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Verified that the Document is admitted to registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document



Additional Registrar
of Assurances-II Kolkata

21 NOV 2025

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

DECLARATION

1. **Date:** 21st NOVEMBER, 2025
2. **Nature of document:** Deed of Declaration
3. **Parties:**

3.1 **Lessor:** RAIL LAND DEVELOPMENT AUTHORITY, a statutory authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) having its office at Unit No. 702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi 110 002

Riverfront Condominium Pvt. Ltd.
A. K. Saha
Director / Authorised Signatory

04 NOV 2025

44935

DATE
 R. GINODIA & CO. LLP
 Advocates
 Ground Floor
 6, Church Lane
 Kolkata-700 001

SOLD TO
 ADDRESS
 RS.

04 NOV 2025

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (C.S.)
HIGH COURT, KOLKATA-700

04 NOV 2025

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ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA

21 NOV 2025

represented herein through Shri H. K. Srivastava DGM/Expert, Nodal Officer the Authorized Signatory, as authorized vide Office Order No. 28 of 2025 dated 11th August, 2025 and hereinafter referred to as **“the Lessor/RLDA”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **ONE PART**

- 3.2 **Lessee: RIVERFRONT CONDOMINIUM PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013 and having its registered office at 1002 EM Bypass, Kolkata – 700 105 represented herein through Mr. Arun Kumar Sancheti son of Mr. Sumermall Sancheti and Mr. Gaurav Dugar son of Mr. Surender Kumar Dugar the Authorized Signatories, as authorized vide Board Resolution dated 11th March, 2024 and hereinafter referred to as **“the Lessee/Bidder”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART** –

4. **Background :**

- 4.1 By and under a Lease Deed dated 21st June, 2024 registered at the office of the Additional Registrar of Assurance – II, Kolkata in Book No. I, Volume No. 1902-2024, Pages 414399 to 414933, Being No. 190207843 for the year 2024 (hereinafter referred to as **“the Lease Deed”**) the Lessor/RLDA granted a lease in favour of the Bidder in respect of All That the piece or parcel of land measuring about 17.41 Acres, be the same a little more or less, out of 21.79 Acres land as per Record of Rights (found to contain 20.62 Acres land as per physical survey) situate, lying at and being Premises No. 1, Acharya Tulsi Marg (Salkia School Road), Police Station – Golabari, Post Office – Howrah, Howrah – 711 101, within the limits of Ward No. 13 of the Howrah Municipal Corporation, Mouza – Golabari, J. L. No. – 1, District-Howrah, together with the irrevocable right of access only to use in case of emergency from the main road side through the balance land of 3.21 acres over the 6 meters wide road and morefully described in **Annexure A** together with the benefit of the building plans sanctioned by the Howrah Municipal Corporation in the name of the Lessor/RLDA vide Building Permit No. SWS-OBPAS/1902/2024/0761 dated 13th June, 2024 as also the benefit of all other approvals, permissions, no objections and clearances that have been and/or may be issued in the name of the Lessor/RLDA for a

period of 98 (ninety eight) years 3 (three) months 26 (twenty six) days commencing from 21st June, 2024 on the terms and conditions contained in the Lease Deed and the documents forming part thereof (hereinafter referred to as “**the said Lease**”).

- 4.2 Subsequent to the said Lease, amendments have been made in the Rail Land Development Authority (Development of Land and Other Works) Regulations, 2012 by the Rail Land Development Authority (Development of Land and Other Works) Amendment Regulations, 2024 which have come into force from 12th September, 2024. Accordingly it was legally imperative to incorporate and include the required amendments by way of Supplementary Deed to make it binding between the parties.
- 4.3 The Lessee by its letter dated 15th July, 2025 requested the Lessor/RLDA to incorporate the provisions of amended Regulations, 2024 to make it integral part of the Lease Deed.
- 4.4 Thereafter a Supplementary Lease Deed dated 11th August, 2025 has been executed between the Lessor/RLDA and the Lessee for supplementing the Lease Deed and for extending the reliefs stated in the Supplementary Lease Deed dated 11th August, 2025 to the Lessee.
- 4.5 The Supplementary Lease Deed dated 11th August, 2025 has been executed as per the standard format of the Lessor/RLDA and is not registered. The parties are accordingly executing and registering this Deed of Declaration annexing the Supplementary Lease Deed dated 11th August, 2025.

5. Now this Deed of Declaration Witnesses as follows:

- 5.1 The Supplementary Lease Deed dated 11th August, 2025 executed between the Lessor/RLDA and the Lessee is annexed hereto and marked “**Annexure B**”.
- 5.2 The parties declare and confirm that the provisions of the Supplementary Lease Deed dated 11th August, 2025 annexed hereto and marked “**Annexure B**” shall be deemed to have been incorporated and shall form an integral part of the Lease Deed dated 21st June, 2024 registered at the office of the Additional Registrar of Assurance – II, Kolkata in Book No. I, Volume No. 1902-2024, Pages 414399 to 414933, Being No. 190207843 for the year 2024 and the Lease Deed

dated 21st June, 2024 and the Supplementary Lease Deed dated 11th August, 2025 shall be read together.

5.3 Save and except as mentioned in the Supplementary Lease Deed dated 11th August, 2025 all other terms and conditions of the Lease Deed dated 21st June, 2024 shall remain unchanged and unaffected.

6. **Execution and delivery :**

In Witness Whereof the parties have executed these presents on the day, month and year first above written.

Executed and delivered by the
Lessor/RLDA at Kolkata in the
presence of:

Souvik Ghosh
Ground Floor, 6, Church Lane,
Kolkata - 700 001

(AKASH SARKAR)
G, Church Lane, KOL-01.

