

16518/2024

16226/2024

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

अभियंता पश्चिम बंगाल WEST BENGAL



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

6 NOV 2024

### DEVELOPMENT AGREEMENT

1. Date: 6<sup>th</sup> November, 2024

2. Place: Kolkata

3. Parties:

3.1 MADANLAL AVENUE LLP (having LLPIN: ACB-1193 and PAN: ABXFM2163L) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017

Handwritten signatures and initials at the bottom of the page, including a large signature on the right and several initials on the left.

223216

DSP LAW ASSOCIATES  
Advocates  
40 Nizam Road  
1st & 2nd Floor  
Kolkata - 700001

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
Pa \_\_\_\_\_  
29 OCT 2024  
SIRANJAN MUKHERJEE  
Licensed Solicitor  
C. C. Court  
2 & 3, R. S. Road, Howrah

29 OCT 2024  
29 OCT 2024

VI



6 NOV 2024



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



051120242026534663

## GRIPS Payment Detail

GRIPS Payment ID:	051120242026534663	Payment Init. Date:	05/11/2024 19:44:25
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1536890815815	BRN Date:	05/11/2024 19:45:40
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Ms EIA DEVELOPERS LLP  
Mobile: 9163306923

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250265346648	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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





6 NOV 2024



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



192024250265346648

GRN Details

GRN:	192024250265346648	Payment Mode:	SBI Epay
GRN Date:	05/11/2024 19:44:25	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1536890815815	BRN Date:	05/11/2024 19:45:40
Gateway Ref ID:	2431066768587	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	051120242026534663	Payment Init. Date:	05/11/2024 19:44:25
Payment Status:	Successful	Payment Ref. No:	2002807771/3/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Ms EIA DEVELOPERS LLP
Address:	52A SHAKESPEARE SARANI, KOLKATA-17
Mobile:	9163306923
Period From (dd/mm/yyyy):	05/11/2024
Period To (dd/mm/yyyy):	05/11/2024
Payment Ref ID:	2002807771/3/2024
Dept Ref ID/DRN:	2002807771/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002807771/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002807771/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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- 3.2 **MADANLAL FACADES LLP** (having LLPIN: ACB-1648 and PAN: ABXFM2399A) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017
- 3.3 **MADANLAL MALL LLP** (having LLPIN: ACB-1356 and PAN: ABXFM2286Q) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017
- 3.4 **MADANLAL PROPERTIES LLP** (having LLPIN: ACB- 1726 and PAN: ABXFM2512P) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017
- 3.5 **MADANLAL ROCKS LLP** (having LLPIN: ACB-1713 and PAN: ABXFM2510R) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017
- 3.6 **MADANLAL SPACES LLP** (having LLPIN: ACB-1714 and PAN: ABXFM2511Q) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017
- 3.7 **MADANLAL VILLA LLP** (having LLPIN: ACB-1647 and PAN: ABXFM2398B) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017
- 3.8 **MADANLAL WAREHOUSING LLP** (having LLPIN: ACB-1645 and PAN: ABXFM2397Q) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017
- 3.9 **SWARANMAHAL PLAZZA LLP** (having LLPIN: AAD-9530 and PAN: ACVFS9533P) a Limited Liability Partnership and having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Beniapukur, Kolkata-700017

All nine Nos. 3.1 to 3.9 represented by their Authorized Signatory Mr. Jasobanta Swain (PAN: BAQPS7097N and Aadhaar No. 582700936087), son of Late Kapil Swain, by faith Hindu, by occupation Service, by nationality Indian, working for gain at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office - Circus Avenue, Police Station - Beniapukur, Kolkata - 700 017.

- 3.10 **PARAMPITA INFRASTRUCTURE LLP** (having LLPIN: AAF-4943 and PAN: AASFP7857J) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.11 **PAWANSATHI VINIMAY LLP** (having LLPIN: AAF-4944 and PAN: AASFP9819L) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.12 **PAWANSHIV TREXIM LLP** (having LLPIN: AAF-4949 and PAN: AASFP2750L) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026

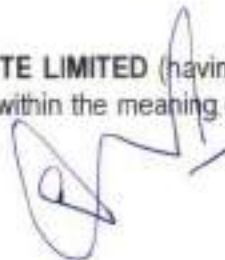


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REGISTRAR OF COMPANIES  
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- 3.13 **VIEWMORE REALTORS LLP** (having LLPIN: AAD-9583 and PAN: AAMFV8768L) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.14 **SPEEDFAST TRADELINKS LLP** (having LLPIN: AAD-9525 and PAN: ACVFS9536J) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.15 **STARWISE INFREAREALTORS LLP** (having LLPIN: AAD-9527 and PAN: ACVFS9534L) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.16 **TUBEROSE INFRASTRUCTURE LLP** (having LLPIN: AAF-4950 and PAN: AAKFT9708J) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.17 **JALAPENO SALES LLP** (having LLPIN: ACK-0675 and PAN: AAUFJ9926E) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.18 **LIMELIGHT MERCHANDISE LLP** (having LLPIN: ACJ-5751 and PAN: AALFL8241R) a Limited Liability Partnership and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.19 **YOUTH VINCOM PRIVATE LIMITED** (having CIN: U68100WB2009PTC139978 and PAN: AAACY4009Q) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.20 **ZEAL DEALCOM PRIVATE LIMITED** (having CIN: U68100WB2009PTC139975 and PAN: AAACZ3951G) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.21 **WINSOME COMMODEAL PRIVATE LIMITED** (having CIN: U68100WB2009PTC139976 and PAN: AAACW9127B) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.22 **PASSION DEALERS PRIVATE LIMITED** (having CIN: U68100WB2009PTC139977 and PAN: AAFCP2662K) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.23 **OMNI COMMODEAL PRIVATE LIMITED** (having CIN: U68100WB2009PTC139983 and PAN: AABCO2276L) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 17/1, Lansdowne Terrace, Post Office-Kalighat, Police Station-Lake, Kolkata-700026
- 3.24 **LIGRIPOOKRIE TEA CO. PRIVATE LIMITED** (having CIN: U01132AS1983PTC002059 and PAN: AAACL9056G) a Company within the meaning of the Companies Act, 2013 and having




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its Registered Office at Jalannagar, Dibrugarh, Post Office-Jalannagar, Police Station-Dibrugarh, Assam-786005

All fifteen Nos. 3.10 to 3.24 represented by their Authorized Signatory Mr. Anirudh Modi (PAN: ACUPM7446C and Aadhaar No. 648851750431), son of Mr. Ashok Kumar Modi, by faith Hindu, by occupation Business, by nationality Indian, working for gain at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026.

