach Road: 6 Ft.,
L5	RS-13923	RS-1978	Bastu	Shali	18 Dec	1/-	19,44,000/-	Width of Approach Road: 6 Ft.,
L6	RS-13924	RS-48	Bastu	Shali	16 Dec	1/-	17,28,000/-	Width of Approach Road: 6 Ft.,
L7	RS-13925	RS-56	Bastu	Shali	8 Dec	1/-	8,64,000/-	Width of Approach Road: 6 Ft.,
L8	RS-13926	RS-6676	Bastu	Shali	9 Dec	1/-	9,72,000/-	Width of Approach Road: 6 Ft.,
L9	RS-13927	RS-4441	Bastu	Shali	10 Dec	1/-	10,80,000/-	Width of Approach Road: 6 Ft.,
L10	RS-13928	RS-7001	Bastu	Shali	14 Dec	1/-	15,12,000/-	Width of Approach Road: 6 Ft.,
L11	RS-13929	RS-5103	Bastu	Shali	99 Dec	1/-	1,06,92,000/-	Width of Approach Road: 6 Ft.,
L12	RS-13929/18023	RS-5103	Bastu	Shali	94 Dec	1/-	1,01,52,000/-	Width of Approach Road: 6 Ft.,
		TOTAL :			393Dec	12 /-	424,44,000 /-	
		Grand Total :			393Dec	12 /-	424,44,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED 1050/138 C1A SURVEY PARK, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	HUPSON PROPERTIES LIMITED 1050/138(C-1/A), Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	KISHAN MIRANIA AGARWAL Son of RAM BILAS AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1E, Aadhaar No: 41xxxxxxxx0762, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence
4	MIRANIA SWARN DEVELOPERS LLP 20/1M, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: ABxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LAKHOTIA NIRMAN LLP 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANGAD LAKHOTIA Son of SATISH LAKHOTIA 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7K, Aadhaar No: 55xxxxxxxx4528 Status : Representative, Representative of : LAKHOTIA NIRMAN LLP (as AUTHORISED SIGNATORY)

2	BISHAN M AGARWAL (Presentant) Son of RAM BILAS AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx4H, Aadhaar No: 99xxxxxxxx7662 Status : Representative, Representative of : GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (as ATTORNEY), HUPSON PROPERTIES LIMITED (as ATTORNEY)
3	RAHUL CHOKHANY Son of RAJENDRA KUMAR CHOKHANY 14/2A, MANDVILLE GARDENS, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx6Q, Aadhaar No: 72xxxxxxxx3683 Status : Representative, Representative of : MIRANIA SWARN DEVELOPERS LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
BISWAJIT MATI Son of UTTAM MATI 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046			
Identifier Of KISHAN MIRANIA AGARWAL, ANGAD LAKHOTIA, BISHAN M AGARWAL, RAHUL CHOKHANY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-6.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-6.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-6.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-6.25 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-3.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-3.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-3.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-3.5 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-24.75 Dec

2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-24.75 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-24.75 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-24.75 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-23.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-23.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-23.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-23.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-13 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-5.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-5.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-6.75 Dec

4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-6.75 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.25 Dec

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.5 Dec

On 14-11-2022

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

Presented for registration at 16:30 hrs on 14-11-2022, at the Private residence by BISHAN M AGARWAL ,

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 4,24,44,000/-

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

Execution is admitted on 14/11/2022 by KISHAN MIRANIA AGARWAL, Son of RAM BILAS AGARWAL, 36/1B, LALA LAJPAT RAI SARANI, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-11-2022 by ANGAD LAKHOTIA, AUTHORISED SIGNATORY, LAKHOTIA NIRMAN LLP (LLP), 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2022 by BISHAN M AGARWAL, ATTORNEY, GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 1050/138 C1A SURVEY PARK, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075; ATTORNEY, HUPSON PROPERTIES LIMITED (Public Limited Company), 1050/138(C-1/A), Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2022 by RAHUL CHOKHANY, AUTHORISED SIGNATORY, MIRANIA SWARN DEVELOPERS LLP (LLP), 20/1M, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-11-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/11/2022 12:28PM with Govt. Ref. No: 192022230170870271 on 12-11-2022, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 90550563 on 12-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 75,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 644, Amount: Rs.10.00/-, Date of Purchase: 02/11/2022, Vendor name: Sanowaj Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/11/2022 12:28PM with Govt. Ref. No: 192022230170870271 on 12-11-2022, Amount Rs: 75,010/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 90550563 on 12-11-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 396395 to 396448
being No 160413522 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.22 15:51:31 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/11/22 03:51:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)