Executed and delivered by the
Lessee/~~Bidder~~ at Kolkata in the
presence of:

Souvik Ghosh

(Signature)

Drafted by:

Pritha Mukhopadhyay

Ms. Pritha Mukhopadhyay, Advocate
Enrolment No. F/1642/1467/2025
C/o. R. Ginodia & Co. LLP, Advocates
Ground Floor, 6, Church Lane
Kolkata – 700 001



Riverfront Condominium Pvt. Ltd.

A. K. Sankar
Director / Authorised Signatory

Riverfront Condominium Pvt. Ltd.

Ganguly
Director / Authorised Signatory

Land schedule, as attached in Principal Lease Deed Dated 21.06.2024

LAND SCHEDULE

ALL THAT piece and parcel of land measuring about 17.41 Acres, be the same a little more or less, delineated in Green borders in the annexed site plan out of 21.79 Acres land as per Record of Rights (found to contain 20.62 Acres land as per physical survey) situate, lying at and being Premises No. 1 Acharya Tulsi Marg (Salkia School Road), Ward No 13, Howrah- 711101, lying on -Mouza - Golabari, Police Station - Golabari, J.L. No-1, District-Howrah, P.O-Howrah together with the irrevocable right of access only to use in case of emergency from the main road side through the balance land of 3.21 acres over the 6 meters wide road to be made by the Lessee delineated in Red borders in the annexed site plan.

- i) Sheet 33, khatian no-3, dag no-28 to 42.
- ii) Sheet 34, Khatian no-183, dag no -177 to 194,196 to 202,200/215
- iii) Sheet no 41, khatian no 72, LR Dag no-100 to 140
- iv) Sheet no 42, khatian no- 4, L.R. Dag no-1 to 62, 19/63, 60/64,6/65,12/66.
- v) Sheet 43, khatian no-5, LR Dag no -1 & 1/34,
- vi) Sheet 44, khatian -13, LR dag no 9 and 10

being butted and bounded

On the North: 2/2, Salkia School Road known as Jalan House.

On the South: Kings Road and Signal Workshop & Railway printing press of Eastern Railway Howrah.

On the East: Hooghly River.

On the West: Acharya Tulsi Marg (Salkia School Road)

Details of 21.79 Acres land as per Record of Rights is mentioned below:

MOUZA GOLABARI SHEET-33, KHATIAN NO-3

Sl. No.	PLOT	ARE IN ACRE
1	28	0.0488
2	29	0.0158
3	30	0.2017
4	31	0.0044
5	32	0.0676
6	33	0.0120
7	34	0.0408
8	35	0.2582
9	36	0.0120
10	37	0.0891
11	38	0.1324
12	39	0.0297
13	40	0.0163
14	41	0.1195
15	42	0.4081
	TOTAL	1.4564



Riverfront Condominium Pvt. Ltd.
Arul
 Director / Authorised Signatory

511



Riverfront Condominium Pvt. Ltd.

Arul Sel Ganap
 Director / Authorised Signatory

MOUZA GOLABARI SHEET-34, KHATIAN NO-183

SL. NO.	PLOT	ARE IN ACRE
1	177	0.243
2	178	1.0525
3	179	0.3477
4	180	0.1369
5	181	0.4684
6	182	0.0138
7	183	0.0684
8	184	0.0451
9	185	0.0225
10	186	0.0085
11	187	0.3187
12	188	0.0083
13	189	0.1151
14	190	0.0514
15	191	0.2131
16	192	0.0104
17	193	0.1821
18	194	0.0798
19	196	0.3149
20	197	0.0168
21	198	0.2448
22	199	0.0745
23	200	0.1206
24	201	0.0105
25	202	0.114
26	200/215	0.0109
	TOTAL	4.2927

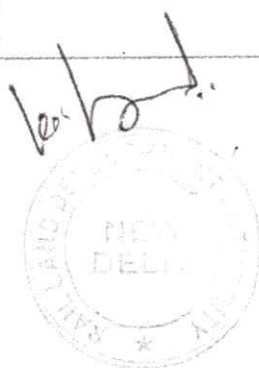
MOUZA GOLABARI SHEET-41, KHATIAN NO-72

Sl. No.	PLOT	ARE IN ACRE
1	100	0.0400
2	101	1.5620
3	102	0.0356
4	103	0.0083
5	104	0.0960
6	105	0.0006



Riverfront Condominium Pvt. Ltd.
Anwar Gani
 Director / Authorised Signatory

512



Riverfront Condominium Pvt. Ltd.

Anwar Gani
 Director / Authorised Signatory

7	106	0.0159
8	107	0.1514
9	108	0.0210
10	109	0.2198
11	110	0.0260
12	111	0.0980
13	112	0.0950
14	113	0.2298
15	114	0.3285
16	115	0.0220
17	116	0.0058
18	117	0.0015
19	118	0.0435
20	119	0.0048
21	120	0.0049
22	121	0.1113
23	122	2.7049
24	123	0.6614
25	124	0.2165
26	125	0.5220
27	126	0.0504
28	127	0.4418
29	128	4.5799
30	129	0.0693
31	130	0.0104
32	131	0.0760
33	132	0.0098
34	133	0.0904
35	134	0.0143
36	135	0.1006
37	136	0.0185
38	137	0.1282
39	138	0.0514
40	139	0.0494
41	140	0.0210
TOTAL		12.9379