- 3.25 **ADYA REALTORS LLP** (having LLPIN: AAS-6657 and PAN: ABSFA4416F ) a Limited Liability Partnership and having its Registered Office at 74, Lenin Sarani , Post Office-Taltalla, Police Station-Taltalla, Kolkata-700013
- 3.26 **ADYA BUILTCON PRIVATE LIMITED** (having CIN: U45400WB2007PTC121153 and PAN: AAHCA0083D) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 33A, Jawaharlal Nehru Road, 19<sup>th</sup> Floor, Room No. 10, Chatterjee International Centre Building, Post Office-Russel Street, Police Station-Park Street, Kolkata-700071
- 3.27 **ADYA ARCADE PRIVATE LIMITED** (having CIN: U45208WB2010PTC151552 and PAN: AAICA6904A) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 33A, Jawaharlal Nehru Road, 19<sup>th</sup> Floor, Room No. 10, Chatterjee International Centre Building, Post Office-Russel Street, Police Station-Park Street, Kolkata-700071
- 3.28 **ADYA TOWNSHIP PRIVATE LIMITED** (having CIN: U45208WB2010PTC151652 and PAN: AAICA6900E) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 33A, Jawaharlal Nehru Road, 19<sup>th</sup> Floor, Room No. 10, Chatterjee International Centre Building, Post Office-Russel Street, Police Station-Park Street, Kolkata-700071
- 3.29 **ADYA HEIGHTS PRIVATE LIMITED** (having CIN: U45400WB2007PTC121150 and PAN: AAHCA0921E ) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 33A, Jawaharlal Nehru Road, 19<sup>th</sup> Floor, Room No. 10, Chatterjee International Centre Building, Post Office-Russel Street, Police Station-Park Street, Kolkata-700071
- 3.30 **ADYA INFRABUILD PRIVATE LIMITED** (having CIN: U45400WB2010PTC151642 and PAN: AAICA6903H ) a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 33A, Jawaharlal Nehru Road, 19<sup>th</sup> Floor, Room No. 10, Chatterjee International Centre Building, Post Office-Russel Street, Police Station-Park Street, Kolkata-700071

All six Nos. 3.25 to 3.30 represented by their Authorized Signatory Mr. Sudip Chakraborty (PAN: AHOPC1620P and Aadhaar No. 342616374382), son of Mr. Sushil Chakraborty, by faith Hindu, by occupation Service, by nationality Indian, residing at Flat No. 6G, Krishti Kunja, Kaikhali, Post Office Airport, Police Station Airport, Kolkata-700052







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All thirty Nos. 3.1 to 3.30 hereinafter collectively referred to as "the **Owners**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors, successors-in-interest, successors-in-office and/or assigns) of the **ONE PART**;

**AND**

**3.31 EIA DEVELOPERS LLP** (having LLPIN: ACE-1010 and PAN: AAKFE7962P), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office - Circus Avenue, Police Station - Beniapukur, Kolkata – 700017, West Bengal, represented by its Designated Partner, Mr. Anirudh Modi (DPIN: 00267181, PAN: ACUPM7446C and Aadhaar No. 648851750431), son of Mr. Ashok Kumar Modi, by faith Hindu, by occupation Business, by nationality Indian, working for gain at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously – Lake), Kolkata – 700 026, 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 assigns) of the **OTHER PART**:

The Owners and the Developer are individually referred to as "**party**" and collectively referred to as "**parties**" in this agreement.

**WHEREAS:**

**4. Background**

**4.1 Entitlement to said Property:** By virtue of purchase made by Deed of Conveyance dated 12<sup>th</sup> October 2023 made between Sandeepg. Realestate Limited as Vendor and the Owners hereto therein as the Purchasers and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2023, Pages from 826667 to 826750, Being No. 190415461 for the year 2023, the Owners have become the joint and absolute owners, in equal shares, of **ALL THAT** the piece or parcel of land containing a land area of 2.64 Acre more or less situate lying at and being the entire R.S. and L.R. Dag Nos. 324, 325 and 326 recorded in L.R. Khatian No. 10948 (formerly R.S. Khatian Nos. 138 and 235 prior thereto Khatian Nos. 122 and 261) and formerly being C.S. Dag Nos. 304,305 and 306 recorded in C.S. Khatian Nos. 122 and 261 in Mouza Mondal Ganthi (also known as Mondal Ganti), J. L. No. 6, R. S. No. 132, Touzi No. 172, Police Station Rajarhat in the District of North 24-Parganas, and recorded as Holding No. 20 with Holding address being 13, Block No. D, 20, Mondalganti, Mistripara, under Ward No. 33 of Bidhannagar Municipal Corporation and the area, description and boundaries whereof was upon survey and actual measurement found to be as morefully described in the **SCHEDULE-1** below and hereinafter referred to as "the **said**



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**Property**". Out of the Owners, the said Jalapeno Sales Private Limited and Limelight Merchandise Private Limited were at the time of execution of the said Deed of Conveyance dated 12<sup>th</sup> October, 2023 Private Limited Companies and have since been converted to Limited Liability Partnerships namely Jalapeno Sales LLP (being the Owner No. 3.17) and Limelight Merchandise LLP (being the Owner No. 3.18) herein respectively and Certificates of Registration on Conversion of such companies to their respective LLP's were issued by the Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies, Central Registration Centre, on 23.10.2024 and 23.09.2024 respectively and by virtue of such conversion all tangible and intangible property, assets, interests, rights, privileges, liabilities, obligations relating to the said Companies and the whole of the undertaking of the respective Companies stood transferred to and vested in the respective LLP's.

- 4.2 **Owners' Representations:** The Owners have represented and warranted to the Developer that (1) the Owners are the owners of the said Property and their names are mutated in the records of the B.L.& L.R.O., and municipal body in respect thereof (2) the right, title, interest and possession of the Owners in the said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens*, (3) the Owners have marketable title to the said Property free from all encumbrances, (4) the Owners have not entered into any agreement for sale or lease or transfer or development of the said Property with any person or entity (5) the Owners shall not create any encumbrance of any nature whatsoever relating to the said Property (6) the said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (7) the Owners have full right, power and authority to enter into this Agreement and (8) the Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 4.3 **Developer's Representations:** The Developer has represented and warranted to the Owners that (1) the Developer is carrying on the business of construction and development of real estate and has infrastructure and expertise in this field (2) the Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the said Property and (3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 4.4 **Basic Agreement:** Based on the mutual representations made by the Parties to each other as aforesaid, the parties have agreed that the Developer shall have exclusive rights to develop the said Property by constructing a building complex thereon and to transfer the transferable areas therein for mutual benefit of the parties and pursuant thereto the Developer has already taken steps in connection therewith including causing sanction of plans. To avoid disputes and



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differences in future, the parties have deemed it proper and necessary to record the terms and conditions agreed between them as hereinafter contained.

