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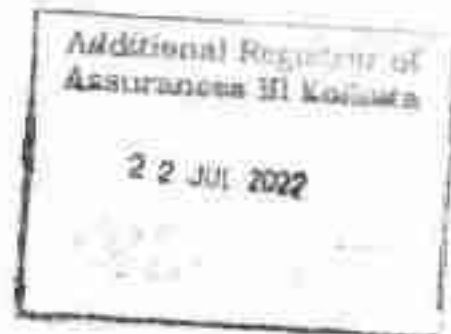
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Witnessed the Document and
Subscribed the Signature Sheet in
presence of the parties and I have
affixed my seal and stamp

[Signature]
Additional Registrar
of Assurance-III, Kolkata



THIS AGREEMENT made this 22nd day of July Two Thousand and Twenty Two BETWEEN (1) UTSAV VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AAACU8248B and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001.

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NAME _____
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15 JUN 2022
SURANJAN MIKHERJEE
 Lawyer
 C. C. Court
 243 K. S. Road, ...

DEB LAW ASSOCIATES
 40 Wood House
 1B & 2 Hill Street
 Singapore 050101

16 JUN 2022
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Admitted to practice
 Alexander H. ...

22 JUL 2022

Post Office GPO, Police Station Hare Street, (2) **GODBALAJI MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PANAACCG5928Q and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata-700001, Post Office GPO, Police Station Hare Street, (3) **HARAPARBATI COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AABCH7019J and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, (4) **MINTOO GARMENTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCM3146Q and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, (5) **BARSAAT VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCB8666Q and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, (6) **GANESHYAM TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCG5998C and its Registered Office at 4th Floor, 14, Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, (7) **ULTRAPLUS VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AABCU0683R and its Registered Office at 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar, (8) **ATTRIBUTE BUILD WORTH PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AALCA0701C and its Registered Office at 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar (9) **SINGLE POINT COMMOSALE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0064B and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar (10) **SINGLE POINT AGENCIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0062H and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar, (11) **SINGLE POINT MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0059Q and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar and (12) **NANU DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0071C and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar, all represented by their Authorized Representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar No.3208 1768 4308) son of Shri Nabin Banerjee of 14 N.S. Road, Police Station Hare Street, Post Office GPO, Kolkata - 700001 hereinafter referred to as "the OWNERS"

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(which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) of the **ONE PART AND PANSARI DEVELOPERS LIMITED** (having CIN L72200WB1996PLC079438 and PAN AABCP6809N) a Company incorporated under the Companies Act, 1956 having its Registered Office at 14 Netaji Subhas Road, Police Station – Hare street, Post Office – GPO, Kolkata - 700001 represented by its Authorized Representative Mr. Rajib Pradhan son of Brindaban Pradhan of 27/1, Rashik Krishna Banerjee Lane, Salkia, Post Office Salkia and Police Station Malipanchghara, Howrah -711106 (having Aadhaar No-413919819493 & PAN COIPP5916C); hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

SECTION-1 # DEFINITIONS & INTERPRETATION:

1. DEFINITIONS:

- 1.1 Unless in this Agreement there be something contrary or repugnant to the subject or context:-
- 1.1.1 "**Appointed Date**" shall mean the 8th July, 2022.
- 1.1.2 "**Agreed Ratio**" shall mean the ratio of sharing or distribution of Realization between the Owners and the Developer which shall be 45% (forty-five percent) belonging to the Owners and 55% (fifty-five percent) belonging to the Developer.
- 1.1.3 "**Appropriate Authorities**" shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, judicial or quasi-judicial authorities and persons and includes any local authority, Government Company, statutory bodies or authorities, Bidhannagar Municipal Corporation, former Rajarhat Gopalpur Municipality, panchayat, gram panchayat, municipal authorities, planning authority, development authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, commissioner, collector, other authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, KMDA, MED, fire brigade, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, airport authority, highway authorities, authorities under the Real Estate Laws, police authorities, law enforcement authorities, pollution control authorities, fire service authorities, insurance companies, courts, tribunals, judicial and quasi-judicial authorities and forums, service/utility providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital or any other utilities whatsoever.

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of the Registrar of Companies
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- 1.1.4 "**Building Complex**" shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Subject Property.
- 1.1.5 "**Building Plans**" shall mean the Building Permit and/or Plans to be sanctioned by the Bidhannagar Municipal Corporation and/or any other appropriate authority for the construction of New Buildings at the Subject Property and shall include all modifications and/or alterations that may be made thereto as well as all extensions and/or renewals thereof.
- 1.1.6 "**Common Areas and Installations**" shall according to the context mean and include the areas, installations and facilities comprised in and for the New Buildings and/or the Subject Property as mentioned in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer from time to time for use in common with rights to the Developer to modify and/or alter the same and/or to keep any part or parts of the Common Areas and Installations meant for use by a specified category of Transferees and/or such other persons as the Developer may deem fit and proper.
- 1.1.7 "**Common Purposes**" shall mean and include the purposes of managing, maintaining, administering, upkeep and security of the Building Complex and in particular the Common Areas and Installations; the rendition of common services in common to the Transferees thereof; the collection and disbursement of the common expenses; the regulation of the mutual rights, obligations and liabilities of the Transferees thereof and dealing with all matters which are of common interest to the Transferees thereof.
- 1.1.8 "**Completion of Construction**" in connection with any New Building shall mean that such New Building is constructed and Completion Certificate(s) for it is/are issued by the Architect.
- 1.1.9 "**Developer's Share of Realization**" shall mean 55% (fifty-five percent) of the Realizations in respect of all the Transferable Areas.
- 1.1.10 "**Extras and Deposits**" shall mean the amounts mentioned in **FOURTH SCHEDULE** hereto subject to any variations that may be made as per Clause 10.7 hereto.
- 1.1.11 "**Force Majeure**" shall mean any event or combination of events or circumstances that are beyond the control of a party and which cannot be prevented or caused to be prevented and which materially and adversely affect a party's ability to perform its obligations under this Agreement including (a) Acts of God i.e., fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-



Additional Director of
Agriculture (H) - Lucknow

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outs, civil disturbances, curfews etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in law, Rules and Regulations, injunctions, prohibitions or stay granted by any court of law, arbitrator or the Government; (f) Non-functioning of any existing or new Appropriate Authority due to any reason whatsoever and (g) any other event or circumstance which is beyond the control of the parties.

- 1.1.12 "**Internal Agreed Proportion**" shall mean 45% to Owner No. 1, 45% to Owner No. 7 and 1% each to the rest of the Owners.
- 1.1.13 "**New Buildings**" shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- 1.1.14 "**Owners' Share of Realization**" shall mean 45% (forty-five percent) of the Realizations in respect of all the Transferable Areas to be shared by them in the Internal Agreed Proportion.
- 1.1.15 "**Parking Spaces**" shall mean the spaces for the parking of cars and/or two-wheelers at the Building Complex.
- 1.1.16 "**Pass Through Charges**" shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- 1.1.17 "**Phases**" shall mean the several phases in which the development of the Building Complex is carried out in pursuance of this Agreement.
- 1.1.18 "**Realization**" shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- 1.1.19 "**Real Estate Laws**" shall mean the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and includes the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- 1.1.20 "**Specifications**" shall mean certain requirements as regards the construction, erection, fittings, fixtures, installations etc. of or at the Building Complex as per the particulars mentioned in the **THIRD SCHEDULE** hereunder written.
- 1.1.21 "**Subject Property**" shall mean the messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 1.17 acre or 117 satak more or less situate lying at comprising of the entire L.R. Dag No. 2605 and divided and demarcated portions of L.R. Dag Nos. 2606, 2609 and 2625 all recorded in L.R. Khatian Nos. 25358,

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25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384 in Mouza Gopalpur, J.L. No. 2 under Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas morefully described in the **FIRST SCHEDULE** hereunder written.

- 1.1.22 "**Transfer**" with all its grammatical variations shall mean transfer by sale or by any other means adopted by the Developer.
- 1.1.23 "**Transferable Areas**" shall mean the Units, Parking Spaces and/or anything else comprised at the Subject Property which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise, save and except the allocation meant for any owner of any land at the Subject Property other than the Subject Property.
- 1.1.24 "**Transferees**" shall mean the person(s) who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- 1.1.25 "**Units**" shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held, used or occupied by a person and also includes any offices,shops or commercial spaces or portions thereof if so constructed by the Developer as part of any New Building(s).

2. INTERPRETATION:

- 2.1 Reference to any clause shall mean such clause of this Agreement and include any sub-clauses thereof. Reference to any schedule shall mean the Schedule to this Agreement and include any parts of such Schedule.
- 2.2 Headings, clause titles, capitalized expressions and bold expressions are given for the purposes of convenience only.
- 2.3 Words denoting a particular gender shall be deemed to include the other gender.
- 2.4 Words using the singular or plural number shall include the plural or singular number respectively.
- 2.5 The terms "hereof", "herein", "hereby", "hereto" and other derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement as the case may be.
- 2.6 The word "include" shall be construed without limitation.
- 2.7 The Schedules/Annexure and the recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to constitute a breach of this Agreement.

- 2.8 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement, such notice, consent, approval, permission or certificate must (except where otherwise expressly specified) be in writing.

SECTION-II # RECITALS AND REPRESENTATIONS:

3. RECITALS/REPRESENTATIONS:

3.1 RECITALS:

- 3.1.1 **WHEREAS** the Owners and the Developer have on a principal to principal basis agreed that the Developer would develop the Subject Property and Transfer the Transferable Areas therein to interested Transferees and the Owners would convey proportionate shares in land in favour of the concerned Transferees upon Completion of Construction and no economic benefit in the form of supply would occur between the Developer and the Owners.

3.2 REPRESENTATIONS:

- 3.2.1 The Owners made the following several representations, assurances and warranties to the Developer which have been completely relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:

- (a) That the Owners are presently the full and absolute owners of the Subject Property with marketable title and free from encumbrances created or suffered by the Owners and are in khas vacant and peaceful possession thereof. The facts about the Owners deriving title to the Subject Property are stated in the **FIFTH SCHEDULE** hereto.
- (b) That the Subject Property has not been attached under any decree or order of any Court of Law or due to Income Tax realization or under any other Public Demand.
- (c) That there is no impediment, obstruction, restriction or prohibition in the Owners entering upon this Agreement and/or in the development and transfer of the Subject Property.
- (d) That the Owners have not entered upon any agreement or contract with any other person in connection with the Subject Property or any part thereof or its development/sale/transfer nor have the Owners otherwise dealt with the Subject Property or any part thereof prior to execution of this Agreement.
- (e) That the Owners have not mortgaged or charged or provided security interest in respect the Subject Property or any part thereof and there is no

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notice or proceeding for realization or recovery of the dues of a Bank nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act, 1956/2013 or the Insolvency & Bankruptcy Code, 2016 or before the Debts Recovery Tribunal or before any other Court or Tribunal.

- (f) That subject to the terms hereof, there is no difficulty in compliance of the obligations of the Owners hereunder.

3.2.2 REPRESENTATIONS OF THE DEVELOPER: The Developer has represented and assured the Owners, inter alia, as follows:-

- (a) The Developer is carrying on the business of real estate and has the requisite infrastructure, expertise and resources in this field.
- (b) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (c) Subject to the terms hereof, there is no difficulty in compliance with the obligations of the Developer hereunder.

SECTION-III # WITNESSETH:

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

4. DEVELOPMENT AND CONSTRUCTION:

4.1 In the premises aforesaid:-

- 4.1.1 The Owners have agreed that the Developer shall, with effect from the Appointed Date, have exclusive rights and authority to develop a Building Complex at the Subject Property, to Transfer the Transferable Areas and to administer the Common Purposes (up to a specified time) and the Developer has agreed to accept the same;
- 4.1.2 The Developer has agreed to carry out the planning and implementation of the Project and to invest or cause the investment of the costs and expenses required for the same and to carry out certain other acts, deeds and things pertaining to the Project and to Transfer the Transferable Areas at the Building Complex and to be entitled to the Developer's Share of Realization and other sums as stated herein in consideration thereof;
- 4.1.3 The Owners have agreed to Transfer to the Transferees the proportionate undivided share in the land attributable to Units and other constructed

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22 JUL 2022

areas upon the Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the Subject Property and to be entitled to the Owners' Share of Realization in consideration thereof.

4.1.4 The Owners and the Developer have agreed to act on a principal to principal basis in respect of their entire roles, rights and obligations on the terms and conditions hereinafter contained.

4.2 With effect from the Appointed Date, the Developer shall have the sole and exclusive rights, authorities and entitlements (a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property, (b) to Transfer the Transferable Areas therein, (c) to administer the Building Complex in the manner and until the period as morefully contained herein, (d) to the Developer's Share of Realization, (d) to the entirety of the Extras and Deposits and (e) to all other properties, benefits and rights of the Developer hereunder or to which the Developer is entitled hereunder on and subject to the terms and conditions hereinafter contained and the Owners shall be entitled (a) to the Owners' Share of Realization and (b) to all other properties, benefits and rights of the Owners hereunder or to which the Owners are entitled hereunder on and subject to the terms and conditions hereinafter contained.

5. LAND-RELATED OBLIGATIONS:

5.1 In connection with the Subject Property, the Owners shall, at their own costs and expenses, comply with the following obligations: -

- (a) **Title:** The Owners shall deal with, settle or otherwise clear any legitimate question or objection or claim of any person with regards to the title of the Owners to the Subject Property. The Owners agree to answer and comply with any reasonable requisitions on title that may be raised from time to time.
- (b) **Free from Encumbrances:** The Subject Property and each part thereof is free from encumbrances created made done or suffered by the Owners and the Owners shall hereafter not create any encumbrance on the same.
- (c) **Mutation & Conversion:** The Owners shall continue to maintain proper mutation of their names in respect of the Subject Property and proper conversion of the same to the nature of use commensurate with the Building Complex and other like purposes in the records of the Bidhannagar Municipal Corporation, the Gram Panchayat and the B.L. & L.R.O. In case the records of the Bidhannagar Municipal Corporation,

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Rajarhat Gopalpur Municipality, the B.L. & L.R.O or any other concerned authority require any correction or rectification or change, the Owners shall cause the same.

- (d) **Direct Access:** The Subject Property has and shall continue to have direct access from the abutting public road.
- (e) **Clearances:** The Owners shall apply for any permissions and/or clearances in respect of the land as may be required in law to be obtained by the Owners.
- (f) **Taxes:** The Owners shall pay and clear up-to-date Panchayat Tax Receipt and Khajana, if outstanding.

5.2 **TIME FOR COMPLIANCE OF THE OWNERS' OBLIGATIONS:** The time period for compliance of the several obligations of the Owners shall be **90 (ninety) days** from the date of being required to do so upon a situation for the same arising.

5.3 **CO-OPERATION OF THE DEVELOPER:** The Developer agrees to provide necessary co-operation to the Owners in carrying out the obligations of the Owners contained hereinabove.

5.4 **TITLE DEEDS:**

5.4.1 All original Title Deeds relating exclusively to the Subject Property shall be delivered by the Owners to the Developer simultaneously with the execution hereof.

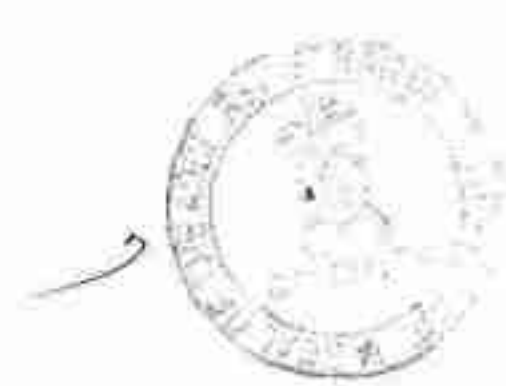
5.4.2 The Developer shall be entitled from time to time and at all times to produce, give copies of and provide extracts of and from the said original Title Deeds before government and semi-governmental bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi judicial forums, service providers, buyers/transferees in the Building Complex, financial institutions providing finance to the Developer and buyers/transferees and other persons and authorities as may be required by the Developer.

5.4.3 The Developer may produce or deliver the original Title Deeds to Appropriate Authorities or financiers providing loans or advances to the Developer pursuant to the rights and authorities of the Developer hereunder.

5.4.4 Upon Completion of Construction of the Building Complex and completion of Transfer of all the Units therein, the original Title Deeds shall be handed over to the Maintenance In-charge/Association of the Building Complex.

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6. **SECURITY DEPOSIT:** The Developer shall, simultaneously with the execution hereof, pay to the Owners a sum of Rs.1,00,000/- (Rupees one lakh) only as Security Deposit free of interest. The said Security Deposit amount shall be refundable by the Owners to the Developer upon completion of the Building Complex.
7. **PLANNING, SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**
- 7.1 **PLANNING:** The planning and layout for the development of the Subject Property has been and shall be continued to be done by the Developer. Such planning shall include the design, concept and layout of the Building Complex including the New Buildings as well as the landscaping, plantation, walkways, driveways, etc. at the Subject Property, the nature of buildings (including Green building, if any), the provisions for the implementation of the Club with sporting/entertainment/recreation/health centre and the different phases of implementation of the development.
- 7.2 **DEVELOPMENT IN PHASES:** The Developer shall be free to plan, commence and continue the construction and development of/at the Subject Property or at any part thereof in one or multiple phases. Such phase may comprise of one or more New Building(s) with part of the Common Areas and Installations and part of the land being identified for use in each phase for the purposes of convenience.
- 7.3 **SURVEY AND SOIL TESTING:** The Developer shall, at its own costs and expenses, carry out the necessary survey and soil testing and other preparatory works in respect of the Subject Property.
- 7.4 **MODIFICATIONS:** The Developer shall be entitled from time to time to cause modifications and alterations to the Building Plans already sanctioned in such manner and to such extent as the Developer may deem fit and proper.
8. **CONSTRUCTION OF THE BUILDING COMPLEX:**
- 8.1 **CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings at the Subject Property.
- 8.2 **QUALITY OF CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings in a good and workman-like manner with good quality of materials and the Specifications as mentioned in the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall handle and tackle local issues which may arise. The Developer shall construct and build the New Buildings in accordance with the Building Plans and do all acts, deeds

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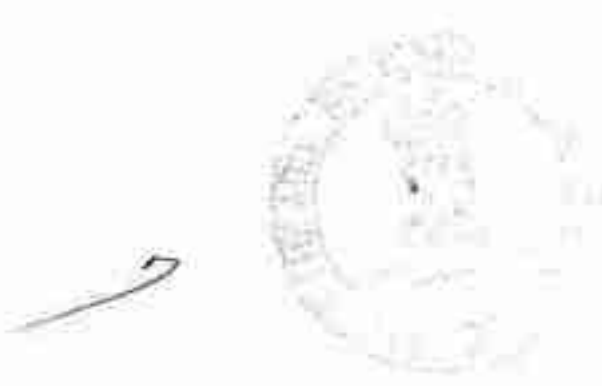


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20 JUN 2022

and things that may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at that time. The construction shall be done by the Developer in compliance with the legal requirements.

- 8.3 **COMPLETION CERTIFICATE/OCCUPANCY CERTIFICATE:** The Developer shall obtain the necessary Completion Certificate/Occupancy Certificate, as the case may be, in respect of the New Buildings from the Architect for the Building Complex. Such Completion Certificate/Occupancy Certificate may be obtained by the Developer phase-wise or building-wise or partially. If such certificates are also issued at the material time by the sanctioning authority, then the Developer shall apply for and obtain the same from time to time from such authority.
- 8.4 **MANAGEMENT AND CONTROL:** The Developer shall have the exclusive and unobstructed right to administer the development of the Building Complex at the Subject Property. The Developer shall be free to set up site office, put up boardings/boards, bring out brochures and commence the preparatory works for Transfer of the proposed Building Complex at the Developer's cost.
- 8.5 **TEAM:** The Architect for the Building Complex and the entire team of people required for the execution of the Building Complex at the Subject Property shall be such persons as may be selected and appointed by the Developer in its sole discretion. All persons employed by the Developer for the purpose of construction such as architects, engineers, contractors, labourers, care-takers, security personnel, consultants, etc. shall be persons under the appointment of and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration, etc. or their acts in any manner whatsoever and shall have no responsibility towards the Architect and/or contractors, labourers, caretakers etc. or for the compliance of the provisions of labour laws, payment of wages, payment of P.F., E.S.I. etc., maintenance of records of labourers etc. and all responsibilities in this regard shall be that of the Developer and the Owners shall be kept protected and harmless against any action, if taken against the Owners for non-compliance or violation of the said requirements.
- 8.6 **UTILITIES:** The Developer shall be entitled to use the existing and/or apply for and obtain temporary or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities, inputs and facilities from all the concerned Appropriate Authorities.
- 8.7 **COMMON AREAS AND INSTALLATIONS:** The Developer may modify the Common Areas and Installations in the Subject Property meant jointly or individually for (a) any individual New Building, (b) any phase, (c) any different

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Additional Register of
Assurances in Guinea
25 JUL 2022

category of Transferees and/or (d) use of the different areas. The Developer shall provide for the availability of Common Areas and Installations providing for passages, driveways, electricity, drainage and sewerage and water connections and any other area, installation or facility that the Developer may provide at the Subject Property. The Developer shall, as it deems fit and proper, be entitled to: -

- (a) Erect, install and/or operationalize the Common Areas and Installations within the phases and across the phases gradually;
- (b) Allow or permit only provisional and/or partial use of the Common Areas and Installations or part(s) thereof until the Completion of Construction of the Building Complex or until such earlier time as the Developer may deem fit and proper;
- (c) Erect and/or operationalize the recreational/amenity area containing sporting/entertainment/health centre, if any and to the extent planned during any one or more phases including the last phase;
- (d) Change the location, dimension, capacity or any other physical or in-built Specifications of any Common Areas and Installations in phases and from time to time erect, install or shift any portion into any new phase or other portion of the Subject Property;
- (e) Erect a temporary or permanent boundary between the different phases and continue/remove the same at any time or upon the completion of the later phase;
- (f) Impose restrictions and conditions for the use of the Common Areas and Installations including the Recreational area;
- (g) Charge, demand, receive or realize any Extras or Deposits in connection with any part or portion of Common Areas and Installations;
- (h) Provide for separate entrances for different areas and provide for the segregation of the Common Areas and Installations for different spaces/Transferees.

8.8 **CALCULATION OF AREAS:** The carpet area shall be as per the applicable Real Estate laws and shall be provided by the Developer and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Building Complex shall be such as is determined by the Developer.

8.9 **AUTHORITY:** The Owners hereby agree and confirm that the Developer shall have complete authority to carry out the planning and development of the Building Complex at the Subject Property.

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- 8.10 **APPROVALS FOR DEVELOPMENT:** The Developer shall in its own name or in the name of the Owners apply for and obtain all permissions, clearances, no objection certificates and/or other approvals required for carrying out the development at the Subject Property, including those required from Pollution Control Authorities, Fire Service Authorities, Police Authorities, Panchayat Samity, Gram Panchayat, Municipal Authorities or other statutory authorities at its own costs and expenses.
- 8.11 **COMPLIANCES:** The Developer shall not violate any Panchayat Samity, Gram Panchayat or Municipal rules or laws or any other statutory rules and laws and shall always abide by and observe all rules and procedures and practices usually followed in constructing buildings. The Owners shall not be responsible for any laches and/or lapses on part of the Developer.
- 8.12 **TIME FOR CONSTRUCTION:** Subject to the Owners not being in default of the compliance of their obligations hereunder and subject to Force Majeure, the Developer shall complete the construction of each phase of the Building Complex within 60 (sixty) months from the grant of registration under the Real Estate Laws for such phase and of all other clearances and certificates by the Appropriate Authorities necessary to commence and carry out the development of the Building Complex. There shall be an extended period of 6 (six) months beyond the time for construction mentioned above.
- 8.13 **COMPLETION OF CONSTRUCTION:** The Developer shall be deemed to have constructed and completed the New Buildings if the Developer has constructed the same internally as per the agreed Specifications and has provided reasonable ingress and egress, obtained temporary or permanent water, electricity and drainage connections (if and to the extent applicable to such constructed area) and obtained the Completion Certificate of the Architect in respect thereof.
- 8.14 The Developer shall be at liberty to carry out the Completion of Construction phase-wise and obtain partial Completion Certificates/Occupancy Certificates.
- 8.15 **ADDITIONAL/FURTHER CONSTRUCTION:** The Developer shall be entitled to apply for the sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans if so and as is thereafter possible/permissible to be constructed and such additional/further construction shall automatically form part of the Transferable areas.
- 8.16 **COSTS AND EXPENSES:** All costs and expenses for the sanction or modifications of plans (including fees of the Architects and all fees, costs and charges payable for sanction, modification, alteration and/or revision of building

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Admission & Examinations
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plans), the construction and development of the Subject Property and the activities mentioned above shall be borne and paid by the Developer.

- 8.17 **FINANCE AND MORTGAGE:** The Owners hereby agree and permit the Developer to obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors and/or REIT by mortgaging and charging the New Buildings and/or other constructions, if any, to be made by the Developer at the Subject Property and the land comprised in the Subject Property without, however, creating any financial obligation upon the Owners and without creating any charge or lien on the share of the Owners in the Realization. The Developer shall indemnify and keep the Owners fully indemnified against any loss damage cost claim action or proceeding suffered by the Owners owing to any delay or default in the repayment of the amounts and dues against any such mortgage by the Developer. The Owners agree from time to time to provide consents, confirmations, no objections or other documents as may be required for the creation of such mortgage or charge by the Developer and also agree to sign necessary loan and/or other agreements and power(s) of attorney with the bankers or financiers in connection with the above.

9. **TRANSFER:**

- 9.1 **TRANSFERS BY THE DEVELOPER:** The Owners agree that the Developer shall have exclusive rights and authorities to Transfer all Transferable Areas at the Building Complex on the terms and conditions hereinafter contained and to negotiate and settle the price and other terms of transfer with the intending Transferees:
- 9.2 **LAND SHARE SALE:** The Owners agree to sell and transfer their undivided shares in the land attributable to the concerned Unit and/or other Transferable Areas with all and whatever its entire share right title and interest in the concerned Transferable Areas to the respective Transferees in such parts or shares as the Developer may nominate or require.
- 9.3 **PUBLICITY:** The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex through all media.
- 9.4 **MARKETING AGENTS:** The Developer shall be entitled to appoint brokers, sub-brokers, channel partners, business associates and other agents for the sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.

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Additional Book List of
Acquisition in 2022
22 JUL 2022
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- 9.5 **BOOKINGS:** The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Transferee and if necessary, shall cancel, revoke or withdraw any such booking.
- 9.6 **REALIZATIONS & OTHER AMOUNTS:** The Developer shall receive the Realizations including earnest money, part payments, consideration, Extras and Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Transfer of the Transferable Areas at the Building Complex or any part/share thereof in its own name and shall give receipts for the same which shall be fully binding upon all the parties hereto.
- 9.7 **RATES:** The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas shall be transferred by the Developer shall be such as may be determined by the Developer from time to time.
- 9.8 **CUSTOMER DOCUMENTATIONS:** The agreements, receipts, confirmations, applications, sale deeds, final deeds of transfer and/or other documents relating to Transfer of the Units, Parking Spaces and other saleable/transferable areas shall be executed by the Developer and the Owners and the Owners do hereby authorize and empower the Developer to sign, execute and/or register the same as the constituted attorney of the Owners fully and in all manner with regards thereto and agree to execute and/or register one or more powers of attorney from time to time in favour of the Developer as may be required or found necessary and such power(s) of attorney shall subsist during the subsistence of this Agreement.
- 9.9 **ADVOCATES:** All documents of transfer or otherwise shall be drafted by DSP Law Associates, Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata-700001.
- 9.10 **MARKETING COSTS:** All costs of brokerage, commission and other like amounts relating to Transfer as also any interest, damage or compensation payable to any Transferee or other person relating to the Building Complex shall be payable by the Developer alone.
10. **REALIZATION AND DISTRIBUTION:**
- 10.1 **SHARE IN REALIZATIONS:** The Owners shall be entitled to 45% (forty five percent) of the Realizations from the Building Complex in the Internal Agreed Proportion and the Developer shall be entitled to 55% (Fifty five percent) of the Realizations from the Building Complex.

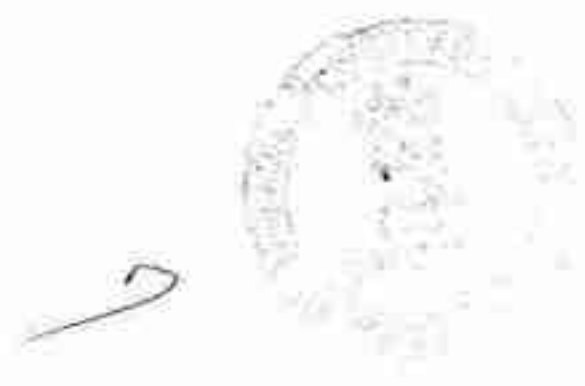




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- 10.2 **PAYMENT TO OWNERS:** The Developer shall pay to the Owners 45% of the Realizations (excluding Extra and Deposits and Pass Through Charges) from the Building Complex on such periodic basis as the parties hereto mutually decide.
- 10.3 **ERRORS & OMISSIONS:** All payments made by the Developer to the Owners shall be subject to any errors or omissions and/or the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or for any other reason any part of the Realization becomes refundable or payable to any Transferee and/or in case any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the Owners therein shall be adjustable out of the future payments to be made by the Developer to the Owners and in case no such future payment is due, the same shall be paid by the Owners to the Developer.
- 10.4 **ACCOUNTS:** The Developer shall maintain proper accounts pertaining to the Transfers, Realizations, Extras & Deposits. The parties shall be free to mutually agree to any other mechanism for the disbursement of the Realizations to the parties. The Owners shall have at all times full and free access and liberty to inspect such separate accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found to be necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Building Complex.
- 10.5 **FINAL ACCOUNTS:** After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 10.6 **CONCLUSIVITY OF ACCOUNTS:** The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save any errors or omissions on the face of the record) if no objection from any party is received in respect thereof within 45 days of such given date.
- 10.7 **EXTRAS & DEPOSITS:** Any Extras and Deposits that may be taken from the Transferees by the Developer shall be utilized separately by the Developer and the Owners shall have no concerns therewith.
- 10.8 **DELIVERY TO TRANSFEREES:** The Developer shall deliver possession of the areas agreed to be transferred to the respective Transferees subject to the concerned Transferee not being in any default of his obligations.
- 10.9 **LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans from banks, institutions and entities granting such loans for the purpose of

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acquiring specific Units and Transferable Areas. The Owners and the Developer shall render the necessary assistance and sign and deliver such documents, papers, consents etc. as required in this regard by such banks, institutions and entities provided that there shall not be any monetary liability for repayment of such loans or interest upon them or any of them nor shall there be any charge or lien on the Project/Subject Property except the flat and appurtenances under sale or Transfer and save those occasioned due to cancellation of the agreement with the Transferees and to the extent to be mentioned in the agreement for sale to be entered into with them.

10.10 **INSURANCE:** The Developer shall purchase and maintain insurance policies as are customarily and ordinarily available in India on commercially reasonable terms and as are reasonably required to be maintained to insure the Building Complex and all related assets against risks in an adequate amount consistent with facilities similar to the size and type of the Building Complex and/or as may be required by the lenders (if any). The premiums payable on the insurance coverage as indicated above including any costs and expenses incidental to the procurement and enforcement of such insurance cover shall be part of the costs of the Building Complex to be borne and paid by the Developer. The proceeds from all insurance claims, except for life and injury, shall be promptly applied for the repair, renovation, restoration and/or re-instatement of the assets, facilities and services of the Building Complex or any part thereof which may have been damaged or destroyed.

10.11 **RECORDS AND INSPECTION:** Each party shall maintain their respective records of Transfer (including marketing costs) of the Building Complex.

11. COMMON PURPOSES AND MAINTENANCE IN-CHARGE:

11.1 **COMMON PURPOSES:** All Transferees shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes in consultation with the Owners.

11.2 **MAINTENANCE IN-CHARGE:** The Developer shall form a Maintenance Company and/or Association for the Common Purposes of management and maintenance of the Building Complex and for the collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and handed over or till such other time as the Developer may desire, the Developer or its nominee shall be in charge of administering the Common Purposes. Subject to the laws for the time being in force, the entire Building Complex shall be under one Association and the membership of the same shall be

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taken by the Co-owners on a phase-wise basis. It is expressly agreed and understood that so long as the Developer or its nominee remains the Maintenance In-charge, the Owners and/or their nominees or Transferees shall not hold the Developer or its nominee liable or responsible for rendering any accounts or providing explanations for any expenses incurred.

12. COVENANTS BY THE OWNER:

12.1 The Owners do hereby covenant with the Developer as follows:-

- (a) The Owners shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and shall do all acts deeds and things as may be required by the Developer in connection with the obtaining of any modification/alteration to the sanctioned Building Plans and for obtaining any approvals required to be obtained by the Developer for commencing or carrying out the development at the Subject Property.
- (b) For all or any of the purposes contained hereinabove and required by the Developer, the Owners shall render all assistance and co-operation to the Developer and shall sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time promptly and without any delay failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on part of the Owners.
- (c) With effect from the date of execution hereof, the Owners shall not deal with, transfer, let out or create any encumbrance in respect of the Subject Property or any part thereof or allow any development to be made thereat save only to the extent permitted expressly hereunder.
- (d) The Owners shall not be entitled to assign this Agreement or any part thereof from the date hereof without the prior consent in writing of the Developer. However, any merger or demerger affecting the Owners' companies and the Subject Property as its asset shall be subject to this Agreement and the Power of Attorney to be executed in pursuance hereof and all acts, deeds and things done in pursuance hereof. Any demerged or merging entity holding the Subject Property shall be bound by this Agreement, the Power of Attorney to be executed in pursuance hereof and all acts, deeds and things done in pursuance hereof in the same manner and

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to the same extent as the Owners would have been bound. Such merging or demerging entity shall, at its costs and expenses, be bound to enter upon any further agreement or power of attorney.

- (e) The Owners shall not cause any interference or hindrance in the modification/addition/alteration of Building Plans in terms hereof, the construction and development at the Subject Property by the Developer and/or the Transfer of the Transferable Areas and shall not do any act deed or thing whereby any right of the Developer hereunder may be affected.
- (f) The Owners shall ensure that they shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement and shall keep the Developer and all persons deriving right from the Developer fully saved, harmless and indemnified from and against all losses, damages, costs, claims, demands, actions or proceeding that may be suffered or incurred by them or any of them in this regard.
- (g) The Owners shall bear and pay all taxes and impositions levied by the State Government, Central Government or any other authority or body or which are applicable under any law for the time being in force on the Owners' Share of Realization.
- (h) The Owners have full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

13. COVENANTS BY THE DEVELOPER: The Developer do hereby covenant with the Owners as follows:-

- (a) The Developer agrees not to do any act, deed or thing whereby any right or obligation of the Owners hereunder may be affected or whereby the Owners are prevented from making or proceeding with the compliance of their obligations hereunder.
- (b) The Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limit without any delays or defaults and shall not do or permit to be done any act or omission contrary to the terms and conditions of this Agreement in any manner.
- (c) The Developer shall not be entitled to assign this Agreement or any part thereof from the date hereof without the prior consent in writing of the Owners, but may enter upon joint ventures, collaborations and/or tie-ups with any person and may also appoint a sub-developer as the Developer

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deems fit and proper. However, the obligations of the Developer hereunder shall not be affected thereby.

14. FORCE MAJEURE: Notwithstanding anything to the contrary contained elsewhere in this Agreement, the parties hereto shall not be considered to be in default of the performance of the obligations or be liable for any obligation hereunder to the extent that the performance of their respective obligations are prevented by the existence of Force Majeure and the time for performance shall remain suspended during the duration of the Force Majeure.

15. POWERS OF ATTORNEY:

15.1 The Owners shall, with the execution of these presents, execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons being namely Mr. Ankit Agarwal and Mr. Tuhin Banerjee or such other person as may be nominated from time to time granting all necessary powers and authorities to effectuate and implement this Agreement (including for preparation and sanction of the revised Building Plans, construction and development of the Building Complex and for sale or otherwise transfer of the Transferable Areas and all share right title and interest of the Owners in the Building Complex) and also otherwise under this Agreement and agree that the same shall subsist during the subsistence of this Agreement.

15.2 It is understood that to facilitate the Building Complex, various acts deeds matters and things not specified herein may be required to be done by the Developer for which the Developer may need the authority of the Owners for making or signing various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall 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 such additional applications and other documents as the case may be on a written request made by the Developer.

15.3 The said power or powers of attorney to be so granted by the Owners to the Developer and/or its nominee(s) shall form an integral part of this Agreement and the Owners shall not be entitled to modify or alter the same without the prior written consent of the Developer.



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16. UNSOLD AREAS:

16.1 In case upon expiry of 6 (six) months from the date of Completion of Construction of the Building Complex or as mutually decided there be or remains unsold Transferable Areas or in case at any time prior thereto, the parties by mutual consent agree to divide and allocate separate areas in the Building Complex, then the following allocations and terms and conditions shall apply:-

- (a) The Developer and the Owners (in the Internal Agreed Proportion) would be allocated and be entitled to identified units or portions of the Transferable Areas remaining unsold as per the Agreed Ratio.
- (b) The location of the Units and other Transferable Areas to belong to the Owners jointly (in their Internal Agreed Proportion) and the Developer shall be mutually finalized by the parties and the areas to be allotted separately to the Owners and the Developer respectively shall thenceforth be the Owners' Allocation and the Developer's Allocation respectively.
- (c) The Owners shall be entitled to deal with and/or Transfer the Owners' Allocation and to receive and appropriate the Realizations in respect thereof exclusively and the Developer shall be entitled to deal with and/or Transfer the Developer's Allocation and to receive and appropriate the Realizations in respect thereof exclusively. The Owners shall be entitled to proportionate undivided share in the land and the Common Areas and Installations as properties attributable and appurtenant to the separately allotted Owners' Allocation and would be liable to convey and transfer their proportionate share in the land to the Transferees nominated by the Developer in respect of the separately allotted Developer's Allocation.

17. GENERAL:

17.1 **ENTRY:** As a purpose incidental to carrying out the development of the Subject Property in terms hereof, the Owners shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owners to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the Subject Property shall not be given and is not intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated under Section 53A of the Transfer of Property Act, 1882 read with Section 2(47)(v) of the Income Tax Act, 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the Subject Property shall always remain vested in the Owners.

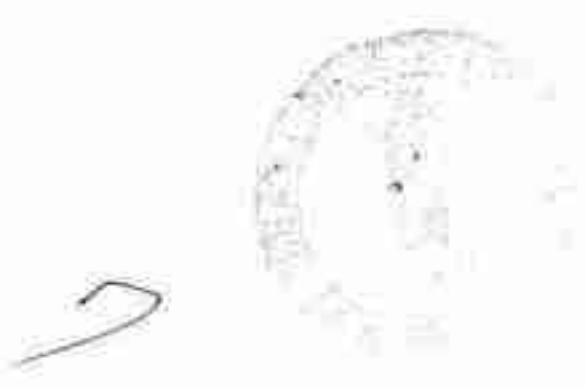
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- 17.2 PROPERTY TAXES AND OUTGOINGS:** Till the date of execution hereof, all taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owners and those arising for the period hereafter and until the Completion of Construction shall be borne and paid by the Developer, provided that upon construction of any phase of development at the Subject Property, all taxes and outgoings shall be borne, paid and discharged by the Transferees and for non-alienated areas, by the parties hereto in the Agreed Ratio.
- 17.3 GST AND TDS:**
- (a) The parties shall respectively discharge their statutory compliances in respect of TDS, Income Tax as well as Goods and Service Tax in respect of their rights, benefits and obligations under arising out of or under this Agreement. As regards the Transferable Areas, the Developer shall be solely responsible for the compliances of collection and deposit of the Goods and Service Tax. If there be any statutory requirement which obliges the Owners to register or pay, then the Owners shall comply with same. Any tax on the share of the Owners (as per Agreed Ratio) unsold areas on the date of issuance of completion certificate of the authority shall be borne and paid by the Developer.
- (b) Save those agreed to be complied with by the Developer hereunder, the parties shall respectively discharge statutory compliances in respect of the Goods and Service Tax collections or payments and/or any other statutory compliances relating to this Agreement.
- 17.4 REAL ESTATE LAWS:** The Developer shall comply with all the necessary requirements under the Real Estate laws and which are required to be complied with by a developer of a building and the Owners shall co-operate and assist the Developer in respect thereof. The Owners shall also comply with all necessary requirements under the Real Estate laws required to be complied with by a landowner.
- 17.5 OWNERS' NAMED REPRESENTATIVE:** Unless changed by the Owners hereafter in writing, Mr. Subham Dalmia shall be the Owners' representative and shall be and is hereby authorized by the respective Owners to deal with the Developer in all matters involving the Project. The acts of the said Owners' representative in all matters referred to herein shall be binding upon the Owners.
- 17.6 FINAL DECISION IN RESPECT OF MATTERS TO BE CONSULTED:** Except as specifically provided in this Agreement to the contrary, in all those matters agreed to be decided by or carried out by the Developer in consultation

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with the Owners, if there is any dispute or lack of consensus on any point or issue, the decision of the Developer on such point or issue shall be final and binding on the Owners.

- 17.7 **INDEMNITY BY OWNER:** At all times hereafter, the Owners hereto shall indemnify and agree to keep the Developer saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising out of any representation of the Owners found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature by the Owners in relation to the terms and conditions hereof, whether statutory or contractual or under civil or criminal laws.
- 17.8 **INDEMNITY BY DEVELOPER:** At all times hereafter, the Developer hereto shall indemnify and agree to keep the Owners saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered by or incurred by the Owners and arising out of any representation of the Developer being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature by the Developer in relation to the terms and conditions hereof whether statutory or contractual or under civil or criminal laws.
- 17.9 **NO PARTNERSHIP OR AOP:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the parties in any manner neither shall the parties constitute an Association of Persons (AOP).
- 17.10 **NOT A PRESENT TRANSFER:** Nothing in this Agreement is intended to or shall be construed as a transfer of possession of the Subject Property at present in favour of the Developer.
- 17.11 **WAIVERS:** Failure or delay by either party to enforce any of their rights under this Agreement shall neither amount to an implied waiver of such rights nor shall it affect, diminish or prejudice the right of such party to require performance of that provision in any way. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.
- 17.12 **EFFECTIVENESS:** This Agreement shall apply with effect from the Appointed Date. The parties shall respectively be entitled to the benefits of all acts done by them prior to the date of execution hereof. The execution of this Agreement shall not invalidate any act, deed or thing done by the parties prior to the date of execution hereof. However, with effect from the Appointed Date, the terms and conditions hereof shall apply only between the parties hereto.



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- 17.13 **PART UNENFORCEABILITY:** In case any provision of this Agreement or the application thereof to any circumstance is found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree, in the circumstances referred to above, to use all reasonable endeavors to substitute any invalid or unenforceable provision with a valid or enforceable provision which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.
- 17.14 **MODIFICATIONS:** No amendment or modification of this Agreement or any part thereof shall be valid and effective unless it is made by an instrument in writing executed both by the Owners and the Developer.
- 17.15 **EXECUTION IN DUPLICATE:** This Agreement is being executed in Duplicate, one copy each whereof shall be retained by the Owners and the Developer respectively and each such copy shall be deemed to be the original.
- 17.16 **CHANGE IN CONSTITUTION:** It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc. of any of the parties, this Agreement as well as the Power(s) of Attorney to be executed by the parties in pursuance hereof shall remain valid and effective and shall automatically bind all successors and/or successors-in-office of the parties.
- 17.17 **NAME:** The Building Complex shall be known as "PURTI AROMA" or by any other name as may be decided by the Developer.

18. DEFAULTS:

- 18.1 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 its 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 it from the defaulting party without prejudice to its other rights hereunder.
- 18.2 The parties shall refer all disputes or differences arising between them to the arbitral tribunal as morefully provided hereinafter and accept and abide by the award passed by the arbitral tribunal.

19. **NOTICES:** All notices to be served hereunder by any of the parties upon the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to the service of the notice deemed to have been served as aforesaid.
20. **ARBITRATION:** All disputes and differences arising between the parties hereto regarding the construction or interpretation of any of the terms and conditions contained herein or which touch upon these presents and/or the Subject Property or regarding the determination of any liability shall be referred to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment thereof for the time being in force. In connection with the said arbitration, the parties have agreed to and declared as follows:
- (a) The arbitral tribunal shall have summary powers and shall be entitled to lay down its own procedure.
 - (b) The arbitral tribunal shall be at liberty to give interim orders and/or directions.
 - (c) The parties shall abide by all directions and/or awards passed by the arbitral tribunal and shall not challenge the same in any manner whatsoever or howsoever.
21. **JURISDICTION:** Only the Calcutta High Court and those courts having territorial jurisdiction over the Subject Property shall have the jurisdiction to entertain, try and determine all actions and proceedings arising between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

SECTION-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging



At the Court House, City of
Kalamazoo, Michigan
this 2nd day of July, 2022

whereon or on part whereof the same are erected and built containing an area of 1.17 acre or 117 satak more or less situate lying at and being the entire L.R. Dag No. 2605 and divided and demarcated portions of L.R. Dag Nos. 2606, 2609 and 2625 all recorded in L.R. Khatian Nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384, in Mouza Gopalpur, J.L. No. 2 being former Holding Nos. R.G.M/M/68/2005, R.G.M/M/69/2005 and AS/84/3624/2003 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation under Police Station Airport (formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas, Pin Code 700136 and delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:-

- On the NORTH** : By portion of R.S. Dag Nos. 2606 and 2604;
On the SOUTH : By municipal road;
On the EAST : By R.S. Dag Nos. 2610, 2624 and by a portion of R.S. Dag No. 2625;
On the WEST : Partly by 50 feet wide SRCM Road (i.e. public road) and partly by portions of R.S. Dag Nos. 2607, 2608 and 2609.

Sl No	Dag particulars	Area in Acre	Nature of land as recorded
1.	Entire L.R. Dag No. 2605 recorded in L.R. Khatian Nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384	0.03 acre	Bastu
2.	Divided and demarcated portion of L.R. Dag No. 2606 recorded in L.R. Khatian Nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384	0.0868 acre	Bastu
3.	Divided and demarcated portion of L.R. Dag No. 2609 recorded in L.R. Khatian Nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384	1.02 acre	Bastu
4.	Divided and demarcated portion of L.R. Dag No. 2625 recorded in L.R. Khatian Nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384	0.0332 acre	Bastu
	Total	1.17 acre	



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OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of residential dwelling rooms and structures containing cemented flooring at the Subject Properties is 6000 square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS AND INSTALLATIONS)

PART-I

1. Common Areas & Installations at any New Building:
 - 1.1 Concealed electrical wiring and fittings and fixtures for lighting the staircase, the common areas, the lobby and the landings and for operating the installation of two lifts at the designated block.
 - 1.2 Electrical installations with main switch and meter and space required therefore in the Building.
 - 1.3 Bore well/ Tube well (as the case may be) water pump overhead tanks and underground water reservoirs and spaces required thereto with water distribution pipes from such Overhead water tank connecting to the different Units of the Building and Space for Water pump and motor room therefor.
 - 1.4 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
 - 1.5 Common corridors, lobbies, stairs, stairways landings entrances exits and pathways within each New Building.
 - 1.6 Windows, doors, grills and other fittings in the common area.
 - 1.7 Lifts, Lift wells spaces required therefor.
 - 1.8 Common roof.
 - 1.9 Such other common parts areas and any covered and open space in or about each New Building as may be provided by the Developer.
 - 1.10 Gate Goomty.

PART-II

2. Common Areas & Installations at the Building Complex:
 - 2.1 Driveways, pathway pavements and landscape green at the Subject Property.
 - 2.2 Space for transformer and Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed.

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Білім, Ғылым және Сапа
Басқармасы
2023 жылғы 23

- 2.3 Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
- 2.4 Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains (if any). Space for Sewage Treatment plant.
- 2.5 Recreational Block with amenities like Community Hall with initial airconditioning, Podium Garden, Swimming Pool, Gymnasium and Games Room with initial airconditioning, Infrastructure and equipments and installation as provided by the Developer.
- 2.6 Space for Generator installations and its allied accessories room.
- 2.7 Boundary walls of the Properties including outer side of the walls of the Subject Property and main gates.
- 2.8 Such other common parts areas and any covered and open space in or about Subject Property and for the Building Complex as a whole as may be provided by the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

PART-A

(SPECIFICATIONS, AMENITIES AND FACILITIES FOR THE UNIT)

I. LIVING/DINING: -

- a. Flooring - Vitrified Tiles

II. BEDROOMS: -

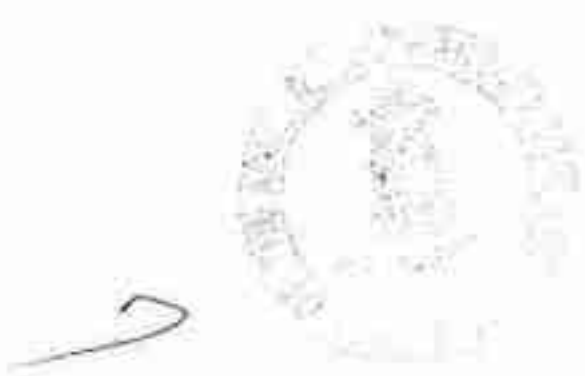
- a. Flooring - Vitrified Tiles

III. KITCHEN: -

- a. Flooring - Anti-Skid Ceramic Tiles
- b. Granite top counter with stainless steel sink
- c. Ceramic Tiles upto 2 ft height above the counter
- d. Electrical points for Refrigerator, Aqua guard & Exhaust Fan

IV. TOILETS: -

- a. Flooring - Anti-Skid Ceramic Tiles
- b. Designer Ceramic Tiles on walls upto door height



Additional Member of
Assessment of Examinations
22 JUL 2022

- e. Sanitary ware of of good reputed brand as per choice of developer
- d. CP fittings of of good reputed brand as per choice of developer
- e. Electrical point for Geysor and Exhaust

V. ELECTRICAL & FITTINGS:

- a. Concealed wiring all around the flat with copper conductors
- b. Modular switches of reputed brands
- c. Adequate lighting and power points in all the areas
- d. A.C. point in master bedroom

VI. SECURITY & FIRE FIGHTING:

- a. Intercom facility in all flats
- b. Modern firefighting system as per guide line of WBFES

VII. DOORS & WINDOWS:

- a. Door Frame – wood
- b. Main Door – Flush door
- c. Main Door Fittings – Godrej lock
- d. Internal Door – flush doors
- e. Windows – Standard section aluminum windows

PART B

(SPECIFICATIONS AMENITIES AND FACILITES FOR THE BUILDING COMPLEX)

- A. BUILDING:** Reinforced Cement Concrete (RCC) frame structure with anti-termite treatment
- B. WALL FINISH:** Exterior – Latest durable outer finish, Interior – Plaster of Paris/putty punning
- C. LIFT:** Of reputed make
- D. STAIRS:** Kota stone/Tiles/marble /stone
- E. LOBBIES:** Well-decorated Ground Floor Lobby with marble/granite/vitrified flooring






Additional Review of
Assurances in Evidence
22 Jul 2022
[Signature]

THE FOURTH SCHEDULE ABOVE REFERRED TO:**(EXTRAS AND DEPOSITS)**

EXTRAS shall include:

- (i) Additions or alterations made in the flat at the instance of the buyers at the choice of Developer
- (ii) Any type of taxes like GST, local taxes and any other statutory levy or tax etc., payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the agreement above).
- (iii) Any EDC/IDC charges payable to any government authority or any local body etc.
- (iv) All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider.
- (v) Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity water and any other connection or service at the Building Complex.
- (vi) All costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Building Complex.
- (vii) Betterment fees, development charges, and other levies taxes duties and statutory liabilities that may be charged on the Subject Property or the Buildings or the Units or on their Transfer or construction partially or wholly, as the case may be.
- (viii) Cost of formation of Association/service maintenance company/society.

DEPOSITS (which shall be interest-free) shall include deposits on account of maintenance charges, electricity, water, other facilities, common expenses, rates and taxes, sinking fund etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:**(CHAIN OF TITLE)**

1. **Re : R.S. & L.R. Dag No. 2605 – Total Area in Dag 3 Satak, Subject Area – 3 Satak ("Dag 2605 Property")**
- 1.1. By an Indenture of Conveyance dated 17th July 1989 and registered with the Additional District Sub Registrar, Bidhanagar (Salt Lake City) in Book 1 Volume



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128 SPADINA AVENUE
TORONTO, ONTARIO

No. 124 Pages 1 to 8 Being No. 5861 for the year 1989, one Sudhir Kumar Das for the consideration therein mentioned sold conveyed and transferred unto and to one Dipti Ghosh, Soumitra Bhowmik, Sudip Bhattacharjee and Rita Pal Chowdhury **ALL THAT** the Dag 2605 Property absolutely and forever.

- 1.2 By an Indenture of Conveyance dated 5th January 1993 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 2 Pages 1 to 8 Being No. 45 for the year 1993, the said Dipti Ghosh, Soumitra Bhowmik, Sudip Bhattacharjee (also known as Sudip Bhattacharya) and Rita Pal Chowdhury for the consideration therein mentioned sold conveyed and transferred unto and to one Chandani Export Limited **ALL THAT** the Dag 2605 Property absolutely and forever.
- 1.3 The said Chandani Exports Private Limited got amalgamated and merged into Ajanta Leather Fashions Private Limited pursuant to an Order dated 14th July 2003 passed by the Hon'ble High Court at Calcutta in Company Petition No. 97 of 2003 connected with Company Application No. 592 of 1992 and, amongst other properties, the Dag 2605 Property alongwith all erections thereon became the property of the said Ajanta Leather Fashions Private Limited.

2. **Re : R.S. & L.R. Dag No. 2606 – Total Area in Dag 25 Satak, Subject Area – 8.68 Satak (“Dag 2606 Property”)**

- 2.1 By an Indenture of Conveyance dated 10th March 1989 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 47 Pages 37 to 50 Being No. 2191 for the year 1989, one (1) Adhir Chandra Ghosh, (2) Sasanka Sekhar Ghosh, (3) Sourendra Mohan Ghosh, (4) Sarabindu Ghosh, (5) Santi Ghosh, (6) Kamala Rani Ghosh, (7) Ashok Kumar Ghosh, (8) Apurba Kumar Ghosh, (9) Aloke Kumar Ghosh, (10) Arun Kumar Ghosh, (11) Pritikana Kumar and (12) Indumati Ghosh for the consideration therein respectively mentioned sold conveyed and transferred a portion of **ALL THAT** the Dag 2606 Property to one Mrinal Bhattacharya (also known as Mrinal Bhattacharjee) and Badal Nandy absolutely and forever.
- 2.2 By another Indenture of Conveyance dated 10th March 1989 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 47 Pages 20 to 36 Being No. 2190 for the year 1989, the said (1) Adhir Chandra Ghosh, (2) Sasanka Sekhar Ghosh, (3) Sourendra Mohan Ghosh, (4) Sarabindu Ghosh, (5) Santi Ghosh, (6) Kamala Rani Ghosh, (7) Ashok Kumar Ghosh, (8) Apurba Kumar Ghosh, (9) Aloke Kumar Ghosh, (10) Arun Kumar Ghosh, (11) Pritikana Kumar and (12) Indumati Ghosh for the consideration therein respectively mentioned sold conveyed and transferred a portion of **ALL**

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THAT the Dag 2606 Property to one Gobinda Kumar Biswas and Anjali Biswas absolutely and forever.

- 2.3. By an Indenture of Conveyance dated 17th July 1989 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 124 Pages 81 to 90 Being No. 5868 for the year 1989, the said Mrinal Bhattacharjee and Badal Nandy for the consideration therein mentioned sold conveyed and transferred unto and to the said Dipti Ghosh, Sudip Bhattacharjee (also known as Sudip Bhattacharya), Soumitra Bhowmik and Rita Pal Chowdhury **ALL THAT** piece or parcel of land containing an area of 2 Cottahs 4 Chittacks or 0.0372 acre more or less out of their portion of the Dag 2606 Property absolutely and forever.
- 2.4. By an said Indenture of Conveyance dated 5th January 1993 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 2 Pages 1 to 8 Being No. 45 for the year 1993, the said Dipti Ghosh, Sudip Bhattacharya, Soumitra Bhowmik and Rita Pal Chowdhury for the consideration therein mentioned sold conveyed and transferred unto and to one Chandani Export Limited **ALL THAT** piece or parcel of land measuring 2 Cottahs 4 Chittacks or 0.0372 acre more or less out of their portion of the Dag 2606 Property alongwith all erections thereon absolutely and forever.
- 2.5. By an Indenture of Conveyance dated 17th August 1994 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 124 Pages 379 to 384 Being No. 5777 for the year 1994, the said Gobinda Kumar Biswas and Anjali Biswas for the consideration therein mentioned sold conveyed and transferred unto and to one Utpal Kishore Banik, Jagat Kishore Banik and Kamal Kishore Banik **ALL THAT** piece or parcel of land containing an area of 3 Cottahs or 0.0496 acre more or less out of their portion of the Dag 2606 Property absolutely and forever.
- 2.6. By an Indenture of Conveyance dated 14th August 2002 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 445 Pages 166 to 191 Being No. 07953 for the year 2002 (also registered digitally in Book I Pages 1 to 27 Being No. 150407953 for the year 2002), the said Utpal Kishore Banik, Jagat Kishore Banik and Kamal Kishore Banik for the consideration therein mentioned sold conveyed and transferred unto and to the said Ajanta Leather Fashions Private Limited **ALL THAT** piece or parcel of land measuring 3 Cottah or 0.0496 acre more or less out of the Dag 2606 Property absolutely and forever.
- 2.7. The said Chandani Exports Private Limited got amalgamated and merged into Ajanta Leather Fashions Private Limited pursuant to an Order dated 14th July 2003

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passed by the Hon'ble High Court at Calcutta in Company Petition No. 97 of 2003 connected with Company Application No. 592 of 1992 and amongst other properties, their entire piece or parcel of land measuring 2 Cottah 4 Chitack or 0.0372 acre more or less out of the Dag 2606 Property alongwith all erections thereon became the property of the said Ajanta Leather Fashions Private Limited.

3. Re : R.S. & L.R. Dag No. 2609 – Total Area in Dag 104 Satak, Subject Area – 102 Satak ("Dag 2609 Property")

- 3.1 One Khetra Pada Ghosh, a Hindu governed by the Dayabhaga School of Law, died intestate in the year 1977 being seized and possessed of **ALL THAT** piece or parcel of land containing an area of 1.04 acre or 104 satak more or less with dwelling rooms and structures thereon situate lying at and being the entire R.S. Dag No. 2609 (hereinafter referred to as the "**Larger Dag 2609 Property**") leaving him surviving his wife namely Gouribala Ghosh, four sons namely Biswanath Ghosh, Bholanath Ghosh, Lakshmi Kanto Ghosh and Brojen Ghosh and two daughters namely Champa Neogi and Indubala Ghosh (since deceased) as his only heiresses, heirs and legal representatives who all upon his death inherited and became entitled to the Larger Dag 2609 Property in equal shares absolutely.
- 3.2 The said Indubala Ghosh, a Hindu governed by the Dayabhaga School of Law, died intestate leaving her surviving her two sons namely Chandan Ghosh and Jayanta Ghosh and only daughter namely Kalyani Ghosh as her only heiress, heirs and legal representatives (her husband Satyendra Ghosh having predeceased her) who all upon her death inherited and became entitled to her share of and in the Larger Dag 2609 Property in equal shares absolutely.
- 3.3 By a Deed of Partition dated 26th September 1988 made between the said Gouribala Ghosh, Biswanath Ghosh, Bholanath Ghosh, Champa Neogi, Chandan Ghosh, Jayanta Ghosh, Kalyani Ghosh as Party of the First Part, Lakshmi Kanto Ghosh as Party of the Second Part and Brojen Ghosh as Party of the Third Part and registered with the Sub Registrar, Bidhannagar (Salt Lake City) in Book No. 1 Volume No. 166 Pages 1 to 14 Being No. 8141 for the year 1988, the 2609 Larger Property alongwith other properties was divided and demarcated by metes and bounds and the First Party thereto were exclusively allotted **ALL THAT** the Dag 2609 Property including all rooms and structures thereon absolutely.
- 3.4 By an Indenture of Conveyance dated 7th October 1988 and registered with the Additional District Sub Registrar, Bidhannagar (Sale Lake City) in Book 1 Volume No. 180 Pages 291 to 304 Being No. 8871 for the year 1988, the said Gouribala Ghosh, Biswanath Ghosh, Bholanath Ghosh, Champa Neogi, Chandan Ghosh, Jayanta Ghosh and Kalyani Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to the said Chandani Exports Private Limited

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ALL THAT the said Dag 2609 Property including all rooms and structures thereon absolutely and forever.

- 3.5 The said Chandani Exports Private Limited got amalgamated and merged into Ajanta Leather Fashions Private Limited pursuant to an Order dated 14th July 2003 passed by the Hon'ble High Court at Calcutta in Company Petition No. 97 of 2003 connected with Company Application No. 592 of 1992 and, amongst other properties, the said Dag 2609 Property including all rooms and structures thereon became the property of the said Ajanta Leather Fashions Private Limited.

4. **Re : R.S. & L.R. Dag No. 2625 – Total Area in Dag 43 Satak, Subject Area – 3.32 Satak ("Dag 2625 Property")**

- 4.1 By a Deed of Partition dated 27th February 1986 made between one Bivabati Ghosh wife of Late Tarak Nath Ghosh, Ava Ghosh daughter of Late Tarak Nath Ghosh and granddaughter of Late Nagendra Nath Ghosh, Shankulata Ghosh wife of Late Ashutosh Ghosh, Dipak Kumar Ghosh, Dwijen Kumar Ghosh, Dinesh Kumar Ghosh (the last named three being sons of Ashutosh Ghosh and grandsons of Late Nagendra Nath Ghosh) and Bhola Nath Ghosh son of Nagendra Nath Ghosh therein as Party of the First Part, one Panchanan Ghosh and Balai Chandra Ghosh both sons of Late Makhani Lal Ghosh therein as Party of the Second Part and one Madan Kumar Ghosh therein as the Party of the Third Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No. I Volume No. 25 Pages 407 to 436 Being No. 1345 for the year 1986, the parties thereto divided and demarcated their several joint properties by metes and bounds and the said Bivabati Ghosh, Ava Ghosh, Shankulata Ghosh, Dipak Kumar Ghosh, Dijen Kumar Ghosh, Dinesh Kumar Ghosh and Bhola Nath Ghosh were, inter alia, allotted exclusively **ALL THAT** piece or parcel of land containing an area of 0.20 acre or 20 satak more or less comprised in a divided and demarcated portion of R. S. Dag No. 2625 recorded in R. S. Khatian No. 983, in Mouza Gopalpur, J.L. No-2 under Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas (hereinafter referred to as the "**Larger Dag 2625 Property**") absolutely.
- 4.2 By an Indenture of Conveyance dated 2nd December 1988 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No. 201 Pages 303 to 314 Being No. 9864 for the year 1988 the said Bivabati Ghosh, Ava Ghosh, Shankulata Ghosh, Dipak Kumar Ghosh, Dinesh Kumar Ghosh and Bhola Nath Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to one Alakesh Patra, Mihir Chakraborty and Durga Pada Pal **ALL THAT** piece or parcel of land containing an area of 2



2-2 JAN 2019

Cottahs 2 Chittacks 27 Square feet more or less comprised in a divided and demarcated portion of the Larger Dag 2625 Property absolutely and forever.

- 4.3 By an Indenture of Conveyance dated 29th May 1992 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book 1 Volume No. 127 Pages 183 to 190 Being No. 5685 for the year 1992, the said Alakesh Patra, Mihir Chakraborty and Durga Pada Pal for the consideration therein mentioned, sold conveyed and transferred unto and to one Dilip Kumar Roy **ALL THAT** their entire portion measuring 2 Cottahs 2 Chittacks 27 Square feet of the Larger Dag 2625 Property absolutely and forever.
- 4.4 The said Dilip Kumar Roy, a Hindu governed by the Dayabhaga School of Law, died intestate leaving him surviving his wife namely Bijoya Roy, only son namely Debabrata Roy and two daughters namely Keya Dutta and Ruma Sarkar as his only heirs; heiressess and legal representatives who all four upon his death inherited and became entitled to the said entire portion measuring 2 Cottahs 2 Chittacks 27 Square feet of the Larger Dag 2625 Property in equal shares absolutely.
- 4.5 By an Indenture of Conveyance dated 14th August 2002 and registered with the Additional District Sub Registrar, Bidhannagar in Book 1 Volume No. 445 Pages 145 to 165 Being No. 07952 for the 2002 (also registered digitally in Book 1 Pages 1 to 22 Deed No. 150407952 for the year 2002) the said Bijoya Roy, Debabrata Roy, Keya Dutta and Ruma Sarkar, for the consideration therein mentioned, sold conveyed and transferred unto and to the said Ajanta Leather Fashions Private Limited **ALL THAT** Dag 2625 Property, the areas whereof was stipulated to be 1 Cottah 12 Square feet and also 3.32 Satak or 0.0332 acre.
5. **COMBINED:**
- 5.1 Pursuant to proceedings for recovery of dues carried out by Canara Bank in respect of loans given to ALFPL, the one TPG Commercial Private Limited was declared as the highest bidder and by Sale Certificate dated 20th February 2021 read with Certificate dated 12th August 2021 and registered with the Additional Registrar of Assurances -I, Kolkata in Book 1 Volume No. 1901-2021 Pages 269014 to 269051 Being No. 190104786 for the year 2021, the Authorized Officer of Canara Bank (ARM Branch) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002), sold conveyed and transferred unto and to the said TPG Commercial Private Limited as and being the highest bidder, **ALL THAT** the Subject Property absolutely and forever. In the Sale Certificate, the area of the Dag 2625 Property was stipulated to be 3.32 Satak.

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- 5.2 By an Indenture of Conveyance dated 18th August, 2021 made between the said TPG Commercials Private Limited as the Vendor of the First Part, the Owners herein as Purchasers (herein of the Second Part and one BCT Infrastructure LLP as Confirming Party and registered with the Additional Registrar of Assurances - IV, Kolkata in Book 1 Volume No. 1904-2021 Pages 344189 to 344245 Being No. 190407808 for the year 2021, the said TPG Commercials Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to the Vendors herein, the Subject Property absolutely and forever.
- 5.3 The Vendors got their names mutated in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L. R. Khatian Nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384.

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

SIGNED SEALED AND DELIVERED

by the withinnamed OWNERS at Kolkata
in the presence of:

Krishna Kumar

Subhan Arif Khan

40, DSP LAL ASSOCIATES,
2, Ans Street, KOL-700011.

UTSAY VIKRANT PVT. LTD.
GODSALAJI MERCHANTS PVT. LTD.
HARAPARBAT COMMERCIAL PVT. LTD.
MITOO GARMENTS PVT. LTD.
DARSHAT VANIYA PVT. LTD.
GREENHYAM TRADERS PVT. LTD.
ULTRAPLUS VIKRANT PVT. LTD.
ATTRIBUTE BUILD NORTH PVT. LTD.
SINGLE POINT CE BROKERS PVT. LTD.
SINGLE POINT ADVISORS PVT. LTD.
SINGLE POINT MERCHANTS PVT. LTD.
NANI DEVELOPERS PVT. LTD.

[Signature]

Authorized Signatory



Additional Copy of
Acquisitions of Yaxchilan
22 JUL 2012

SIGNED SEALED AND DELIVERED
 by the withinnamed **DEVELOPER** at
 Kolkata in the presence of:

Ramu Bhowmik
 21 Hare Street, Kolkata
 Subhas Nalini.

PANSAJI DEVELOPERS LIMITED

Ramu Bhowmik
 Authorised Signatory

Drafted by me:-
Ramu Bhowmik Advocate
 C/o DSP Law Associates
 4D, Nicco House
 1B & 2, Hare Street
 Kolkata - 700001
 E-1415/2010.

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs.1,00,000/- (Rupees one lakh only) towards payment of the Security Deposit as follows:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK	BRANCH	FAVOURING	AMOUNT (Rs.)
18/7/2022	004203	HDFC Bank	Clive Row	Utsav Vinimay Pvt. Ltd.	45000.00
18/7/2022	004204	HDFC Bank	Clive Row	Ultraplus Vinimay Pvt. Ltd.	45000.00
18/7/2022	004205	HDFC Bank	Clive Row	Godbalaji Merchants Pvt. Ltd.	1000.00
18/7/2022	004206	HDFC Bank	Clive Row	Haraparbati Commercial Pvt. Ltd.	1000.00
18/7/2022	004207	HDFC Bank	Clive Row	Mintoo Garments Pvt. Ltd.	1000.00
18/7/2022	004208	HDFC Bank	Clive Row	Barsani Vanijya Pvt. Ltd.	1000.00
18/7/2022	004209	HDFC Bank	Clive Row	Ganeshyam Traders Pvt. Ltd.	1000.00
18/7/2022	004210	HDFC Bank	Clive Row	Attribute Build Worth Pvt. Ltd.	1000.00
18/7/2022	004211	HDFC Bank	Clive Row	Single Point Commonale Pvt. Ltd.	1000.00
18/7/2022	004212	HDFC Bank	Clive Row	Single Point Agencies Pvt. Ltd.	1000.00
18/7/2022	004213	HDFC Bank	Clive Row	Single Point Merchants Pvt. Ltd.	1000.00
18/7/2022	004214	HDFC Bank	Clive Row	Manu Developers Pvt. Ltd.	1000.00
TOTAL					Rs. 1,00,000.00

WITNESSES:

(Rupees one lac only)

Pravee Kozmin
Sudhanu K. K.

UTSAV VINIMAY PVT. LTD.
 GODBALAJI MERCHANTS PVT. LTD.
 HARAPARBATI COMMERCIAL PVT. LTD.
 MINTOO GARMENTS PVT. LTD.
 BARSANI VANIJYA PVT. LTD.
 GANESHYAM TRADERS PVT. LTD.
 ULTRAPLUS VINIMAY PVT. LTD.
 ATTRIBUTE BUILD WORTH PVT. LTD.
 SINGLE POINT COMMONALE PVT. LTD.
 SINGLE POINT AGENCIES PVT. LTD.
 SINGLE POINT MERCHANTS PVT. LTD.
 MANU DEVELOPERS PVT. LTD.

[Signature]

Authorized Signatory



Қазақстан Республикасының
Білім, Ғылым және Сапау Миністрлігі

2023 жылдың 20 сәуірі

PLAN showing property containing an area of 1.17 acre more or less comprised in R.S. and L.R. Dag Nos. 2605, 2606, 2609 and 2625 in Mouza Gopalpur, J.L. No.2, of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality) under Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas

SCALE: NOT TO SCALE ALL DIMENSIONS ARE IN MM
 UNEXPLODED PORTION SHOWN IN RED

SCHEDULE OF LAND

S. No.	DAG NO.	Rate in Debit	Area in Acre
01	2605	3.32	0.0322
02	2609	100	1.00
03	2606	1	0.01
04	2625	338	0.0888
TOTAL	117		1.17



UTSAV VINIYAY PVT. LTD.
 GODDALJI MERCHANTS PVT. LTD.
 HANASABATI COMMERCIAL PVT. LTD.
 NINTEO MERCHANTS PVT. LTD.
 BARSAT VANIYA PVT. LTD.
 GANESHYANI TRADERS PVT. LTD.
 ULTRAPLUS VINIYAY PVT. LTD.
 ATTRIBUTE HOLD WORTH PVT. LTD.
 SINGLE POINT COSMOSALE PVT. LTD.
 SINGLE POINT AGENCIES PVT. LTD.
 SINGLE POINT MERCHANTS PVT. LTD.
 NANI DEVELOPERS PVT. LTD.

[Signature]
 Authorized Signatory
 SIGNATURE OF THE VENDOR

PANSARI DEVELOPERS LIMITED
[Signature]
 Signatory

SIGNATURE OF THE VENDEE



Admission to the
Acquisition of the
22 Jul 2022



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

GRN Details

GRN: 192022230080132418
GRN Date: 22/07/2022 13:07:11
BRN: 0849220958322
Gateway Ref ID: 202220362231425
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 22/07/2022 13:08:57
Method: State Bank of India New PG CC
Payment Status: Successful
Payment Ref. No: 2002233846/4/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: PANSARI PEVELOPERS LTD
Address: KOLKATA
Mobile: 8777879699
Depositor Status: Buyer/Claimants
Query No: 2002233846
Applicant's Name: Mr Dilip Kumar Mahato
Identification No: 2002233846/4/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002233846/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002233846/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	76042

IN WORDS: SEVENTY SIX THOUSAND FORTY TWO ONLY.

✓



Additional Register of
Abandoned or Voluntary
3-2 JUL 2022

Finger prints of the executant



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little

Finger prints of the executant



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



✓

Additional Registrar of
Assurances in Kenya
22 JUL 2022

3208 1768 4308



भारत सरकार

भारत सरकार

Government of India

भारत सरकार

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भारत सरकार



भारत सरकार

3208 1768 4308

भारत सरकार



भारत सरकार
Government of India



भारत सरकार
भारत सरकार
भारत सरकार

भारत सरकार

3208 1768 4308



भारत सरकार

भारत सरकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINGLE POINT COMMODAL PRIVATE LIMITED



05052011

Assessment Year 2011-12

AACD50371C

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक का

AACD50371C



भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक का

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भारतीय रिजर्व बैंक का

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINGLE POINT MERCHANTS PRIVATE LIMITED



05052011

Assessment Year 2011-12

AACD50371C

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINGLE POINT AGENCIES PRIVATE LIMITED



05052011

Assessment Year 2011-12

AACD50371C

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ATRIUM GOLD MOUTH PRIVATE LIMITED



05052011

Assessment Year 2011-12

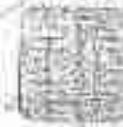
AACD50371C

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARI TRADES PRIVATE LIMITED



05052011

Assessment Year 2011-12

AACD50371C

आयुक्त विभाग
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ULTRAPLUS VIMMAY PRIVATE
LIMITED

27/09/2007

Permanent Account Number

AABCU0663R

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB PRADHAN
BANDARANAIKE PRADHAN

04/01/1981
PANCHAJANYA CHANDRAN

CCP/WISE

Rajib Pradhan
RAJIB



आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANJABI DEVELOPERS LIMITED



22/04/1996

Payment Account Number

AABC6809N



भारत सरकार
GOVERNMENT OF INDIA



वीर शर्मा
Veer Sharm
सर्वोच्च/DOB: 18/08/1977
लिंग / GENDER: MALE



3775 4942 1129

भारतीय विदेशी वसतान प्राधिकरण
INDIAN OVERSEAS DEVELOPMENT AUTHORITY

<p>ठिकाना: C/O वीर शर्मा, - ए कल्याण नगर, मुंबई पिनकोड - 400 022</p>	<p>Address: C/O Veer Sharm - E Kalyan Nagar, Mumbai Mumbai - 400022</p>
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3775 4942 1129

Major Information of the Deed

Deed No :	I-1903-07540/2022	Date of Registration	22/07/2022
Query No / Year	1903-2002233846/2022	Office where deed is registered	
Query Date	22/07/2022 12:11:11 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dilip Kumar Mahato 4D, Nicco House, 1B And 2 Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777879699, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 13,36,99,146/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,031/- (Article:48(g))	Rs. 1,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kall Park Bablatata(gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2605 (RS -)	LR-25358	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-2605 (RS -)	LR-25359	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-2605 (RS -)	LR-25360	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L4	LR-2605 (RS -)	LR-25361	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L5	LR-2605 (RS -)	LR-25362	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L6	LR-2605 (RS -)	LR-25363	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L7	LR-2605 (RS -)	LR-25364	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,

L8	LR-2605 (RS -)	LR-25377	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L10	LR-2605 (RS -)	LR-25379	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L11	LR-2605 (RS -)	LR-25380	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L12	LR-2605 (RS -)	LR-25384	Bastu	Bastu	0.0025 Acre		2,76,941/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L13	LR-2606 (RS -)	LR-25358	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L14	LR-2606 (RS -)	LR-25359	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L15	LR-2606 (RS -)	LR-25360	Bastu	Bastu	0.00724 Acre		8,02,021/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L16	LR-2606 (RS -)	LR-25361	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L17	LR-2606 (RS -)	LR-25362	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L18	LR-2606 (RS -)	LR-25363	Bastu	Bastu	0.00724 Acre		8,02,021/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L19	LR-2606 (RS -)	LR-25364	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L20	LR-2606 (RS -)	LR-25377	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L21	LR-2606 (RS -)	LR-25378	Bastu	Bastu	0.00724 Acre		8,02,021/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.
L22	LR-2606 (RS -)	LR-25379	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road.

L23	LR-2606 (RS -)	LR-25380	Bastu	Bastu	0.00723 Acre		8,00,913/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L24	LR-2606 (RS -)	LR-25384	Bastu	Bastu	0.00724 Acre		8,02,021/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L25	LR-2609 (RS -)	LR-25358	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L26	LR-2609 (RS -)	LR-25359	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L27	LR-2609 (RS -)	LR-25360	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L28	LR-2609 (RS -)	LR-25361	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L29	LR-2609 (RS -)	LR-25362	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L30	LR-2609 (RS -)	LR-25363	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L31	LR-2609 (RS -)	LR-25364	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L32	LR-2609 (RS -)	LR-25377	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L33	LR-2609 (RS -)	LR-25378	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L34	LR-2609 (RS -)	LR-25379	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L35	LR-2609 (RS -)	LR-25380	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L36	LR-2609 (RS -)	LR-25384	Bastu	Bastu	0.085 Acre		94,15,989/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,

L37	LR-2625 (RS -)	LR-25358	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L38	LR-2625 (RS -)	LR-25359	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L39	LR-2625 (RS -)	LR-25360	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L40	LR-2625 (RS -)	LR-25361	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L41	LR-2625 (RS -)	LR-25362	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L42	LR-2625 (RS -)	LR-25363	Bastu	Bastu	0.0027 Acre		2,99,097/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L43	LR-2625 (RS -)	LR-25364	Bastu	Bastu	0.0027 Acre		2,99,097/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L44	LR-2625 (RS -)	LR-25377	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L45	LR-2625 (RS -)	LR-25378	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L46	LR-2625 (RS -)	LR-25379	Bastu	Bastu	0.0027 Acre		2,99,097/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L47	LR-2625 (RS -)	LR-25380	Bastu	Bastu	0.0028 Acre		3,10,174/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L48	LR-2625 (RS -)	LR-25384	Bastu	Bastu	0.0027 Acre		2,99,097/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
		TOTAL :			116.75Dec	0 /-	1293,31,387 /-	

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L9	LR-2605 (RS :-)	LR-25378	Bastu	Bastu	0.0025 Acre		5,17,759/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					117Dec	0/-	1298,49,146 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48	6000 Sq Ft.	0/-	40,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 6000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extant of Completion: Complete					
Total :		6000 sq ft	0/-	40,50,000 /-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature
1	Utsav Vinimay Private Limited 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.: aaxxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Godbalaji Merchants Private Limited 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.: aaxxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	Haraparbati Commercial Private Limited 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Mintoo Garments Pvt Ltd 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Barsaat Vanija Private Limited 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Ganeshyam Traders Private Limited 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx8c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Ultraplus Vinimay Private Limited 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Attribute Build Worth Private Limited 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Single Point Commosale Private Limited 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	Single Point Agencies Private Limited 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Single Point Merchants Private Limited 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx9c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Nanu Developers Private Limited 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx1c,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	Pansari Developers Limited 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Tuhin Banerjee Son of Nabin Banerjee Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office	 Jul 22 2022 5:14PM	 L1 22/07/2022	 22/07/2022
14, N. S. Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:-700001. Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: bexxxxxx0f, Aadhaar No: 32xxxxxxxx4308 Status : Representative, Representative of : Utsav Vinimay Private Limited (as Authorized Representative), Godbafaji Merchants Private Limited (as Authorized Representative), Haraparbatl Commercial Private Limited (as Authorized Representative), Mintoo Garments Pvt Ltd (as Authorized Representative), Barsaat Vanijya Private Limited (as Authorized Representative), Ganeshyam Traders Private Limited (as Authorized Representative), Ultraplus Vinimay Private Limited (as Authorized Representative), Attribute Build Worth Private Limited (as Authorized Representative), Single Point Commosale Private Limited (as Authorized Representative), Single Point Agencies Private Limited (as Authorized Representative), Single Point Merchants Private Limited (as Authorized Representative), Nanu Developers Private Limited (as Authorized Representative)				
2	Name Rajib Pradhan (Presentant) Son of Brindaban Pradhan Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office	 Jul 22 2022 5:14PM	 L1 22/07/2022	 22/07/2022
27/1, Rashik Krishna Banerjee Lane, City:- Howrah, P.O:- Salkia, P.S.-Malpanchghara, District-Howrah West Bengal, India, PIN:- 711105. Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: coxxxxxx6c, Aadhaar No: 41xxxxxxxx9493 Status : Representative, Representative of : Pansari Developers Limited (as Authorized Representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Pritam Bose Son of Minal Kanti Bose East Ananda Nagar, City:- Howrah, P.O:- Bally, P.S:-Bally, District-Howrah, West Bengal, India, PIN:- 711227	 22/07/2022	 22/07/2022	 22/07/2022
Identifier Of Tuhin Banerjee, Rajib Pradhan			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0268333 Dec

2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Bansaati Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Bansaati Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec

3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.06025 Dec

4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Bansaari Vanija Private Limited	Pansari Developers Limited-0.06025 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.06025 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Bansaari Vanija Private Limited	Pansari Developers Limited-0.06025 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0603333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0603333 Dec

5	Bansaat Vanijya Private Limited	Pansari Developers Limited-0.0603333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0603333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0603333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0603333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0603333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0603333 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.06025 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Bansaat Vanijya Private Limited	Pansari Developers Limited-0.06025 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.06025 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Bansaat Vanijya Private Limited	Pansari Developers Limited-0.06025 Dec

6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec
9	Single Point Commosafe Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.0603333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0603333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0603333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0603333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0603333 Dec
9	Single Point Commosafe Private Limited	Pansari Developers Limited-0.0603333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0603333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0603333 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.06025 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.06025 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec

7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L2:

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Bansaati Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.06025 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Bansaati Vanijya Private Limited	Pansari Developers Limited-0.06025 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec

8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L21

Sl.No	From	To, with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0603333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0603333 Dec
5	Bansaati Vanijya Private Limited	Pansari Developers Limited-0.0603333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0603333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0603333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0603333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0603333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0603333 Dec

Transfer of property for L22

Sl.No	From	To, with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.06025 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Bansaati Vanijya Private Limited	Pansari Developers Limited-0.06025 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec

9	Single Point Commosale Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L23

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
3	Haraparballi Commercial Private Limited	Pansari Developers Limited-0.06025 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.06025 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.06025 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.06025 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.06025 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.06025 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.06025 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.06025 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.06025 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.06025 Dec

Transfer of property for L24

Sl.No	From	To. with area (Name-Area)
1	Utsev Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
3	Haraparballi Commercial Private Limited	Pansari Developers Limited-0.0603333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0603333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0603333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0603333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0603333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0603333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0603333 Dec

10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0603333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0603333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0603333 Dec

Transfer of property for L25

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L26

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec

11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Composites Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Composites Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec

12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec
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Transfer of property for L29

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanija Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vanija Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vaniya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vaniya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L32

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L33

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L34

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanija Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Composable Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L35

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanija Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Composable Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L36

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.708333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.708333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.708333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.708333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.708333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.708333 Dec
9	Single Point Commodore Private Limited	Pansari Developers Limited-0.708333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.708333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.708333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.708333 Dec

Transfer of property for L37

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commodore Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L38

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commisale Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L39

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commisale Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L40

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L41

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L42

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
3	Haraparbali Commercial Private Limited	Pansari Developers Limited-0.0225 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0225 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0225 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0225 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0225 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0225 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0225 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0225 Dec

Transfer of property for L43

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0225 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0225 Dec
5	Barsaal Vanijya Private Limited	Pansari Developers Limited-0.0225 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0225 Dec
7	Ultrapius Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0225 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0225 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0225 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0225 Dec

Transfer of property for L44

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaal Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultrapius Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L45

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commsale Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L46

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0225 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0225 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0225 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0225 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0225 Dec
9	Single Point Commsale Private Limited	Pansari Developers Limited-0.0225 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0225 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0225 Dec

Transfer of property for L47

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0233333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0233333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0233333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0233333 Dec
7	Ultrapius Vinimay Private Limited	Pansari Developers Limited-0.0233333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0233333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0233333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0233333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0233333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0233333 Dec

Transfer of property for L48

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0225 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0225 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0225 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0225 Dec
7	Ultrapius Vinimay Private Limited	Pansari Developers Limited-0.0225 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0225 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0225 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0225 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0225 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0225 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vaniya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vaniya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaat Vanijya Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Commosale Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-0.0208333 Dec
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-0.0208333 Dec
5	Barsaal Vanija Private Limited	Pansari Developers Limited-0.0208333 Dec
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-0.0208333 Dec
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-0.0208333 Dec
8	Attribute Build Worth Private Limited	Pansari Developers Limited-0.0208333 Dec
9	Single Point Composable Private Limited	Pansari Developers Limited-0.0208333 Dec
10	Single Point Agencies Private Limited	Pansari Developers Limited-0.0208333 Dec
11	Single Point Merchants Private Limited	Pansari Developers Limited-0.0208333 Dec
12	Nanu Developers Private Limited	Pansari Developers Limited-0.0208333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Utsav Vinimay Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
2	Godbalaji Merchants Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
3	Haraparbati Commercial Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
4	Mintoo Garments Pvt Ltd	Pansari Developers Limited-500.00000000 Sq Ft
5	Barsaal Vanija Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
6	Ganeshyam Traders Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
7	Ultraplus Vinimay Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
8	Attribute Build Worth Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
9	Single Point Composable Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
10	Single Point Agencies Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
11	Single Point Merchants Private Limited	Pansari Developers Limited-500.00000000 Sq Ft
12	Nanu Developers Private Limited	Pansari Developers Limited-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24 Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kall Park Bablatata(gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2605, LR Khatian No:- 25358	Owner:ঊতসব বিনিময়, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Utsav Vinimay Private Limited
L2	LR Plot No:- 2605, LR Khatian No:- 25359	Owner:গডবালাজী মার্চেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Godbalaji Merchants Private Limited
L3	LR Plot No:- 2605, LR Khatian No:- 25360	Owner:সিঙ্গল পয়েন্ট কমোন্স, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Single Point Commoale Private Limited
L4	LR Plot No:- 2605, LR Khatian No:- 25361	Owner:মিন্টু গারমেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাড়, Area:0.01000000 Acre,	Mintoo Garments Pvt Ltd
L5	LR Plot No:- 2605, LR Khatian No:- 25362	Owner:সিঙ্গল পয়েন্ট মার্চেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাড়, Area:0.01000000 Acre,	Single Point Merchants Private Limited
L6	LR Plot No:- 2605, LR Khatian No:- 25363	Owner:সিঙ্গল পয়েন্ট এজেন্সিস, Gurdian:প্রা সি, Address:মিড , Classification:বাড়, Area:0.01000000 Acre,	Single Point Agencies Private Limited
L7	LR Plot No:- 2605, LR Khatian No:- 25364	Owner:নানু ডেভলপার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Nanu Developers Private Limited
L8	LR Plot No:- 2605, LR Khatian No:- 25377	Owner:অ্যাট্রিবিউট বিল্ড ওর্থ , Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Attribute Build Worth Private Limited
L10	LR Plot No:- 2605, LR Khatian No:- 25379	Owner:উলট্রাপ্লুস ব্রান্ড বিনিময়, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Ultraplus Vinimay Private Limited
L11	LR Plot No:- 2605, LR Khatian No:- 25380	Owner:হারপারভাটী কমার্শিয়াল, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Haraperbati Commercial Private Limited
L12	LR Plot No:- 2605, LR Khatian No:- 25384	Owner:গনেশ্যাম ট্রেডার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Ganeshyam Traders Private Limited
L13	LR Plot No:- 2606, LR Khatian No:- 25358	Owner:ঊতসব বিনিময়, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Utsav Vinimay Private Limited
L14	LR Plot No:- 2606, LR Khatian No:- 25359	Owner:গডবালাজী মার্চেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Godbalaji Merchants Private Limited

L15	LR Plot No:- 2606, LR Khatian No:- 25360	Owner:সিঙ্গল পল্টন কমোলেস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre.	Single Point Commosole Private Limited
L16	LR Plot No:- 2606, LR Khatian No:- 25361	Owner:মিন্টু গার্মেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre.	Mintoo Garments Pvt Ltd
L17	LR Plot No:- 2606, LR Khatian No:- 25362	Owner:সিঙ্গল পল্টন মামডেলস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Single Point Commosole Private Limited
L18	LR Plot No:- 2606, LR Khatian No:- 25363	Owner:সিঙ্গল পল্টন এক্সক্লিউসিভ, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre.	Single Point Agencies Private Limited
L19	LR Plot No:- 2606, LR Khatian No:- 25364	Owner:নানু ডেভেলপার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre.	Mintoo Garments Pvt Ltd
L20	LR Plot No:- 2606, LR Khatian No:- 25377	Owner:আট্রাপ্লস ইন্ডিয়া প্রাইভেট লিমিটেড, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre.	Ultraplus Vinimay Private Limited
L21	LR Plot No:- 2606, LR Khatian No:- 25378	Owner:বারসাত বানিজ্য, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Barsaat Vanija Private Limited
L22	LR Plot No:- 2606, LR Khatian No:- 25379	Owner:আট্রাপ্লস ইন্ডিয়া প্রাইভেট লিমিটেড, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre.	Ultraplus Vinimay Private Limited
L23	LR Plot No:- 2606, LR Khatian No:- 25380	Owner:হারাপরতি কমার্শিয়াল, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Haraparati Commercial Private Limited
L24	LR Plot No:- 2606, LR Khatian No:- 25384	Owner:গনেশ্যাম ট্রেডার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre.	Ganeshyam Traders Private Limited
L25	LR Plot No:- 2609, LR Khatian No:- 25358	Owner:উত্সব বিনিময়, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.09000000 Acre.	Utsav Vinimay Private Limited
L26	LR Plot No:- 2609, LR Khatian No:- 25359	Owner:গডবালজী মার্চেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.09000000 Acre.	Godbalaji Merchants Private Limited
L27	LR Plot No:- 2609, LR Khatian No:- 25360	Owner:সিঙ্গল পল্টন কমোলেস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.09000000 Acre.	Single Point Commosole Private Limited

L28	LR Plot No:- 2609, LR Khatian No:- 25361	Owner:মিন্টু গারমেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.08000000 Acre,	Mintoo Garments Pvt Ltd
L29	LR Plot No:- 2609, LR Khatian No:- 25362	Owner:মিসল গবেট মার্চেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.09000000 Acre,	Single Point Merchants Private Limited
L30	LR Plot No:- 2609, LR Khatian No:- 25363	Owner:মিসল গবেট এজেন্সি, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.08000000 Acre,	Single Point Agencies Private Limited
L31	LR Plot No:- 2609, LR Khatian No:- 25364	Owner:নানু ডেভেলপার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.08000000 Acre,	Nanu Developers Private Limited
L32	LR Plot No:- 2609, LR Khatian No:- 25377	Owner:অট্রিবিউট বিল্ড এন্ড , Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.08000000 Acre,	Attribute Build Worth Private Limited
L33	LR Plot No:- 2609, LR Khatian No:- 25378	Owner:বরসাত বনিয়া, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.09000000 Acre,	Barasat Vanija Private Limited
L34	LR Plot No:- 2609, LR Khatian No:- 25379	Owner:অট্রপ্লস বিনিময়, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.06000000 Acre,	Ultrapius Vinimay Private Limited
L35	LR Plot No:- 2609, LR Khatian No:- 25380	Owner:হারাপরবালি কমার্শিয়াল, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.09000000 Acre,	Haraparbali Commercial Private Limited
L36	LR Plot No:- 2609, LR Khatian No:- 25384	Owner:গনেশ্যাম ট্রেডার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.08000000 Acre,	Ganeshyam Traders Private Limited
L37	LR Plot No:- 2625, LR Khatian No:- 25358	Owner:উৎসব বিনিময়, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre,	Utsav Vinimay Private Limited
L38	LR Plot No:- 2625, LR Khatian No:- 25359	Owner:গডবালজি মার্চেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre,	Godbalaji Merchants Private Limited
L39	LR Plot No:- 2625, LR Khatian No:- 25360	Owner:সিঙ্গেল পয়েন্ট কমমোদন, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Single Point Commosale Private Limited
L40	LR Plot No:- 2625, LR Khatian No:- 25361	Owner:মিন্টু গারমেন্টস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Mintoo Garments Pvt Ltd

L41	LR Plot No:- 2625, LR Khatian No:- 25362	Owner:সিমন লক্কেট মার্কেটস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Single Point Merchants Private Limited
L42	LR Plot No:- 2625, LR Khatian No:- 25363	Owner:সিমন লক্কেট এজেন্সিস, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Single Point Agencies Private Limited
L43	LR Plot No:- 2625, LR Khatian No:- 25364	Owner:নানু ডেভলপার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাগান, Area:0.01000000 Acre,	Nanu Developers Private Limited
L44	LR Plot No:- 2625, LR Khatian No:- 25377	Owner:অ্যাট্রিবিউট বিল্ড ওথ , Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Attribute Build Worth Private Limited
L45	LR Plot No:- 2625, LR Khatian No:- 25378	Owner:বারসাত বালিয়া, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Barsaat Vanija Private Limited
L46	LR Plot No:- 2625, LR Khatian No:- 25379	Owner:অপ্লিাস বিনিময়, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Ultraplus Vinimay Private Limited
L47	LR Plot No:- 2625, LR Khatian No:- 25380	Owner:হারপার্বতি কমার্শিয়াল, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Haraparbati Commercial Private Limited
L48	LR Plot No:- 2625, LR Khatian No:- 25384	Owner:গনেশ্যাম ট্রেডার্স, Gurdian:প্রা সি, Address:মিড , Classification:বাগান,	Ganeshyam Traders Private Limited

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: HICO AA-IIIC-BLK, Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L9	LR Plot No:- 2605, LR Khatian No:- 25378	Owner:বারসাত বালিয়া, Gurdian:প্রা সি, Address:মিড , Classification:বাড়,	Barsaat Vanija Private Limited

On 22-07-2022

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.

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

Presented for registration at 16:30 hrs on 22-07-2022, at the Office of the A.R.A. - III KOLKATA by Rajib Pradhan .

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 13,38,99,146/-

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

Execution is admitted on 22-07-2022 by Tuhin Banerjee, Authorized Representative, Utsav Vinimay Private Limited (Private Limited Company), 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, Godbajaji Merchants Private Limited (Private Limited Company), 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, Haraparbati Commercial Private Limited (Private Limited Company), 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, Minto Garments Pvt Ltd (Private Limited Company), 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, Barsaat Vanijya Private Limited (Private Limited Company), 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, Ganeshyam Traders Private Limited (Private Limited Company), 4th Floor, 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, Ultrapius Vinimay Private Limited (Private Limited Company), 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, Attribute Build Worth Private Limited (Private Limited Company), 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, Single Point Compose Private Limited (Private Limited Company), 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, Single Point Agencies Private Limited (Private Limited Company), 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, Single Point Merchants Private Limited (Private Limited Company), 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, Nani Developers Private Limited (Private Limited Company), 17, Ganesh Chandra Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Pritam Bose, . . Son of Mrinal Kanti Bose, East Ananda Nagar, P.O: Bally, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Private Service

Execution is admitted on 22-07-2022 by Rajib Pradhan, Authorized Representative, Pansari Developers Limited (Public Limited Company), 14, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Pritam Bose, . . Son of Mrinal Kanti Bose, East Ananda Nagar, P.O: Bally, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,105/- (B = Rs 1,000/- ,E = Rs 21/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2022 1:06PM with Govt. Ref. No: 192022230080132418 on 22-07-2022, Amount Rs: 1,021/-, Bank: SBI EPay (SBIPay), Ref. No. 0849220958322 on 22-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48183, Amount: Rs.10/-, Date of Purchase: 16/06/2022, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2022 1:08PM with Govt. Ref. No: 192022230080132418 on 22-07-2022, Amount Rs: 75,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 0849220958322 on 22-07-2022, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 401963 to 402044
being No 190307540 for the year 2022.



[Handwritten signature]

Digitally signed by Samar kumar
pramanick
Date: 2022.07.27 11:18:15 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/07/27 11:18:15 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 22nd DAY OF July 2022

BETWEEN

UTSAV VINIMAY PRIVATE LIMITED &
ORS.,

... OWNERS

AND

PANSARI DEVELOPERS LIMITED

... DEVELOPER

AGREEMENT

DSP LAW ASSOCIATES
ADVOCATES
4D, NICCO HOUSE,
1B & 2 HARE STREET,
KOLKATA – 700001.