MOUZA GOLABARI SHEET-42, KHATIAN NO-4



SL. NO.	PLOT	ARE IN ACRE
1	1	0.0443
2	2	0.0048

Riverfront Condominium Pvt. Ltd.
 Director / Authorised Signatory

513



Riverfront Condominium Pvt. Ltd.
 Director / Authorised Signatory

3	3	0.0153
4	4	0.0041
5	5	0.001
6	6	0.0603
7	7	0.159
8	8	0.0254
9	9	0.1028
10	10	0.0262
11	11	0.161
12	12	0.0163
13	13	0.0062
14	14	0.0173
15	15	0.0062
16	16	0.0189
17	17	0.0065
18	18	0.0559
19	19	0.0073
20	20	0.0327
21	21	0.0314
22	22	0.0138
23	23	0.1339
24	24	0.0142
25	25	0.0675
26	26	0.0093
27	27	0.2373
28	28	0.0106
29	29	0.1018
30	30	0.0072
31	31	0.0012
32	32	0.0035
33	33	0.0681
34	34	0.055
35	35	0.0143
36	36	0.1491
37	37	0.0149
38	38	0.0766
39	39	0.0157
40	40	0.157
41	41	0.0152
42	42	0.0628
43	43	0.0125
44	44	0.1017



Riverfront Condominium Pvt. Ltd.
[Signature]
 Director / Authorised Signatory

514



Riverfront Condominium Pvt. Ltd.
[Signature]
 Director / Authorised Signatory

45	45	0.0377
46	46	0.005
47	47	0.0318
48	48	0.004
49	49	0.0204
50	50	0.0024
51	51	0.0101
52	52	0.0181
53	53	0.1058
54	54	0.011
55	55	0.0349
56	56	0.0112
57	57	0.0364
58	58	0.0097
59	59	0.0698
60	60	0.0475
61	61	0.0108
62	62	0.0198
63	19/63	0.0072
64	60/64	0.0007
65	6/65	0.001
66	12/66	0.007
	TOTAL	2.6484

MOUZA GOLABARI SHEET-43, KHATIAN NO-5

Sl. No.	PLOT	ARE IN ACRE
1	1/34	0.0672
2	1	0.0180
	TOTAL	0.0852

MOUZA GOLABARI SHEET-44, KHATIAN NO-13

Sl. No.	PLOT	ARE IN ACRE
1	9	0.2173
2	10	0.1583
		0.3756



Riverfront Condominium Pvt. Ltd.
[Signature]
 Director / Authorised Signatory

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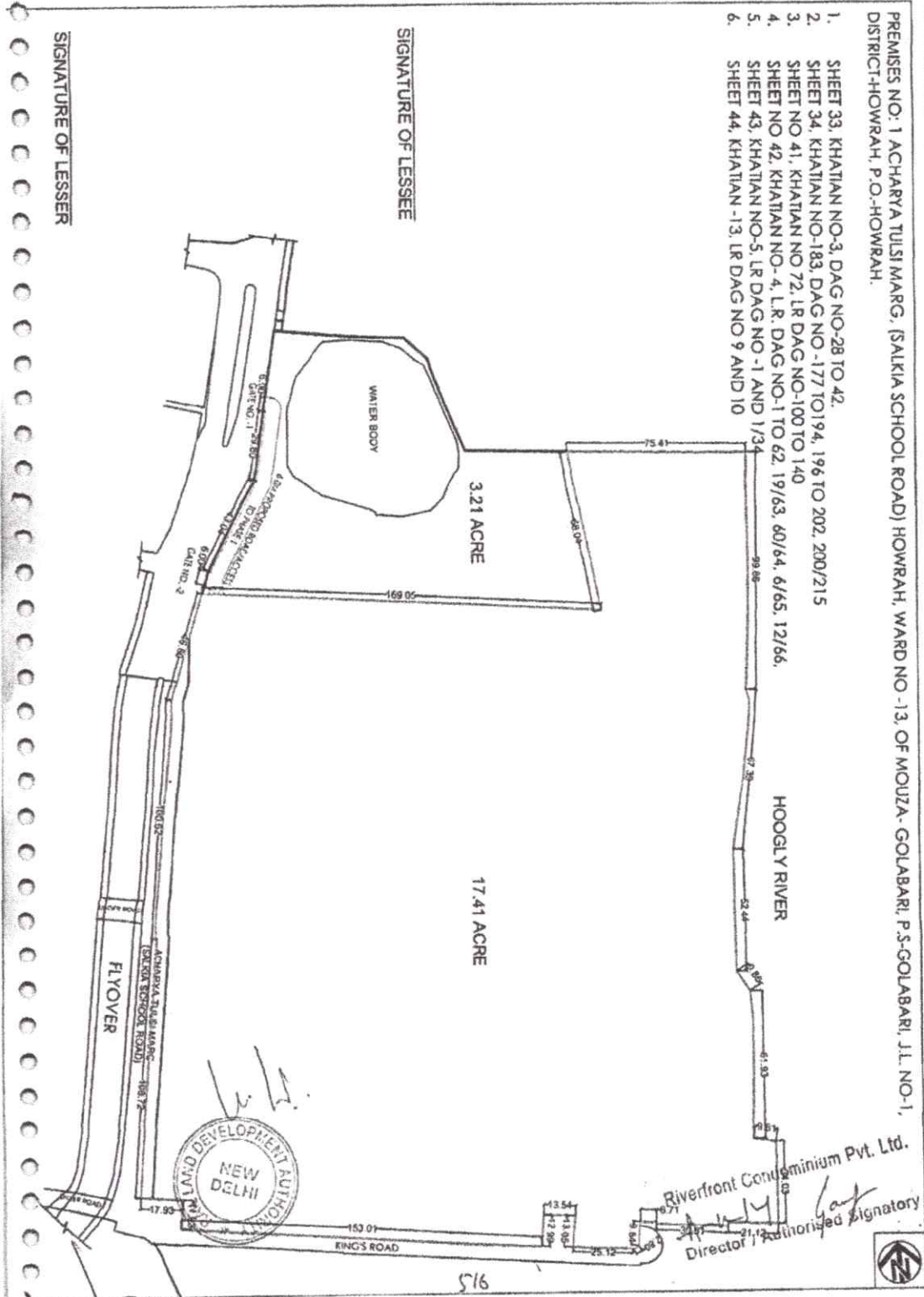


Riverfront Condominium Pvt. Ltd.

[Signature]
 Director / Authorised Signatory

PREMISES NO. 1 ACHARYA TULSI MARG, [SAIKIA SCHOOL ROAD] HOWRAH, WARD NO -13, OF MOUZA - GOLABARI, P.S-GOLABARI, J.L. NO-1, DISTRICT-HOWRAH, P.O.-HOWRAH.

1. SHEET 33, KHATIAN NO-3, DAG NO-28 TO 42.
2. SHEET 34, KHATIAN NO-183, DAG NO -177 TO 194, 196 TO 202, 200/215
3. SHEET NO 41, KHATIAN NO 72, LR DAG NO-100 TO 140
4. SHEET NO 42, KHATIAN NO-4, L.R. DAG NO-1 TO 62, 19/63, 60/64, 61/65, 12/66.
5. SHEET 43, KHATIAN NO-5, LR DAG NO -1 AND 1/34
6. SHEET 44, KHATIAN -13, LR DAG NO 9 AND 10



SIGNATURE OF LESSEE

SIGNATURE OF LESSER

Riverfront Condominium Pvt. Ltd.
 Director / Authorised Signatory

Riverfront Condominium Pvt. Ltd.
[Signature]
 Director / Authorised Signatory



SUPPLEMENTARY LEASE DEED
FOR RAILWAY LAND AT SALT GOLAH HOWRAH, (W.B.)
BY AND BETWEEN



RAIL LAND DEVELOPMENT AUTHORITY
(A STATUTORY AUTHORITY UNDER MINISTRY OF RAILWAYS, GOVT. OF INDIA)
("RLDA")

AND

M/S RIVERFRONT CONDOMINIUM PRIVATE LIMITED
("LESSEE")

(SUPPLEMENTARY LEASE DEED DATED 11.08.2025)



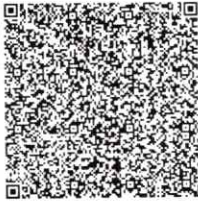
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL30826872509605X
Certificate Issued Date : 06-Aug-2025 11:38 AM
Account Reference : IMPACC (IV)/ dl1077503/ DELHI/ DL-CTD
Unique Doc. Reference : SUBIN-DL107750396093712150130X
Purchased by : RIVERFRONT CONDOMINIUM PRIVATE LIMITED
Description of Document : Article 35(vi) Lease upto 100 years
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : RAIL LAND DEVELOPMENT AUTHORITY
Second Party : RIVERFRONT CONDOMINIUM PRIVATE LIMITED
Stamp Duty Paid By : RIVERFRONT CONDOMINIUM PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)



Please write or type below this line

Supplementary Lease Deed

In Continuation of Lease Deed, No. RLDA/2024/LA/09/Salt Golah, Howrah Dated 21.06.2024 the instant Supplementary Lease Deed is being entered into & executed on 11th day of August, 2025 ("Effective Date" date 21.06.2024) at New Delhi: -

BY & BETWEEN

Rail Land Development Authority, a Statutory Authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) having its office Unit No.702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi - 110002 (hereinafter referred to as

Riverfront Condominium Pvt. Ltd.

Page 1 of 10

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

Director / Authorised Signatory

"RLDA", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through the Authorized Signatory, as authorized vide RLDA Office Order No.28 of 2025 dated 11.08.2025 of the **FIRST PART**;

AND

M/s Riverfront Condominium Private Limited, a company incorporated under the companies Act, 2013 and having its registered office at 1002 EM Bypass, Kolkata-700105 (hereinafter referred to as the "**Lessee/Bidder**", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through Mr. Arun Kumar Sancheti S/o Mr. Sumermall Sancheti and Mr. Gaurav Dugar S/o Mr. Surender Kumar Dugar the Authorized signatory of the **SECOND PART**.

(Each of the parties of the **FIRST** and **SECOND** part are hereinafter, as the context may admit or require, individually referred to as a "**Party**" and collectively as the "**Parties**").

WHEARAS

The parties hereto entered into a Lease Deed (**Lease Deed No. RLDA/2024/LA/09/Salt Golah, Howrah dated 21.06.2024**) to undertake the development of land measuring about 17.41 Acres out of the 20.62 Acres Land ("the Site") for a lease period of 98 years 03 months and 26 days, in the terms and conditions specified in lease deed executed on 21.06.2024. Subsequent to amendments in the Rail Land Development Authority (Development of Land and other works) Amendment Regulations, 2024 which have come into force from 12.09.2024, it was legally imperative to incorporate and include the required amendments by way of Supplementary Deed to make it binding between the parties.

Thus, the Second party has requested vide its letter dated 15.07.2025 to incorporate the provisions of amended Regulations, 2024 to make it integral part of the Lease Deed No. RLDA/2024/LA/09/Salt Golah, Howrah executed on 21.06.2024.

Now, the parties hereby mutually agree to include the amended Clauses in accordance to Gazette Notification by Ministry of Railways (Rail Land Development Authority) Notification dated 12.09.2024 with effect from the date of execution of this Supplementary Lease Deed.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND THE MUTUAL COVENANTS HEREINAFTER CONTAINED, PARTIES HERETO HEREBY AGREE TO SUPPLEMENT THE LEASE DEED NO. RLDA/2024/LA/09/SALT GOLAH, HOWRAH DATED 21.06.2024 THROUGH THIS SUPPLEMENTARY LEASE DEED AND THE SUPPLEMENTARY DEED WITNESSETH AS FOLLOWS:

- The Lessee/Bidder, vide its letter dated 15.07.2025 has requested to consider the following reliefs:
- Lessee may have the right to sub-lease either in part or in full the built-up area or lease hold rights of Railway Land or both along with the proportionate undivided leasehold rights in the Railway Land to one or more parties (in line with amended clause 26 (a) (1) of RLDA Regulations).

The lessee or sub-lessee may mortgage its lease hold rights in railway land in favour of any government organization or any government recognized financial institution for the



Riverfront Condominium Pvt. Ltd.

Arun Kumar Sancheti
Director / Authorised Signatory

purpose of financial institution for the purpose of financing (in line with amended clause 26 (g) and 8 (b) (IA) of RLDA Regulations).

- The Lessee/Bidder has also submitted the relevant documents in support of their reliefs/claims as: -
 - Justification for Relief Request by enclosing e-mails of Federal Bank Howrah and e-mail of BRT SBI LHO Kolkata.
 - Affidavit for no claim beyond the relief provided to the developer under the amended provisions of RLDA Regulations.
 - Undertaking about lease premium and annual lease rent.

1. Upon consideration of reliefs, requested by the Lessee/Bidder and documents submitted thereon, it was found legally tenable and was in accordance with amended Regulation. Hence, both parties mutually agreed to extend the following reliefs:

- i. A Lessee may have the right to sub-lease in part(s) the lease hold rights of built-up area (in full or in parts) along with the proportionate undivided leasehold rights in the Railway Land.
- ii. The sub lessee may mortgage its leasehold rights in favour of any government organization or any government recognized financial institution for the purpose of financing who is qualified to enter into a mortgage (other than the mortgage by conditional sales) as per the provisions of Transfer of Property Act, 1882 (4 of 1882).

In case of any payment default by sub-lessee towards Lender's bank the Lender's bank may have right to substitute the said built up area along with the proportionate lease hold rights in railway land to third party for the residual period of sub-lease subject to prior NOC from Lessor (RLDA) (in line with amended clause 26 (g) of RLDA Regulations).

2. It is understood and agreed by the Lessee/Bidder has paid 3rd installment + applicable interest and ALR due, as stipulated in the lease deed form 12 and given an undertaking that all subsequent installments of LP (all outstanding) & ALR along with applicable interest will be clear within the stipulated time frame.
3. That all capitalized terms and expressions shall, unless defined herein, shall have the same meanings as respectively ascribed thereto under the Lease Deed No RLDA/2024/LA/09/Salt Golah, Howrah dated 21.06.2024.
4. Save and except for the above, all other terms and conditions of the Lease Deed dated 21.06.2024 shall remain unchanged and unaffected and this Supplementary Lease Deed dated 11.08.2025 shall be deemed to be an integral part of the Lease Deed and is to be read along with the same.
5. This Supplementary Lease Deed shall continue to be in force and effect till the termination of Lease Deed, as per the terms stipulated therein. It is hereby expressly clarified, agreed and understood that in the event of there being any discrepancy between the terms and conditions of the Lease Deed and this Supplementary Deed, the terms and conditions of this Supplementary Lease Deed shall prevail to the extent it is altered, amended and modified by this Supplementary Lease Deed.

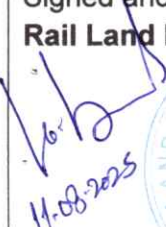








Riverfront Condominium Pvt. Ltd.

A K Saini
Director / Authorised Signatory


6. This Supplementary Lease Deed is being executed by the parties in two counterparts, each of which shall be deemed to be original but all of which shall constitute one and the same instrument.
7. The Land Schedule as per Lease Deed No. RLDA/2024/LA/09/Salt Golah, Howrah dated 21.06.2024 is annexed with this Supplementary Lease Deed as Annexure-A.
8. The Supplementary Lease Deed will be co-terminus with Lease Deed.

IN WITNESS WHEREOF the Parties hereto have executed this Supplementary Deed, as of the 11th Day of August, 2025 first above written.

<p>Signed and sealed on behalf of Lessor Rail Land Development Authority (RLDA)</p>   <p>Name: H.K. Srivastava Designation: DGM/Project/Expert</p>	<p>Witnesses</p> <ul style="list-style-type: none"> • Witness Signature:  Name: Pooja Dogra Address: RLDA 7th floor DMRC Building New Delhi • Witness Signature:  Name: Amit Raj Address: RLDA 7th floor DMRC Building New Delhi
<p>Signed and sealed on behalf of M/s Riverfront Condominium Private Limited, (Lessee)</p> <p>Riverfront Condominium Pvt. Ltd.</p>  <p>Director / Authorised Signatory</p> <p>Name: 1. Arun Kumar Sancheti, Director 2. Gaurav Dugar, Director</p>	<p>Witnesses</p> <ul style="list-style-type: none"> • Witness Signature:  Name: Pooja Sancheti Address: RLDA, 7th NEW DELHI • Witness Signature:  Name: VIKASH AGRAWAL Address: P S GROUP, 1002 EM Bypass, Kolkata




Riverfront Condominium Pvt. Ltd.



Director / Authorised Signatory

Land schedule, as attached in Principal Lease Deed Dated 21.06.2024

LAND SCHEDULE

ALL THAT piece and parcel of land measuring about 17.41 Acres, be the same a little more or less, delineated in Green borders in the annexed site plan out of 21.79 Acres land as per Record of Rights (found to contain 20.62 Acres land as per physical survey) situate, lying at and being Premises No. 1 Acharya Tulsi Marg (Salkia School Road), Ward No 13, Howrah- 711101, lying on -Mouza - Golabari, Police Station - Golabari, J.L. No-1, District-Howrah, P.O-Howrah together with the irrevocable right of access only to use in case of emergency from the main road side through the balance land of 3.21 acres over the 6 meters wide road to be made by the Lessee delineated in Red borders in the annexed site plan.

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- ii) Sheet 34, Khatian no-183, dag no -177 to 194,196 to 202,200/215
- iii) Sheet no 41, khatian no 72, LR Dag no-100 to 140
- iv) Sheet no 42, khatian no- 4, L.R. Dag no-1 to 62, 19/63, 60/64,6/65,12/66,
- v) Sheet 43, khatian no-5, LR Dag no -1 & 1/34,
- vi) Sheet 44, khatian -13, LR dag no 9 and 10

being butted and bounded

On the North: 2/2, Salkia School Road known as Jalan House.

On the South: Kings Road and Signal Workshop & Railway printing press of Eastern Railway Howrah.

On the East: Hooghly River.

On the West: Acharya Tulsi Marg (Salkia School Road)

Details of 21.79 Acres land as per Record of Rights is mentioned below:

MOUZA GOLABARI SHEET-33, KHATIAN NO-3

Sl. No.	PLOT	ARE IN ACRE
1	28	0.0488
2	29	0.0158
3	30	0.2017
4	31	0.0044
5	32	0.0676
6	33	0.0120
7	34	0.0408
8	35	0.2582
9	36	0.0120
10	37	0.0891
11	38	0.1324
12	39	0.0297
13	40	0.0163
14	41	0.1195
15	42	0.4081
	TOTAL	1.4564

W. H.



Riverfront Condominium Pvt. Ltd.
Authy Director / Authorised Signatory

511



Riverfront Condominium Pvt. Ltd.
Authy Director / Authorised Signatory

MOUZA GOLABARI SHEET-34, KHATIAN NO-183

SL. NO.	PLOT	ARE IN ACRE
1	177	0.243
2	178	1.0525
3	179	0.3477
4	180	0.1369
5	181	0.4684
6	182	0.0138
7	183	0.0684
8	184	0.0451
9	185	0.0225
10	186	0.0085
11	187	0.3187
12	188	0.0083
13	189	0.1151
14	190	0.0514
15	191	0.2131
16	192	0.0104
17	193	0.1821
18	194	0.0798
19	196	0.3149
20	197	0.0168
21	198	0.2448
22	199	0.0745
23	200	0.1206
24	201	0.0105
25	202	0.114
26	200/215	0.0109
	TOTAL	4.2927

MOUZA GOLABARI SHEET-41, KHATIAN NO-72

Sl. No.	PLOT	ARE IN ACRE
1	100	0.0400
2	101	1.5620
3	102	0.0356
4	103	0.0083
5	104	0.0960
6	105	0.0006



Riverfront Condominium Pvt. Ltd.
[Signature]
 Director / Authorised Signatory

512



Riverfront Condominium Pvt. Ltd.

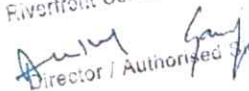
[Signature]
 Director / Authorised Signatory

7	106	0.0159
8	107	0.1514
9	108	0.0210
10	109	0.2198
11	110	0.0260
12	111	0.0980
13	112	0.0950
14	113	0.2298
15	114	0.3285
16	115	0.0220
17	116	0.0058
18	117	0.0015
19	118	0.0435
20	119	0.0048
21	120	0.0049
22	121	0.1113
23	122	2.7049
24	123	0.6614
25	124	0.2165
26	125	0.5220
27	126	0.0504
28	127	0.4418
29	128	4.5799
30	129	0.0693
31	130	0.0104
32	131	0.0760
33	132	0.0098
34	133	0.0904
35	134	0.0143
36	135	0.1006
37	136	0.0185
38	137	0.1282
39	138	0.0514
40	139	0.0494
41	140	0.0210
TOTAL		12.9379

MOUZA GOLABARI SHEET-42, KHATIAN NO-4


W. W.


SL. NO.	PLOT	ARE IN ACRE
1	1	0.0443
2	2	0.0048

Riverfront Condominium Pvt. Ltd.

 Director / Authorised Signatory

513

W. W.


Riverfront Condominium Pvt. Ltd.

 Director / Authorised Signatory

3	3	0.0153
4	4	0.0041
5	5	0.001
6	6	0.0603
7	7	0.159
8	8	0.0254
9	9	0.1028
10	10	0.0262
11	11	0.161
12	12	0.0163
13	13	0.0062
14	14	0.0173
15	15	0.0062
16	16	0.0189
17	17	0.0065
18	18	0.0559
19	19	0.0073
20	20	0.0327
21	21	0.0314
22	22	0.0138
23	23	0.1339
24	24	0.0142
25	25	0.0675
26	26	0.0093
27	27	0.2373
28	28	0.0106
29	29	0.1018
30	30	0.0072
31	31	0.0012
32	32	0.0035
33	33	0.0681
34	34	0.055
35	35	0.0143
36	36	0.1491
37	37	0.0149
38	38	0.0766
39	39	0.0157
40	40	0.157
41	41	0.0152
42	42	0.0628
43	43	0.0125
44	44	0.1017

W. H.


Riverfront Condominium Pvt. Ltd.
Amir Gang
 Director / Authorised Signatory

514

W. H.


Riverfront Condominium Pvt. Ltd.