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

5. **Grant:** In the premises aforesaid, the Owners have agreed to grant to the Developer exclusive development rights of the said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit *inter-alia* high-rise buildings with primarily residential and some, parking spaces, other areas of exclusive use and specified common areas, amenities and facilities to be enjoyed in common (hereinafter collectively referred to as "the **Building Complex**") at the said Property (the Building Complex and the said Property hereinafter referred to as "the **Project**") and shall also be entitled to transfer all transferable areas therein with sharing of realizations against such transfer between the parties in the ratio of 40% to the Owners and 60% to the Developer (hereinafter referred to as "the **Agreed Ratio**") and shall also look after and administer the common areas and common use thereof by the transferees and the Developer has agreed to accept such appointment on the terms and conditions hereinafter contained. This agreement shall be deemed to be effective from 6<sup>th</sup> November, 2024.
- 5.1 The Owners have agreed to sell, lease or otherwise as the Developer may require transfer (hereinafter referred to as "**Transfer**") to persons interested to acquire or own the same (hereinafter referred to as "the **Transferees**") the proportionate undivided share in the land and attributable to flats, apartments and other constructed areas capable of being held or independently enjoyed (hereinafter referred to as "the **Units**") upon the Completion of Construction thereof (as defined in **Clause 6.9** hereto) and to carry out certain other acts, deeds and things pertaining to the land as hereinafter contained and in consideration thereof the Owners shall be entitled to the Owners' Share of Realization as per Agreed Ratio;
- 5.2 The expression "transferable areas" used in this agreement shall include Units, parking spaces/facilities and any other property benefit or right at the said Complex capable of being transferred for consideration whether by including in the area of Unit or by making it attributable to Unit or otherwise.
- 5.3 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.
- 5.4 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall



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remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

**6. Sanction and Construction**

- 6.1 **Sanctioned Plans:** The Developer has applied for and obtained from the Bidhannagar Municipal Corporation, the Sanctioned Plans for construction of the buildings at the said Complex vide Building Permit No. SWS-OBPAS/2109/2024/1023 dated 08-10-2024. The Developer shall be entitled to cause sanctioned/permissible modifications or alterations to be made to the said plans from time to time from the Bidhannagar Municipal Corporation and other concerned authorities as applicable (hereinafter referred to as "the **Planning Authorities**"). The said sanctioned plans are hereinafter referred to as "the **Sanctioned Plans**" which expression shall include modifications or alterations that may from time to time be made thereto. The architect for the project shall be such person as already appointed by the Developer or as may be substituted by the Developer from time to time (hereinafter referred to as "the **Architect**"). It is clarified that the Developer shall be responsible for obtaining all approvals of any nature whatsoever needed for the Project (including the Completion Certificate and fire and pollution clearances etc.).
- 6.2 **Architect and Consultants:** The Developer shall be entitled to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges and other costs or expenses pertaining to such appointment and also of any person engaged or appointed for any activity pertaining to sanction, construction, completion, administration, maintenance etc., of the said Complex shall be paid by the Developer and the Owners shall have no liability or responsibility.
- 6.3 **Construction of the said Complex:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the said Complex in accordance with the Sanctioned Plans.
- 6.4 **Common Portions:** The Developer shall at its own costs install and erect in the said Complex, common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the said Complex (collectively **Common Areas and Installations**). The Developer, at its sole discretion, shall be free to decide the specifications to be used in respect of construction including the Common Areas and Installations.
- 6.5 **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotation, entitlements and other allocations for cement, steel, bricks and other



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building materials and inputs and facilities allocable to the Owners and required for the construction of the said Complex but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.

- 6.6 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 6.7 **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all co-operation that may be necessary for successful completion of the Project.
- 6.8 **Time for Construction:** Subject to Force Majeure and reasons beyond the control of the Developer, the Developer shall complete the construction of the said Complex within 48 (forty eight) months from the grant of registration under the Real Estate Laws and of all other clearances and certificates by the appropriate authorities necessary to commence and carry out the development of the said Complex. There shall be an extended period of 6 (six) months beyond the time for construction mentioned above.
- 6.9 **Completion of Construction:** The Developer shall be deemed to have constructed and completed the said Complex 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 (hereinafter and hereinbefore referred to as "the **Completion of Construction**").
- 6.10 **Costs and Expenses:** All costs and expenses for the modifications of Sanctioned Plans (including fees of the Architects and all fees, costs and charges payable for sanction, modification, alteration and/or revision of plans), the construction and development of the said Complex and the activities mentioned above shall be borne and paid by the Developer.

## 7. **Entry**

- 7.1 **Entry:** As a purpose incidental to carrying out the development of the said 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 said 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 said Property shall always remain vested in the Owners.

## 8. Powers and Authorities

8.1 **Power of Attorney:** The Owners shall grant to the Developer and/or its nominees necessary Power of Attorney (1) for the purpose of getting the Sanctioned Plans revalidated/modified/altere d/extended from the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the said Complex and (2) for construction of the said Complex and (3) booking and sale of the transferable areas in the said Complex to prospective Transferees and other purposes as required by the Developer

8.2 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

## 9. Owners' Consideration

9.1 In this agreement the following expressions used shall have the corresponding meanings:

9.1.1 **"Realizations"** 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.

9.1.2 **"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.

9.1.3 **"Extras and Deposits"** shall mean the amounts contemplated in **Clause 14.8** hereto.

9.1.4 **"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).

9.2 **Owners' Entitlement:** The Owners shall be entitled to 40% (forty percent) of the Realizations (hereinafter referred to as **"Owners' Entitlement"**) in the ratio mentioned in **SCHEDULE-2** hereto (hereinafter referred to as **"Internal Agreed Proportion"**):

9.3 With regard to the **Owners' Entitlement** it has been expressly agreed between the Parties that (1) the Owners' Entitlement shall be disbursed/paid to the Owners from the RERA Escrow Account (as required to be maintained under the Real Estate (Regulation and Development)



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Act, 2016) periodically (preferably quarterly) **and (2)** the Owners' Entitlement shall be deposited in the respective bank accounts of the Owners or as the Owners may authorize in writing.

- 9.4 In case of cancellations of bookings in usual course and not relating to default of the Developer, and the Owners actually receiving any part of the Realizations in respect of such cancelled Unit, the Owners shall reimburse to the Developer such amount within 15 (fifteen) days of the Developer demanding the same from the Owners.
- 10. Developer's Consideration**
- 10.1 **Developer's Entitlement:** The Developer shall be entitled to 60% (sixty percent) of the Realizations of the said Complex and the entirety of Pass Through Charges and Extras & Deposits (hereinafter referred to as "**Developer's Entitlement**").
- 10.2 With regard to the **Developer's Entitlement** it has been expressly agreed between the Parties that the Developer's Entitlement shall be disbursed/paid to the Developer from the RERA Escrow Account (as required to be maintained by the Developer under the Real Estate (Regulation and Development) Act, 2016). The Developer shall receive and appropriate the amounts that can be used or withdrawn as per RERA and shall also periodically pay to the Owners the Owners' Entitlement therefrom.
- 10.3 In connection with the payment of the Owners' Entitlement and the Developer's Entitlement, in case of amendment or repeal or judicial order, the disbursement/payment from RERA Escrow Account is in different manner, then the same shall be accordingly complied and in case the same is not permissible, then the Realizations shall be received by the Developer and out of the same the Owners' Entitlement shall be paid by the Developer to the Owners.
- 11. Transfer of the said Complex:**
- 11.1 The entirety of the Transferable Areas in the said Complex shall be Transferred under the sole authority and decision of the Developer. The rate and price and business plan for Transfer of all Transferable Areas of the said Complex in different blocks and phases and other terms and conditions shall be decided by the Developer and the Developer shall keep the Owners informed about the prevalent rates periodically. The suggestions of the Owners on the rates shall be suitably considered by the Developer. It is clearly understood between the Parties that (1) the dealings of the Developer with regard to sale of the Units of the said Complex shall be binding on the Owners and (2) for the purpose of such sale, the Developer shall use the delegated authority of the Owners as contained in the General Power of Attorney.
- 11.2 It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Intending Purchasers (1) costs and expenses for transformer, sub-station, HT panel, cabling and allied equipment installed for supply of electricity and power back-up (generator)



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to the said Complex (2) deposits or proportionate share of deposits required to be given to the power supply agency (3) charges for generator and other amenities and facilities (4) deposits or proportionate share of deposits required to be given to other statutory and/or utility supply agencies (5) all other tax outgoings in respect of each of their respective Units such as panchayat taxes, Municipal taxes (if any as may be applicable), lease rent, khazna (land revenue), maintenance charges and all other taxes as may be levied by the statutory authorities (6) club membership fees (7) guarding charges (8) legal documentation charges and (9) association formation charges (10) Deposit against Maintenance (11) Sinking Fund and any other costs, expenses or deposits (collectively **Extras & Deposits**).

## 12. Obligations of Developer

12.1 **Compliance with Laws:** The development shall commence as per the Sanctioned Plans, schemes, rules, regulations, by-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such development and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

12.2 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the said Complex with the help of the Architect, professional bodies, contractors etc.

## 13. Obligations of Owners

13.1 **Co-operation with Developer:** The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the said Property.

13.2 **Act in Good Faith:** The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

13.3 **Documentation and Information:** The Owners undertake to provide the Developer with any and all documents and information relating to the said Property as may be required by the Developer from time to time.



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- 13.4 **No Obstruction in Dealing with Developer's Functions:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 13.5 **No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the said Complex.
- 13.6 **No Dealing with said Property:** The Owners hereby covenant not to let out, grant lease, mortgage, charge and/or transfer the said Property or any portions thereof.
- 13.7 **No Objection to the Developer and/or the Intending Purchasers in Obtaining Loan by Mortgaging the said Property/Units:** The Owners hereby covenant that (1) the Developer shall, upon sanction of the Building Plans, be entitled to obtain construction loan or project finance ("Project Finance") from any bank or financial institution ("Banker") by mortgaging the land of the said Property and/or any part thereof (2) the Intending Purchasers shall also be entitled to obtain housing or similar loan from any financial institution by mortgaging their respective Units in the said Property and (3) the Owners shall also grant consent for creation of charge/mortgage by the Developer or its nominee in respect of spaces/Units forming part of Developer's Entitlement. Such Project Finance can be secured on the strength of the security of the Developer's Entitlement but collateral security may be created by depositing the original title deeds of the said Property. For the avoidance of doubt it is clarified that the Owners shall at all times be obligated to sign and execute all documents required by the Banker for the Developer availing Project Finance. However, the Developer shall not be entitled to create any financial obligation upon the Owners nor create any charge or lien on the share of the Owners in the Gross Revenue. It is further clarified that the Developer shall solely remain liable and responsible for repayment of the amounts so borrowed by the Developer together with the interest and penal interest accrued due thereon and shall keep the Owners saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including litigation costs owing to any delay or default in the repayment of the amounts and dues against any such mortgage by the Developer.
- 13.8 **No Assignment:** The Owners hereby agree and covenant with the Developer not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Developer and any assignment or transfer without such prior written consent shall make the Owners collectively liable for payment of damages and compensation to the Developer. Further the majority rights of the existing shareholding control and management of each of the Owners as on the date of execution hereof shall not, without the prior written consent of the Developer, be modified or reduced. However transfers and appointments within the family members of the existing shareholders and Directors of the Owners shall not require such consent.



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- 13.9 **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.
- 13.10 **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.
- 13.11 **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 said Complex.
- 13.12 **Final Accounts:** After fulfilment 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.
- 13.13 **Delivery to Transferees:** The Developer shall deliver possession of the areas agreed to be transferred to the respective Transferees.
- 13.14 **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.
- 13.15 **Maintenance In-Charge:** The Developer shall form a Maintenance Company and form or enable the formation of Association for the Common Purposes of management and maintenance of the said Complex and for the collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and



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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.