Amir Gang
 Director / Authorised Signatory

45	45	0.0377
46	46	0.005
47	47	0.0318
48	48	0.004
49	49	0.0204
50	50	0.0024
51	51	0.0101
52	52	0.0181
53	53	0.1058
54	54	0.011
55	55	0.0349
56	56	0.0112
57	57	0.0364
58	58	0.0097
59	59	0.0698
60	60	0.0475
61	61	0.0108
62	62	0.0198
63	19/63	0.0072
64	60/64	0.0007
65	6/65	0.001
66	12/66	0.007
	TOTAL	2.6484

MOUZA GOLABARI SHEET-43, KHATIAN NO-5

Sl. No.	PLOT	ARE IN ACRE
1	1/34	0.0672
2	1	0.0180
	TOTAL	0.0852

MOUZA GOLABARI SHEET-44, KHATIAN NO-13

Sl. No.	PLOT	ARE IN ACRE
1	9	0.2173
2	10	0.1583
		0.3756



Riverfront Condominium Pvt. Ltd.
[Signature]
 Director / Authorised Signatory

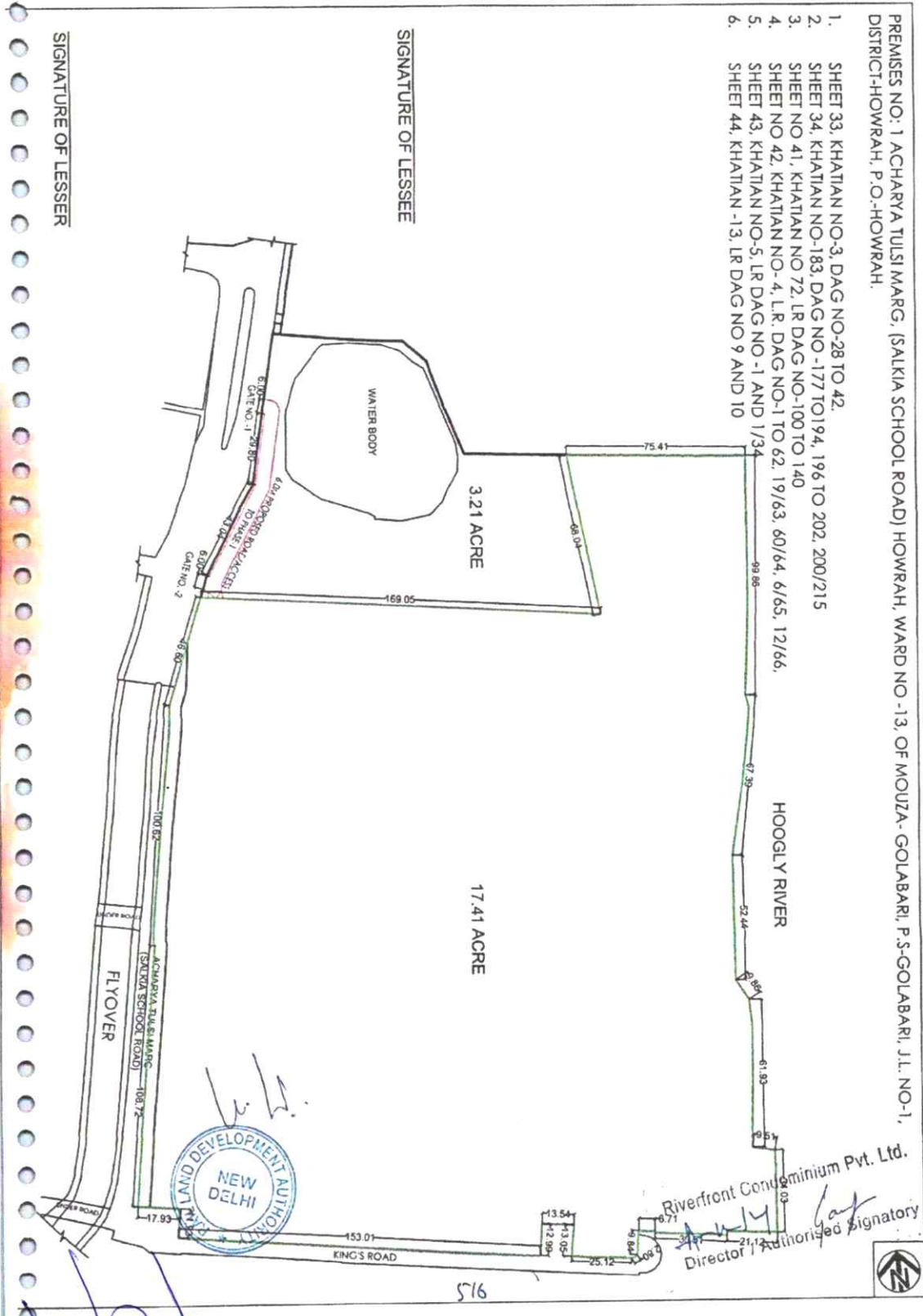
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Riverfront Condominium Pvt. Ltd.
[Signature]
 Director / Authorised Signatory

PREMISES NO: 1 ACHARYA TULSI MARG, (SAIKIA SCHOOL ROAD) HOWRAH, WARD NO -13, OF MOUZA - GOLABARI, P.S-GOLABARI, J.L. NO-1, DISTRICT-HOWRAH, P.O.-HOWRAH.

1. SHEET 33, KHATIAN NO-3, DAG NO-28 TO 42.
2. SHEET 34, KHATIAN NO-183, DAG NO -177 TO 194, 196 TO 202, 200/215
3. SHEET NO 41, KHATIAN NO 72, LR DAG NO-100 TO 140
4. SHEET NO 42, KHATIAN NO- 4, L.R. DAG NO-1 TO 62, 19/63, 60/64, 6/65, 12/66.
5. SHEET 43, KHATIAN NO-5, LR DAG NO -1 AND 1/34
6. SHEET 44, KHATIAN -13, LR DAG NO 9 AND 10



SIGNATURE OF LESSEE

SIGNATURE OF LESSER












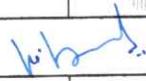











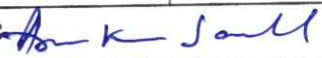










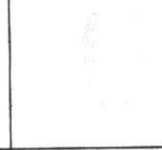
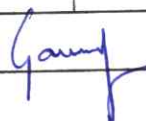


Riverfront Condominium Pvt. Ltd.
 Director / Authorised Signatory



Riverfront Condominium Pvt. Ltd.
Amit Kumar
 Director / Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : 				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : 				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : 				