- 13.16 **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 the said Complex, all taxes and outgoings shall be borne, paid and discharged by the Transferees and for non-alienated areas, by the parties hereto in their ratio of receipt of Gross Revenue.
- 13.17 **Real Estate Laws:** Each party shall comply with all the necessary requirements under the Real Estate laws and which are required to be complied with by them and each party shall co-operate and assist the other party in respect thereof.
- 14. Miscellaneous**
- 14.1 **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
- 14.2 **Essence of the Contract:** The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 14.3 **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 14.4 **Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement.
- 14.5 **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an Association of Persons.
- 14.6 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 14.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the said Complex and/or the Project by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer and for



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which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.

#### 14.8 TDS & GST

14.9.1. The Owners and Developer shall respectively discharge statutory compliances in respect of Income Tax related compliances in respect of their respective rights, benefits and obligations under or arising out of this Agreement.

14.9.2. The Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax (GST) for sale of units in the said Complex, and in connection with the construction of the said Complex.

14.9.3. TDS, if applicable, shall be deductible from the remittances to be made to the Owners as aforesaid. The TDS in respect of the amounts remitted to the Owners towards the Owners' Share of the Realizations shall be reimbursed separately by the Owners to the Developer on a monthly basis. The Developer shall ensure that the TDS pertaining to the remittances made to the Owners is reflected to the credit of Owners' in the official portal of the Income Tax Department.

14.9 **Owners Represented by:** For all practical purposes, Mr. Nikhil Kamani shall represent Owner Nos. 3.1 to 3.9, Mr. Anirudh Modi shall represent Owner Nos. 3.10 to 3.24 and Mr. Yogesh Chandra Agrawalla shall represent shall represent Owner Nos. 3.25 to 3.30 respectively and the Developer shall communicate with only the aforesaid persons which shall be deemed to be communication with all the respective Owners.

14.10 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

14.11 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, written or oral and express or implied.

14.12 **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.



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**15. Defaults**

- 15.1 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.
- 15.2 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.

**16. Force Majeure**

- 16.1 **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic, pandemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.
- 16.2 **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

**17. Severance**

- 17.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or





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unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

17.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

17.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

## 18. Reservation of Rights

18.1 **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.

18.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

## 19. Notice

19.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by registered post with acknowledgement due to the proper address and for the attention of the relevant Party (or such other address as is notified in the manner mentioned in this Clause by each Party from time to time).

19.2 **Time of Service:** Any such notice or other written communication shall be deemed to have been served (1) if delivered personally, at the time of delivery (2) if sent by registered post, on the 4<sup>th</sup> day of handing over the same to the postal authorities.

19.3 **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of registered post, that such notice or other written communication was properly addressed and delivered to the postal authorities.

19.4 **Electronic Mail:** Any notice sent by way of electronic mail (e-mail) shall be considered to have been served if delivered properly and/or acknowledged or replied for.

## 20. Arbitration







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- 20.1 **Referral of Disputes to Arbitration:** Any and all disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement whether *inter se* between the Owners or between the Owners and the Developer (collectively **Disputes**), shall firstly be tried to be sorted out by mediation failing which shall be referred to a Sole Arbitrator, appointed mutually or otherwise in terms of the Arbitration and Conciliation Act, 1996.
- 20.2 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that (1) the place of arbitration shall be Kolkata (2) the language of the arbitration shall be English (3) the Arbitrator shall be entitled to give interim awards/directions regarding the Disputes (4) the Arbitrator shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law (5) the arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said Act shall apply to the arbitration proceedings and (6) the directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.
21. **Jurisdiction**
- 21.1 **Court:** In connection with the aforesaid arbitration proceedings, the District Court of the district in which the said Property is situated and the Hon'ble High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

**SCHEDULE-1**  
**(said Property)**

**ALL THAT** messuages, tenements, hereditaments, dwelling houses, rooms, constructions and premises together with piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area more or less 2.64 Acre or 7 Bigha 19 Cottah 11 Chittack 23.4 Square feet (on survey and actual measurement found to be 7 Bigha 7 Cottah 12 Chittack 20 Square feet) situate lying at and being the entire R.S. and L.R. Dag Nos. 324, 325 and 326 recorded in L.R. Khatian Nos. 11226 to 11255 (formerly R.S. Khatian Nos. 138 and 235 prior thereto Khatian Nos. 122 and 261) as also mentioned in the table below and formerly being C.S. Dag Nos. 304,305 and 306 recorded in C.S. Khatian Nos. 122 and 261 in Mouza Mondal Ganthi (also known as Mondal Ganti), J. L. No. 6, R. S. No. 132, Touzi No. 172, Police Station Rajarhat in the District of North 24-Parganas, and recorded as Holding No. 20 with Holding address being 13, Block No. D, 20, Mondalganti, Mistripara, under Ward No. 7 of Bidhannagar Municipal Corporation, Kolkata-700052.

R.S. PLOT NO.	L.R. PLOT NO.	Nature	AREA
324	324	Bastu	2.19 acre
325	325	Bahutal Abasan	0.07 acre



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326	326	Bahutal Abasan	0.38 acre
		TOTAL	2.64 acre

The said Property is delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:-

**ON THE NORTH** : By R.S. Dag No. 323 being a road;

**ON THE SOUTH** : By R.S. Dag No.327;

**ON THE EAST** : By portion of R.S. Dag No. 296 and by R.S. Dag Nos. 298, 303, 310 and 311.

**ON THE WEST** : By public road.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situate butted bounded called known numbered or distinguished. Be it mentioned that the constructions on the said Property are about 50 year old and consist of several dwelling units, houses, rooms and structures including the following:

Old dilapidated (approx. 50 years old) R.C.C Pucca Building				
Sl. No. / Building No.	Storeys	Built up Area of each floor	Particulars	Total Built up Area
1	4	2873 sq.ft.		11492 sq.ft.
2	3	2894 sq.ft.		8682 sq.ft.
3	2	1545 sq.ft.		3090 sq.ft.
4	1	109 sq.ft.		109 sq.ft.
5	1	146 sq.ft.		146 sq.ft.
6	1	115 sq.ft.		115sq.ft.
7	3	1802 sq.ft.		5406 sq.ft.
			Total:	29040 sq.ft.

AND

Old dilapidated (approx. 50 years old) Tin Shed				
Sl.No. / Building No.	Storeys	Built up Area of each floor	Particulars	Total Built up Area
8	1	42 sq.ft.		42 sq.ft.
9	1	31 sq.ft.		31 sq.ft.
			Total	73sq.ft.



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**SCHEDULE-2**  
(Internal Agreed Ratio of Owners' Entitlement)

<u>Sl No.</u>	<u>Name of Owners</u>	<u>% of the gross revenue/Sale Proceeds</u>
1.	MADANLAL AVENUE LLP	3.33 %
2.	MADANLAL FACADES LLP	3.33 %
3.	MADANLAL MALL LLP	3.33 %
4.	MADANLAL PROPERTIES LLP	3.33 %
5.	MADANLAL ROCKS LLP	3.33 %
6.	MADANLAL SPACES LLP	3.33 %
7.	MADANLAL VILLA LLP	3.33 %
8.	MADANLAL WAREHOUSING LLP	3.33 %
9.	SWARANMAHAL PLAZZA LLP	3.36 %
10.	PARAMPITA INFRASTRUCTURE LLP	3.33 %
11.	PAWANSATHI VINIMAY LLP	3.33 %
12.	PAWANSHIV TREXIM LLP	3.33 %
13.	VIEWMORE REALTORS LLP	3.33 %
14.	SPEEDFAST TRADELINKS LLP	3.33 %
15.	STARWISE INFREAREALTORS LLP	3.33 %
16.	TUBEROSE INFRASTRUCTURE LLP	3.33 %
17.	JALAPENO SALES LLP	3.33 %
18.	LIMELIGHT MERCHANDISE LLP	3.33 %
19.	YOUTH VINCOM PRIVATE LIMITED	3.33 %
20.	ZEAL DEALCOM PRIVATE LIMITED	3.33 %
21.	WINSOME COMMODEAL PRIVATE LIMITED	3.33 %
22.	PASSION DEALERS PRIVATE LIMITED	3.33 %
23.	OMNI COMMODEAL PRIVATE LIMITED	3.33 %
24.	LIGRIPOOKRIE TEA CO. PRIVATE LIMITED	3.38 %
25.	ADYA REALTORS LLP	3.33 %
26.	ADYA BUILTCON PRIVATE LIMITED	3.33 %
27.	ADYA ARCADE PRIVATE LIMITED	3.33 %
28.	ADYA TOWNSHIP PRIVATE LIMITED	3.33 %
29.	ADYA HEIGHTS PRIVATE LIMITED	3.33 %
30.	ADYA INFRABUILD PRIVATE LIMITED	3.35 %
	<b>TOTAL:</b>	<b>100%</b>







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- 6 NOV 2024

22. Execution and Delivery

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

FOR AND ON BEHALF OF  
 MADANLAL AVENUE LLP  
 MADANLAL FACADES LLP  
 MADANLAL MALL LLP  
 MADANLAL PROPERTIES LLP  
 MADANLAL ROCKS LLP  
 MADANLAL SPACES LLP  
 MADANLAL VILLA LLP  
 MADANLAL WAREHOUSING LLP  
 SWARANMAHAL PLAZZA LLP

*Jasobanta Swain*

Authorized Signatory

Owners No. 3.1 to 3.9

Represented by its Authorized Signatory

Mr. Jasobanta Swain

(Owners)

FOR AND ON BEHALF OF  
 PARAMPITA INFRASTRUCTURE LLP, PAWANSATHI VINIMAY LLP,  
 PAWANSHIV TREXIM LLP, VIEWMORE REALTORS LLP  
 SPEEDFAST TRADELINKS LLP, STARWISE INFRAREALTORS LLP,  
 TUBEROSE INFRASTRUCTURE LLP, JALAPENO SALES LLP,  
 LIMELIGHT MERCHANDISE LLP, YOUTH VINCOM PVT. LTD.,  
 ZEAL DEALCOM PVT. LTD., WINSOME COMMODEAL PVT. LTD.,  
 PASSION DEALERS PVT. LTD., OMNI COMMODEAL PVT. LTD.,  
 LIGRIPOOKRIE TEA CO. PVT. LTD.

*[Signature]*  
 AUTHORIZED SIGNATORY

Owners Nos. 3.10 to 3.24

Represented by its Authorized Signatory

Mr. Anirudh Modi

(Owners)



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OF ASSURANCES-HYDRABAD  
- 6 NOV 2020



FOR AND ON BEHALF OF  
 ADYA REALTORS LLP  
 ADYA BUILTCON PRIVATE LIMITED  
 ADYA ARCADE PRIVATE LIMITED  
 ADYA TOWNSHIP PRIVATE LIMITED  
 ADYA HEIGHTS PRIVATE LIMITED  
 ADYA INFRABUILD PRIVATE LIMITED

*Sudip Chakraborty*  
 Authorized Signatory

Owners Nos. 3.25 to 3.30  
 Represented by its Authorized Signatory  
 Mr. Sudip Chakraborty  
 (Owners)

EIA DEVELOPERS LL.  
 Partner

Represented by its Designated Partner  
 Mr. Anirudh Modi  
 (Developer)

Drafted by:

Witnesses:

Signature *Sujay Jana*  
 Name SUJAY JANA  
 Father's Name SUKHENDU JANA  
 Address 52A, Shakespeare  
Sasani, KOL-17

Signature *Sripatha Palai*  
 Name SRIPATHA PALAI  
 Father's Name Lt. Punna Ch. Palai  
 Address 52A, Shakespeare Sasani  
Kolkata-700017