Major Information of the Deed

Deed No :	I-1902-13563/2025	Date of Registration	21/11/2025
Query No / Year	1902-2003063944/2025	Office where deed is registered	
Query Date	12/11/2025 2:38:52 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akash Sarkar R. Ginodia And Co. LLP, 6, Church Lane, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123973083, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 263,78,79,632/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 284/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



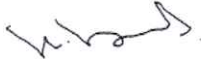






District: Howrah, P.S:- Golabari, Corporation: BALLY, Road: Salkia School Road, Road Zone : (Nutan mandir to -- golabari PS(ward No. 12)) , , Premises No: 1, , Ward No: 013 Pin Code : 711101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	17.41 Acre		263,78,79,632/-	Property is on Road
Grand Total :				1741Dec	0 /-	26378,79,632 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Rail Land Development Authority Unit No. 702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, City:- Not Specified, P.O:- Indraprastha, P.S:-DARYA GANJ, District:-Central, Delhi, India, PIN:- 110002 , Central Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Riverfront Condominium Private Limited 1002, E. M. Bye Pass, City:- Kolkata, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Hirendra Kumar Srivastava Son of Mr Hari Prasad Srivastava Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 21 2025 2:33PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 21/11/2025</p>	<p>Signature</p>  <p>21/11/2025</p>
<p>Plot No. GH-14, Tower-B, Dasnac, The Jewel Of Noida, Sector-75, Flat No: 703, City:- Not Specified, P.O:- Noida, P.S:-NOIDA SECTOR-49, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx3H, Aadhaar No: 94xxxxxxxx6959 Status : Representative, Representative of : Rail Land Development Authority (as Authorised Signatory)</p>				
2	<p>Name</p> <p>Mr Arun Kumar Sancheti Son of Mr Sumermall Sancheti Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 21 2025 2:34PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 21/11/2025</p>	<p>Signature</p>  <p>21/11/2025</p>
<p>26B, Camac Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AKxxxxxx1L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : Riverfront Condominium Private Limited (as Director)</p>				
3	<p>Name</p> <p>Mr Gaurav Dugar (Presentant) Son of Mr Surendra Kumar Dugar Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 21 2025 2:34PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 21/11/2025</p>	<p>Signature</p>  <p>21/11/2025</p>
<p>1st Floor, Flat No: 1A, 2B, Dover Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AGxxxxxx0C, Aadhaar No: 67xxxxxxxx3695 Status : Representative, Representative of : Riverfront Condominium Private Limited</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Akash Sarkar Son of Mr Uttam Kumar Sarkar 6, Church Lane, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	21/11/2025	21/11/2025	21/11/2025
Identifier Of Mr Hirendra Kumar Srivastava, Mr Arun Kumar Sancheti, Mr Gaurav Dugar			

Endorsement For Deed Number : I - 190213563 / 2025

On 21-11-2025

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 14:31 hrs on 21-11-2025, at the Office of the A.R.A. - II KOLKATA by Mr Gaurav Dugar ,

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

Execution is admitted on 21-11-2025 by Mr Arun Kumar Sancheti, Director, Riverfront Condominium Private Limited (Private Limited Company), 1002, E. M. Bye Pass, City:- Kolkata, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Akash Sarkar, , , Son of Mr Uttam Kumar Sarkar, 6, Church Lane, P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 21-11-2025 by Mr Gaurav Dugar,

Identified by Mr Akash Sarkar, , , Son of Mr Uttam Kumar Sarkar, 6, Church Lane, P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 21-11-2025 by Mr Hirendra Kumar Srivastava, Authorised Signatory, Rail Land Development Authority (Others), Unit No. 702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, City:- Not Specified, P.O:- Indraprastha, P.S:-DARYA GANJ, District:-Central, Delhi, India, PIN:- 110002

Identified by Mr Akash Sarkar, , , Son of Mr Uttam Kumar Sarkar, 6, Church Lane, P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 44935, Amount: Rs.100.00/-, Date of Purchase: 04/11/2025, Vendor name: A Banerjee

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

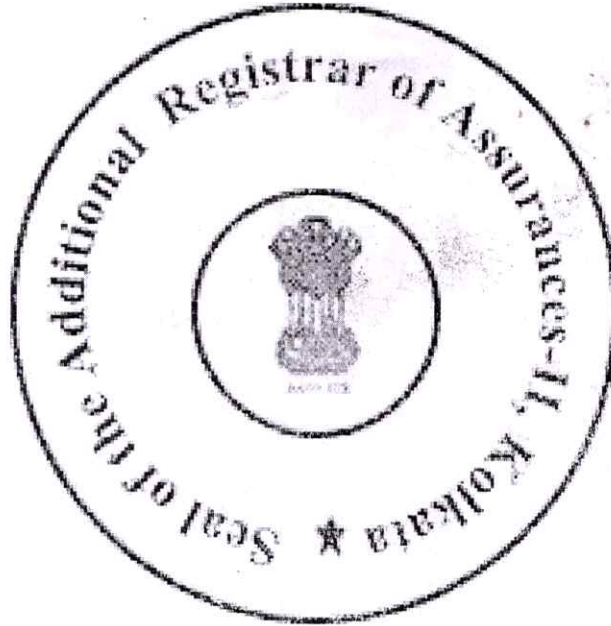
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 609910 to 609939
being No 190213563 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.11.27 09:58:47 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 27/11/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

DATED THIS 21st DAY OF November 2025

BETWEEN

RAIL LAND DEVELOPMENT AUTHORITY

...Lessor/RLDA

AND

**RIVERFRONT CONDOMINIUM PRIVATE
LIMITED**

... Lessee/Bidder

DEED OF DECLARATION

R. Ginodia & Co. LLP
Advocates
Ground Floor, 6, Church Lane,
Kolkata - 700 001.