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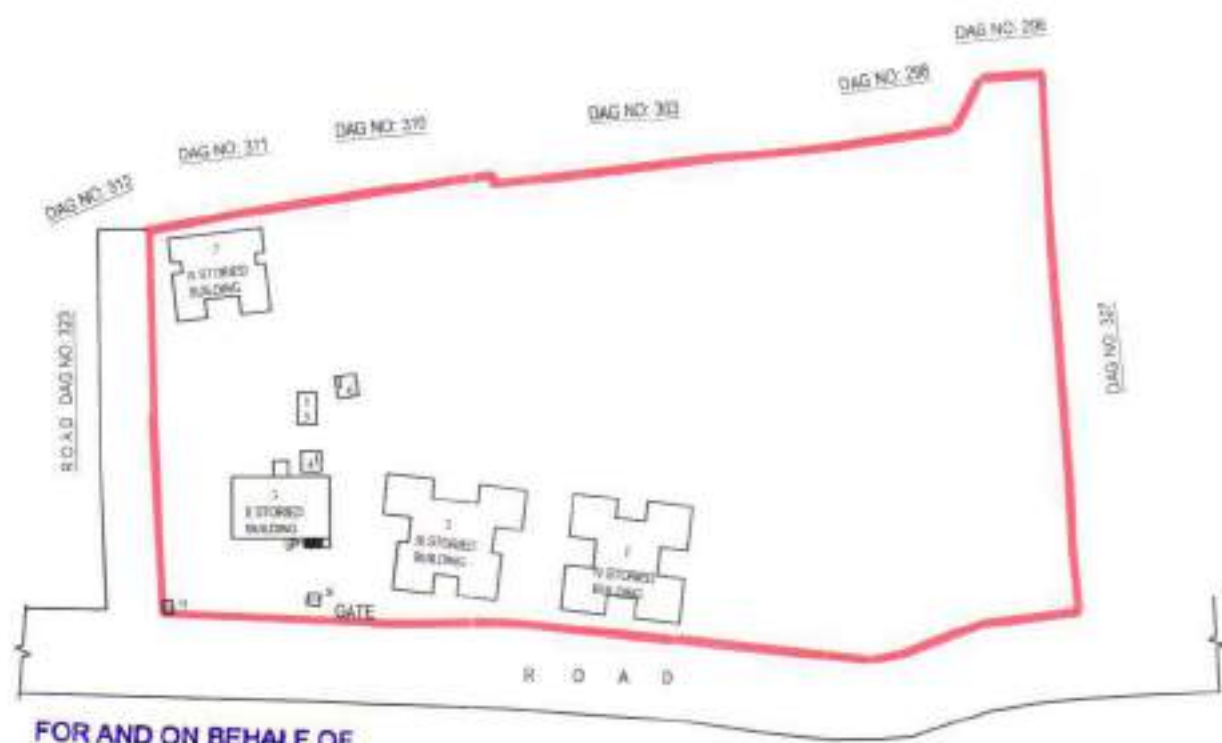
Advocate  
 C/O DSP LAW ASSOCIATES  
 4D, NICCO HOUSE  
 1B&2, HARE STREET  
 KOLKATA-700001  
 11/11/17



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OF ASSURANCES-IV, KOLKATA  
- 6 NOV 2024

Plan showing entire R.S. and L.R. Dag Nos. 324, 325 and 326 in Mouza Mondal Ganthi (also known as Mondal Ganti), J. L. No. 6, Police Station Rajarhat in the District of North 24-Parganas, and recorded as Holding No. 20 with Holding address being 13, Block No. D, 20, Mondalganti, Mistri Para, under Ward No. 7 of Bidhannagar Municipal Corporation, Kolkata 700052:



FOR AND ON BEHALF OF  
 MADANLAL AVENUE LLP  
 MADANLAL FACADES LLP  
 MADANLAL MALL LLP  
 MADANLAL PROPERTIES LLP  
 MADANLAL ROCKS LLP  
 MADANLAL SPACES LLP  
 MADANLAL VILLA LLP  
 MADANLAL WAREHOUSING LLP  
 SWARANMAHAL PLAZZA LLP

Jacobanta Swain  
 Authorized Signatory

FOR AND ON BEHALF OF  
 PARAMPIT, INFRASTRUCTURE LLP, PAWANSATHI VINIMAY LLP,  
 PAWANSHIV IREXIM LLP, VIEWMORE REALTORS LLP  
 SPEEDFAST TRADELINKS LLP, STARWISE INFRAREALTORS LLP,  
 TUBEROSE INFRASTRUCTURE LLP, JALAPENO SALES LLP,  
 LIMELIGHT MERCHANDISE LLP, YOUTH VINCOM PVT. LTD.,  
 ZEAL DEALCOM PVT. LTD., WINSOME COMMODEAL PVT. LTD.,  
 PASSION DEALERS PVT. LTD., OMNI COMMODEAL PVT. LTD.,  
 UGRISPOOKRIE TEA CO. PVT. LTD.

AUTHORISED SIGNATORY

FOR AND ON BEHALF OF  
 ADYA REALTORS LLP  
 ADYA BUILTCON PRIVATE LIMITED  
 ADYA ARCADE PRIVATE LIMITED  
 ADYA TOWNSHIP PRIVATE LIMITED  
 ADYA HEIGHTS PRIVATE LIMITED  
 ADYA INFRABUILD PRIVATE LIMITED












Sudip Chakrabarty  
 Authorized Signatory













EIA DEVELOPER












Partner



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 6 NOV 2024

<i>Finger prints of the executant</i>					
 Jasobanta Swain Jasobanta Swain					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

<i>Finger prints of the executant</i>					
 Sudip Chakrabarty Sudip Chakrabarty					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 6 NOV 2024

### Major Information of the Deed

Deed No :	I-1904-16220/2024	Date of Registration	06/11/2024
Query No / Year	1904-2002807771/2024	Office where deed is registered	
Query Date	05/11/2024 6:34:47 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sarkar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 6297164908, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 18,11,16,360/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,030/- (Article:48(g))		Rs. 101/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mistri Para (Mondalganthi), Mouza: MandalGanti, Ward No: 7, Holding No:20 JI No: 6, Pin Code : 700052

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-324 (RS :-)	LR-11226	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L2	LR-324 (RS :-)	LR-11227	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L3	LR-324 (RS :-)	LR-11228	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L4	LR-324 (RS :-)	LR-11229	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L5	LR-324 (RS :-)	LR-11230	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L6	LR-324 (RS :-)	LR-11231	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L7	LR-324 (RS :-)	LR-11232	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L8	LR-324 (RS :-)	LR-11233	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L9	LR-324 (RS :-)	LR-11234	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,

L10	LR-324 (RS -)	LR-11235	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L11	LR-324 (RS -)	LR-11236	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L12	LR-324 (RS -)	LR-11237	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L13	LR-324 (RS -)	LR-11238	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L14	LR-324 (RS -)	LR-11239	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L15	LR-324 (RS -)	LR-11240	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L16	LR-324 (RS -)	LR-11241	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L17	LR-324 (RS -)	LR-11242	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L18	LR-324 (RS -)	LR-11243	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L19	LR-324 (RS -)	LR-11244	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L20	LR-324 (RS -)	LR-11245	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L21	LR-324 (RS -)	LR-11246	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L22	LR-324 (RS -)	LR-11247	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L23	LR-324 (RS -)	LR-11248	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L24	LR-324 (RS -)	LR-11249	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L25	LR-324 (RS -)	LR-11250	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L26	LR-324 (RS -)	LR-11251	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L27	LR-324 (RS -)	LR-11252	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,



L28	LR-324 (RS -)	LR-11253	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L29	LR-324 (RS -)	LR-11254	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L30	LR-324 (RS -)	LR-11255	Bastu	Bastu	0.073 Acre		46,01,214/-	Property is on Road Adjacent to Metal Road,
L31	LR-325 (RS -)	LR-11226	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L32	LR-325 (RS -)	LR-11227	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L33	LR-325 (RS -)	LR-11228	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L34	LR-325 (RS -)	LR-11229	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L35	LR-325 (RS -)	LR-11230	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L36	LR-325 (RS -)	LR-11231	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L37	LR-325 (RS -)	LR-11232	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L38	LR-325 (RS -)	LR-11233	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L39	LR-325 (RS -)	LR-11234	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L40	LR-325 (RS -)	LR-11235	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L41	LR-325 (RS -)	LR-11236	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L42	LR-325 (RS -)	LR-11237	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L43	LR-325 (RS -)	LR-11238	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L44	LR-325 (RS -)	LR-11239	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L45	LR-325 (RS -)	LR-11240	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,

L46	LR-325 (RS -)	LR-11241	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L47	LR-325 (RS -)	LR-11242	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L48	LR-325 (RS -)	LR-11243	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L49	LR-325 (RS -)	LR-11244	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L50	LR-325 (RS -)	LR-11245	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L51	LR-325 (RS -)	LR-11246	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L52	LR-325 (RS -)	LR-11247	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L53	LR-325 (RS -)	LR-11248	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L54	LR-325 (RS -)	LR-11249	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L55	LR-325 (RS -)	LR-11250	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L56	LR-325 (RS -)	LR-11251	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L57	LR-325 (RS -)	LR-11252	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L58	LR-325 (RS -)	LR-11253	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L59	LR-325 (RS -)	LR-11254	Bastu	Bastu	0.00233 Acre		1,46,861/-	Property is on Road Adjacent to Metal Road,
L60	LR-325 (RS -)	LR-11255	Bastu	Bastu	0.00243 Acre		1,53,164/-	Property is on Road Adjacent to Metal Road,
L61	LR-326 (RS -)	LR-11226	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L62	LR-326 (RS -)	LR-11227	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L63	LR-326 (RS -)	LR-11228	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,

L64	LR-326 (RS -)	LR-11229	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L65	LR-326 (RS -)	LR-11230	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L66	LR-326 (RS -)	LR-11231	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L67	LR-326 (RS -)	LR-11232	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L68	LR-326 (RS -)	LR-11233	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L69	LR-326 (RS -)	LR-11234	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L70	LR-326 (RS -)	LR-11235	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L71	LR-326 (RS -)	LR-11236	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L72	LR-326 (RS -)	LR-11237	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L73	LR-326 (RS -)	LR-11238	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L74	LR-326 (RS -)	LR-11239	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L75	LR-326 (RS -)	LR-11240	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L76	LR-326 (RS -)	LR-11241	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L77	LR-326 (RS -)	LR-11242	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L78	LR-326 (RS -)	LR-11243	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L79	LR-326 (RS -)	LR-11244	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L80	LR-326 (RS -)	LR-11245	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L81	LR-326 (RS -)	LR-11246	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,

L82	LR-326 (RS (-))	LR-11247	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L83	LR-326 (RS (-))	LR-11248	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L84	LR-326 (RS (-))	LR-11249	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L85	LR-326 (RS (-))	LR-11250	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L86	LR-326 (RS (-))	LR-11251	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L87	LR-326 (RS (-))	LR-11252	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L88	LR-326 (RS (-))	LR-11253	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L89	LR-326 (RS (-))	LR-11254	Bastu	Bastu	0.01266 Acre		7,97,964/-	Property is on Road Adjacent to Metal Road,
L90	LR-326 (RS (-))	LR-11255	Bastu	Bastu	0.01286 Acre		8,10,570/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>264Dec</b>	<b>0 /-</b>	<b>1664,00,079 /-</b>	
		<b>Grand Total :</b>			<b>264Dec</b>	<b>0 /-</b>	<b>1664,00,079 /-</b>	

**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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	11492 Sq Ft.	0/-	58,17,824/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2873 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2873 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2873 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2873 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					

S2	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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	8682 Sq Ft.	0/-	43,95,264/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2894 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2894 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2894 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					

S3	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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	3090 Sq Ft.	0/-	15,64,312/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1545 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1545 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					

S4	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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	109 Sq Ft.	0/-	55,181/-	Structure Type: Structure
Gr. Floor, Area of floor : 109 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					



S5	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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	146 Sq Ft.	0/-	73,912/-	Structure Type: Structure
Gr. Floor, Area of floor : 146 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					

S6	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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	115 Sq Ft.	0/-	58,219/-	Structure Type: Structure
Gr. Floor, Area of floor : 115 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extant of Completion: Complete					

S7	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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	5406 Sq Ft	0/-	27,36,786/-	Structure Type: Structure
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Gr. Floor, Area of floor : 1802 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1802 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 1602 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

S8	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, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	42 Sq Ft.	0/-	8,505/-	Structure Type: Structure
Gr. Floor, Area of floor : 42 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					

S9	On Land L1, L2, L3, L4, L5, L6, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90	31 Sq Ft.	0/-	6,278/-	Structure Type: Structure
Gr. Floor, Area of floor : 31 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>29113 sq ft</b>	<b>0 /-</b>	<b>147,16,281 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MADANLAL AVENUE LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S.-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx3l, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>MADANLAL FACADES LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S.-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx9a, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>MADANLAL MALL LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S.-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx5q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	<b>MADANLAL PROPERTIES LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx2p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>MADANLAL ROCKS LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx0r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>MADANLAL SPACES LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx1q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>MADANLAL VILLA LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: ABxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>MADANLAL WAREHOUSING LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>SWARANMAHAL PLAZZA LLP</b> 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX5 , PAN No.: ACxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>PARAMPITA INFRASTRUCTURE LLP</b> 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX6 , PAN No.: aaxxxxx7j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>PAWANSATHI VINIMAY LLP</b> 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX6 , PAN No.: aaxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>PAWANSHIV TREXIM LLP</b> 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX6 , PAN No.: aaxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>VIEWMORE REALTORS LLP</b> 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX5 , PAN No.: aaxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	<b>SPEEDFAST TRADELINKS LLP</b> 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX5 , PAN No.: acxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>STARWISE INFREARELTORS LLP</b> 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX5 , PAN No.: acxxxxx4I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative