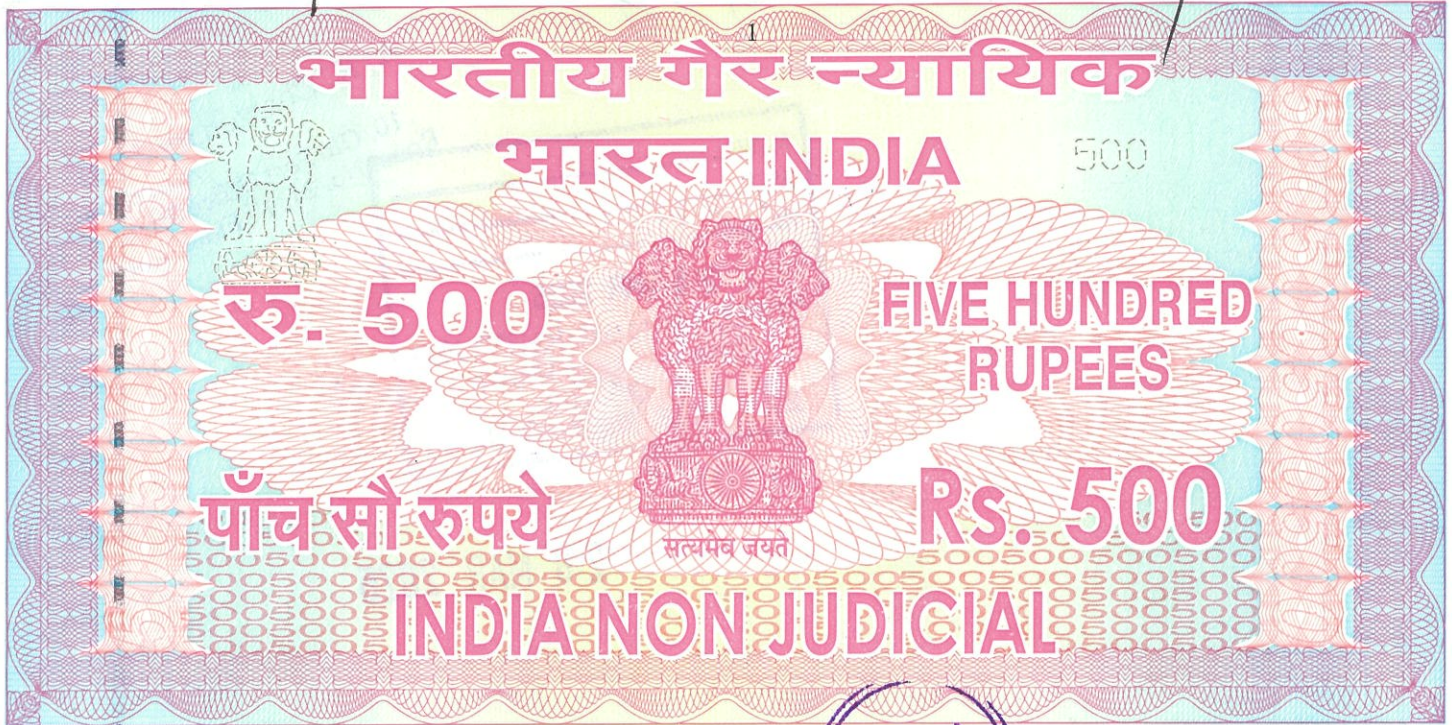


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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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 this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

24 APR 2025

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 24th day of April Two Thousand and Twenty Five (2025).

008

NAME _____
ADD. _____
PS. _____
28 MAR 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kol-1

A. Chowdhary & Co.
Advocates
10, Old Post Office Street
No. 21, 1st Floor, Kol-1

28 MAR 2025



ADDL. REGISTRAR
OF ASSURANCES, KOLKATA
24 APR 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160420252002091527

GRIPS Payment Detail

GRIPS Payment ID:	160420252002091527	Payment Init. Date:	16/04/2025 16:34:21
Total Amount:	74541	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3266896385227	BRN Date:	16/04/2025 16:35:18
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

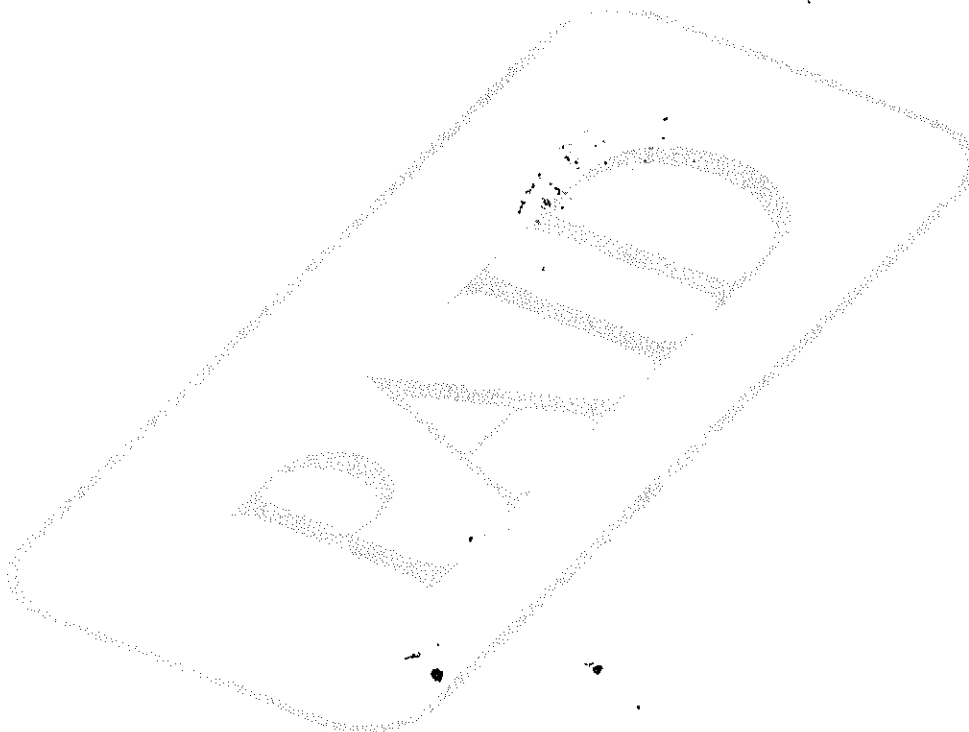
Depositor's Name: Mr Sanjeeb Gupta
Mobile: 9331018605

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260020915288	Directorate of Registration & Stamp Revenue	74541
Total			74541

IN WORDS: SEVENTY FOUR THOUSAND FIVE HUNDRED FORTY ONE ONLY.

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





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



192025260020915288

GRN Details

GRN:	192025260020915288	Payment Mode:	SBI Epay
GRN Date:	16/04/2025 16:34:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3266896385227	BRN Date:	16/04/2025 16:35:18
Gateway Ref ID:	251068493465	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	160420252002091527	Payment Init. Date:	16/04/2025 16:34:21
Payment Status:	Successful	Payment Ref. No:	2000925832/3/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Sanjeeb Gupta
Address:	BA-17, Sector 1, Salt Lake, Kolkata-700064
Mobile:	9331018605
Period From (dd/mm/yyyy):	16/04/2025
Period To (dd/mm/yyyy):	16/04/2025
Payment Ref ID:	2000925832/3/2025
Dept Ref ID/DRN:	2000925832/3/2025

Payment Details

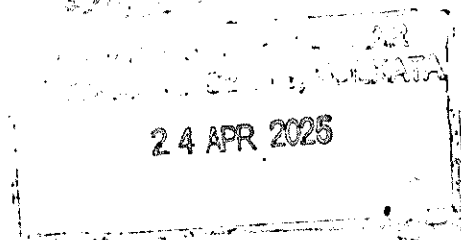
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000925832/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	74520
2	2000925832/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 74541

IN WORDS: SEVENTY FOUR THOUSAND FIVE HUNDRED FORTY ONE ONLY.

BETWEEN

- 1. M/S. PUSHAPDHAM APPARTMENT PVT. LTD. (PAN: AAHCP4803A)** a Business at AB-9, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata - 700 064;
- 2. M/S. TRISHNA PROPERTIES PVT. LTD. (PAN: AACCT9226A),** a company incorporated under Companies Act 1956, having it's principal place of Business at AB-9, Salt Lake City, Sector - 1, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata-700064;
- 3. M /S. VINAYAK APARTMENT PVT. LTD` . (PAN: AACCV6432C)** a company incorporated under Companies Act 1956, having it's principal place of Business at AB-9, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata - 700 064;
- 4. M/S. SALONA ENCLAVE PVT. LTD. (PAN: AALCS9134P)** a company incorporated under Companies Act 1956, having it's principal place of Business at AB-9, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata - 700 064;
- 5. M/s. RUKMANI REALTORS PVT. LTD. (PAN: AADCR9615A)** a company incorporated under Companies Act 1956, having it's principal place of Business at AB-9, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata - 700 064;
- 6. M/S. PARAMOUNT ENCLAVE PVT. LTD. (PAN: AADCP3370J)** a company incorporated under Companies Act 1956, having it's principal place of Business at AB-9, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata - 700 064, above named SL Nos. **(1) to (6)** represented by common Authorised Signatory **SRI SANJEEB GUPTA (having PAN NO. ADUPG1777F & AADHAAR NO. 5353 7491 8356)**, son of Sri Gopal Prasad Gupta, by Nationality: Indian, by faith Hindu, by Occupation: Business, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata-700 064,
- 7. M/S. PEARL COMPLEX PVT. LTD., (PAN: AAECPS050G)** a Company incorporated under Indian Companies Act 1956, having its Principal place of Business at AB-9, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata-700 064, represented by its Director **SRI SANJEEB GUPTA (having PAN**



NO. ADUPG1777F & AADHAAR NO. 5353 7491 8356), son of Sri Gopal Prasad Gupta, by Nationality: Indian, by faith Hindu, by Occupation: Business, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata-700 064,

8. MRS. RAJNI GUPTA (PAN: AFOPG1208D) wife of Sri Sanjeeb Gupta, by Faith Hindu, by Nationality- Indian, residing at BA-17, Salt Lake City, Sector – 1, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata – 700 064; hereinafter referred to and called as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors –in-interest and assigns) of the **FIRST PART;**

A N D

GM MEENA GRAND RESIDENCY (PAN: AAYFG1466A) a Partnership Firm having it's registered office at BA-17, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata - 700 064, being represented by one of it's Partner **SRI SANJEEB GUPTA**, son of Sri Gopal Prasad Gupta, by Nationality: Indian, by faith Hindu, by Occupation: Business, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata-700 064, hereinafter referred to as the **LANDOWNER/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors –in-interest and assigns) of the **SECOND PART;**

WHEREAS:

- A.** The First Parties abovenamed and the Second Party are the joint owners **ALL THAT** piece and parcel of Bastu land measuring **52 cottahs 0 chittacks 31 sq. ft.** a little more or less comprised in part of R.S./L.R. Dag Nos. **57, 58, 61, 65, 66, 73, 74, and doba land measuring 16 cottahs 02 chittacks 31 Sq.ft.** a little more or less comprised in part of R.S./L.R. Dag Nos. **59 & 60**, togetherwith common passage measuring area about 4 cottahs, 03 chittack, 34 sq. ft. a little more or less comprised in part of R.S./L.R. Dag Nos. **73, total admeasuring area about 72 cottahs 07**



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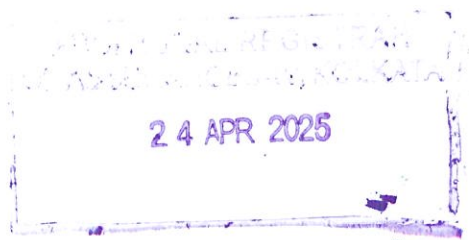
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chittacks 06 sq. ft . appertaining to L.R. Khatian Nos. 655, 531 & 57 subsequently recorded under **L.R. Khatian Nos. 2291, 1412, 1414, 1413, 1577, 1578, 1579, 1576, 1580, 1575 & 2298**, purchased by the Landowners lying and situated at **Mouza: Gouripur (Mahajati Road, Block – 4)**, J.L. No. 6, R. S No. 121, **Holding No. 196/2, Gouripur Road**, within the ambit of the BL & LRO BKP-II 24-Parganas (N), Police Station: Airport, Ward No. 15 under North Dum Dum Municipality, Sub-Registry Office: Addl. Dist. Sub-Registrar Bidhannagar, Salt Lake City, District: North 24-Parganas.

- B.** The Second Party abovenamed has been appointed as the Developer by the Co-owners in respect of the balance portion . The Developer herein shall develop the Entire Land on the basis of the prior Development Agreements and the present Development Agreement.
- C.** Development of Entire Land:- The parties have duly arrived at understandings between themselves with regard to development of the Entire Land as one Project and/or one Project in several phases.
- D. Representations, Warranties and Background :** The Parties represented to each other as follows:

i. Title of the Owners : The Owners herein represent that :

- (a) Owners have Marketable Title:** The right, title and interest of the Owners in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispensens.
- (b) Owners to Ensure Continuing Marketability:-** The Owners shall ensure that title of the Owners to the Said Property continues to remain marketable and free from all encumbrances at all times.
- (c)** The Owners shall ensure correct entries in the Revenue Records and in the event of any change in the developable land area due to rectification or updation of records shall result in consequent reduction of the Owner and Owners/ Developer's Allocations in view of the fact that the present agreement as to ratio has been done on the basis of



the total available land for Development as represented by the Owners to the Developer.

- (d) **Owners have Authority:** The Owners have full right, power and authority to enter into this Agreement.
- (e) **No Prejudicial Act:** The Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the entering of this Agreement.
- (f) **No Acquisition/Requisition:** The Owners declares that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Owners neither have received nor are aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.
- (g) **No Excess Land:** The Said Property does not contain any excess land and the Owners also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (h) **No Encumbrance:** The respective Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owners and the title of the Owners to the Said Property is good, free, clear, bankable and marketable.
- (i) **Right, Power and Authority to Develop:** The Owners have good right, full power, absolute authority and indefeasible title to develop, grant, sell, convey, transfer, assign and assure the Said Property.
- (j) **No Dues:** No revenue, cess, municipal taxes, other taxes, surcharges, impositions, outgoings or levies of any nature whatsoever in respect



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of the Said Property is due to the Government or any other authority or authorities and no demands, recovery proceedings or Certificate Cases are pending for realization of any dues from the Owners and the Owner/ Developer.

- (k) No Right of Pre-emption: No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.
- (l) No Mortgage: No mortgage or charge has been created by the Owners in respect of the Said Properties or any part thereof, whether by deposit of title deeds or otherwise.
- (m) No Previous Agreement: The Owners have ascertained that the Said Properties are not the subject matter of any previous agreement with any other party except the Developer herein, whether oral or in writing.
- (n) No Guarantee: The Said Properties are not affected by or subject to any corporate guarantee or personal guarantee for securing any financial accommodation.
- (o) No Bar by Court Order or Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Owners from developing, selling, transferring and/or alienating the Said Property or any part thereof.
- (p) No Transfer: The Owners has/have not created any Third-Party interest of any nature whatsoever and/or has/have not delegated any of the Owner and Owner/ Developer' right to any Third Party in any manner whatsoever.

ii. Developer's Representations: The Developer has represented and warranted to the Owners as follows:

- (a) Infrastructure and Expertise of Developer: The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.



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- (b) **Financial Arrangement:** The Developer is and during the tenure of this Agreement shall be entitled to arrange the financial inputs required for development of the Said Property, inter alia by way of arranging construction finance, whether through mortgage of the Constructed Space in the project and /or Developer's Allocation and /or revenue to be received on sale of Developers Allocation, in part or full in respect of the Said Property and/or construction to be made thereon.
- (c) For further clarity it is recorded that the intending Unit Purchasers/ lessees/sub-lessees/assignees shall be permitted to avail mortgage loan for individual units as per the terms & conditions of the Financial Institute/Bank, the same shall not however create any encumbrance on the Project land directly or indirectly.
- (d) **No Neglect:** The Developer shall not neglect the project of development of the Said Properties and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.
- (e) **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (f) **Decision to Develop:** The Owners became desirous of developing the premises by construction hence decided to do such development through the Developer herein and the parties entered into a memorandum between themselves recording the broad terms of development and in furtherance thereof are executing this Agreement (Project).
- (g) **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superseding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.

iii. Basic Understanding



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OF ASSURANCES-IV, KOLKATA
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- (a) **Development of Entire Land by Construction of New Buildings:** The Parties have mutually decided to take up the Project, i.e. the development of the Entire Land by construction of the New Buildings thereon if required in phases.
- (b) **Nature and Use of New Buildings:** The New Buildings shall be constructed in accordance with architectural plan as shall be prepared by the Developer

iv. Appointment and Commencement:

- (a) **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the previously mentioned confirmations, the Owners hereby agree and consequent to such agreement the Developer shall act as the Project Developer with right to execute the Project and the Developer hereby accepts the said appointment by the Owners and Owner/ Developer.
- (b) **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 remain valid and in force until all obligations of the Parties towards each other stand fulfilled and performed.

v. Sanction of Building Plans:

- (a) The Developer shall, at the earliest, obtain from the North Dum Dum Municipal Authority sanction of the Building Plan/s.
- (b) In this regard it is clarified that the parties shall be entitled to their respective allocations and mentioned in the respective Development Agreements covering the entire land

vi. Architect and Consultants:

- (a) The Owners confirm that the Owners have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional



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OF ASSURANCES-IV, KOLKATA
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fees and supervision charges shall be paid by the Developer and the Owner/ Developer shall have no liability or responsibility.

- (b) **Construction of New Buildings:** The Developer shall, at its own expenses, without creating any financial or other liability on the Owners construct, erect, and complete the New Buildings on the Entire Land comprising of residential and/or residential cum commercial buildings and Common Portions in accordance with the sanctioned Building Plans.
- (c) **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties, the Developer will complete the construction work of each phase within 36 months from the date of issuance of sanction plan/s with grace period of 6 months subject to conditions of Force Majeure. Time shall stand extended by mutual consent in the event the project is delayed due to conditions of force majeure.

vii. Common Portions:

- (a) The Developer shall at its own costs install, erect and construct in the New Buildings common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plan/s and other facilities required for establishment, enjoyment and management of the New Buildings (collectively **Common Portions**).

viii. Powers and Authorities

- (a) **Power of Attorney for Building Plans Sanction:** The Owners shall grant to the Developer a Power of Attorney for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the North Dum Dum Municipality and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings.

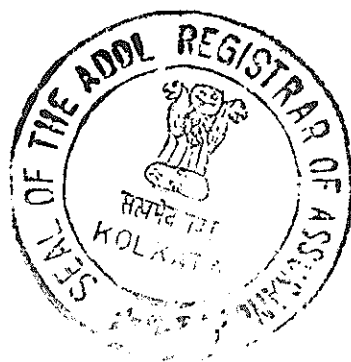


ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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- (b) **Power of Attorney for Construction and Sale:** The Owners shall also grant to the Developer a Power of Attorney for construction of the New Buildings and booking and sale constructed space and creation of mortgage pertaining to the Constructed spaces including proportionate land share pertaining to the Flats/Units.

ix. Amalgamation and Extension of Project:

- (a) It is agreed that the Entire Land shall be considered as one Project and/or phases of One Project and Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby mutually agree that any amalgamation and/or extension of the Project shall be undertaken by the Developer only and the Owners and Owner/Developer, subject to such mutual agreement, assure and undertake to execute, as and when necessary, all papers, documents, plans amalgamation deeds etc. for enabling the Developer to amalgamate the Entire Land with the adjoining plots for extension of the Project and use of Common Portions and the Developer shall be allowed to amalgamate the schedule property together with the adjacent lands/contiguous lands/adjunct lands for extension of the Project and/or developing other phases and for the purpose the Developer shall represent the Landowners acting on the basis of the Power of Attorney granted by the Owners to the Developer and the Larger Land shall form part of the present Project.
- (b) **No Obstruction for Addition of Plots:** The Developer shall be entitled to purchase additional plots adjacent to the Entire Land or can enter into joint venture agreement for development of any plots adjacent to the Entire Land. However, any amalgamation of the same with the Entire Land and construction of additional building/buildings therein shall authorise the Developer to develop them as separate projects and/or Phases of One Single project.
- (c) The Owners hereby agree that the Developer shall have full and absolute right without any interference to develop further and other Phases of the Project and/or any other project of the developer and/or its associate/s upon the adjacent land which may either be



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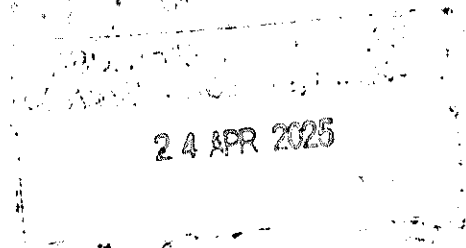
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acquired by the Developer or suitable arrangements with regard thereto may be entered into by the Developer and It shall be independent and a right secured with the developer to enlarge and/or extend and/or expand the said project and construct additional blocks in the adjoining land that may be acquired subsequently by the developer, the Owners in that event shall raise no objection in any manner whatsoever and shall co-operate with the Developer and the Developer shall every right to open an access for ingress and egress to the adjoining land in future and the Owners has no objection in any manner.

- (d) The Developer and /or any other project of the developer and the Occupiers of units at other phases of other Phases of the project shall have the right to use the approach road and other common areas and facilities comprised the entire project, for which the Owners and/or the Unit Purchasers/lessees/sub-lessees/assignees shall not raise any objection of whatsoever nature and waives the right to raise any such objection and in any event the Developer shall have a perpetual right of ingress and egress over the project common passages, pathways, internal roads for which the purchasers/lessees/sub-lessees/assignees shall not raise any objection of whatsoever nature and waives the right to raise any such objection.

x. Allocations:

- (a) **Owners' Allocations:** The Owners shall be fully and completely entitled to an allocation of 30% (Thirty percent) of the total sales revenue to be received from the sale of constructed spaces in the Project/Building which shall be done by the Developer acting on the basis of Power of Attorney granted by the Owners to the Developer (collectively known as **Owners' Allocation**).
- (b) **Developer's Allocations:** The Developer shall be fully and completely entitled to an allocation of 70% (Seventy percent) of the total sales revenue to be received from the sale of constructed spaces in the Project/Building which shall be done by the Developer acting on



the basis of Power of Attorney granted by the Owners to the Developer (collectively known as **Developer's Allocation**).

xi. Taxes and Outgoings

(a) Relating to Period Prior to Date of Sanction of Building Plans:

All municipal rates, taxes, penalty, interest and outgoings (collectively **Rates**) on the Entire Land relating to the period prior to the date of Agreement and until the date of issuance of sanction plan. shall be the liability of the Owners in proportion to their individual lands.

(b) Relating to Period After Sanction of Building Plans: As from the date of sanction of the Building Plans, shall be the liability of the Developer.

(c) Tax: The Owners and the Developer shall be liable to bear their respective share of statutory taxes, as applicable.

(d) Non-Revenue Charges & Deposits: The Parties have mutually decided that all extra charges and deposits that the Developer may collect on account of transformer, electrical infrastructure, deposit, maintenance deposit, corpus fund, sinking fund, facilities and amenities (including recurring costs) etc. shall not part of the revenue and no amount therefrom shall be required to be shared. The Owner and Owner/ Developer's Allocation and revenue arising therefrom shall be calculated on the basis of base price of flat, preferential location charges, floor rise charges and the revenue towards car parking spaces.

xii. Mortgage:

(a) The developer shall be and is hereby permitted to mortgage the revenue attributable to the Developers/Builders' Allocation in the Subject Property with any bank, financial institution or other lending entity and raise finance therefrom by deposit of title deeds of the Subject Property (equitable mortgage) or by executing simple mortgage deed or creating English mortgage, to secure project finance required by the Developers/Builders and further to execute any further document or documents in furtherance of the above



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objective, including executing letter evidencing deposit of title deeds, confirmation of title deeds, deliver the title deeds and to receive back the title deeds and further to acknowledge the debt and security in terms of Sections 18 and 19 of Limitation Act, provided always such borrowing of finance and mortgage shall be deemed in respect of the Developers'/Builders' revenue.

xiii. Force Majeure: Circumstances Of Force Majeure:- The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) Acts of God, (2) Acts of Nature, (3) Acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (other than any matter relating to title and/or arising out of title related defects) (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) abnormal rise in cost of construction inputs and scarcity/short supply thereof (15) Epidemic, Pandemic (collectively **Circumstances Of Force Majeure**).

xiv. Arbitration:

(a) 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 (collectively **Disputes**) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996. The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.



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- xv. Jurisdiction: Courts:** In connection with the aforesaid arbitration proceedings, the District Court having territorial jurisdiction over the Entire Land and the High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.
- xvi. Rules of Interpretation: Presumptions Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Entire Land.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Entire Land)

ALL THAT piece and parcel of **Bastu land** measuring **52 Cottahs 0 Chittacks 31 Sq. ft.** more or less comprised in part of R.S./L.R. Dag Nos. **57, 58, 61, 65, 66, 73, 74, and doba land** measuring **16 Cottahs 02 Chittacks 31 Sq.ft.** more or less comprised in part of R.S./L.R. Dag Nos. **59 & 60**, together with common passage measuring area about 4 Cottahs, 03 Chittack, 34 Sq. ft. more or less comprised in part of R.S./L.R. Dag Nos. **73, total admeasuring area about 72 Cottahs 07 Chittacks 06 Sq. ft.** appertaining to L.R. Khatian Nos. 655, 531 & 57 subsequently recorded under **L.R. Khatian Nos. 2291, 1412, 1414, 1413, 1577, 1578, 1579, 1576, 1580, 1575 & 2298**, purchased by the Landowners lying and situated at **Mouza: Gouripur (Mahajati Road, Block – 4)**, J.L. No. 6, R. S No. 121, **Holding No. 196/2, Gouripur Road**, within the ambit of the BL & LRO BKP-II 24-Parganas (N), Police Station: Airport, Ward No. 15 under North Dum Dum Municipality, Sub-Registry Office: Addl. Dist. Sub-Registrar Bidhannagar, Salt Lake City, **District: North 24-Parganas.**

THE THIRD SCHEDULE ABOVE REFERRED TO:

S P E C I F I C A T I O N:

1. DOOR & WINDOW

All doorframes (size 4" x 2 ½") would be made of Malaysian Sal wood , doors shutter would be flush doors made of commercial ply (Brahmaputra Ply or any other co. of the same rate) all doors thickness 32 mm fitted with round locks (Glider 4



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Levers). Main door would be fitted with Godrej or similar brand night latch lock and there would not have any lock in kitchen and bathrooms. All windows would be made of natural colour aluminium sliding (two doors) with plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI).

2. FLOORING

All Bed Rooms, Dinning-cum-Living and Balcony would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/ Bathroom would finish with white glazed tiles in 72" height. Roof would be finished with roof tiles.

3. SANITARY & PLUMBING

Standard Toilet would be provided with C.P. shower, two commodes (Perryware) with P.V.C. Cistern (Reliance Co.). And in W. C. there would be only one tap. (All taps & C.P. fittings of Essco or similar brand. (base model). There would be concealed line and geyser line in all bathrooms. There would be two basins (18'x12') Parryware or similar brand in each flat.

4. KITCHEN

Black Granite Marble counter top, Stainless steel sink (17" x 20"), glazed tiles up to 3 ft above marble counter.

5. ELECTRICAL WIRING

- a. Concealed wiring in all flats (Copper electrical wire, Rajdhani or J.J.)
- b. Each flat will be provided with Finolex or similar brand:



✓

ADDITIONAL REGISTRAR
OF COMPANIES, MADRAS
24 APR 2025

(All switches modular type (Myline print of legrand or similar brand) of the same rate)

- | | | |
|------|-----------------|--|
| i) | Bed room (each) | 2 Light points
1 Fan point
1 Plug Point (5 Amp) |
| ii) | Dining/Drawing | 2 Light points
1 Fan point
1 Plug point (15 Amp)
1 TV Power point
1 Cable Point without Wire
1 Phone Point without Wire |
| iii) | Kitchen | 1 Light point
1 Exhaust Fan Point
1 Plug point (15 Amp) |
| iv) | Toilet | 1 Light point
1 Exhaust Fan Point
1 Plug point (5 Amp) for Geyser |
| v) | Verandah | 1 Light point |
| vi) | Entrance | 1 Door Bell point |
| vii) | Master Bedroom | 1 TV Power point. |

6. WATER

Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).

- | | |
|---------------------------------|----------------------------------|
| 7. PAINTING | : Plaster of Paris inside walls. |
| 8. OUTSIDE PAINTING | : Snocem 2 coats painting. |
| 9. RAILING OF STAIR CASE | : Railing of iron. |
| 10. STAIR CASE PAINTING | : Plaster of Paris with Colour. |
| 11. LIFT: | : Standard Quality Lift. |



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 APR 2025

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

SIGNED, SEALED AND DELIVERED

By the OWNERS at Kolkata

In the presence of:-

1. Shibaji Roy
Narayandas Narendranagar
G.D. 400136
2. Anuj Ghosh
342, Green Park
Kolkata-700055



As a common Authorised Signatory,
M/S. VINAYAK APARTMENT PVT. LTD.; M/S.
PUSHAPDHAM APPARTMENT PVT. LTD.; M/S.
SALONA ENCLAVE PVT. LTD.; M/S. RUKMANI
REALTORS PVT. LTD.; M/S. TRISHNA
PROPERTIES PVT. LTD.; M/S. PARAMOUNT
ENCLAVE PVT. LTD.

M/S. PEARL COMPLEX PVT. LTD.



Director



OWNERS

SIGNED, SEALED AND DELIVERED

By the DEVELOPER at Kolkata

In the presence of:-

1. Shibaji Roy
2. Anuj Ghosh

GM MEENA GRAND RESIDENCY



Partner

DEVELOPER

Drafted by me
Sukhen Bar
Advocate
High Court, Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 APR 2025

SPECIMEN FORM FOR TEN FINGERS PRINT



Sanyas Chandra

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



Rajni Gupta

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

PHOTO

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

PHOTO

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



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 APR 2025

~~~~~  
DATED THIS THE        DAY OF,        2025  
~~~~~

BETWEEN

**M/S. PUSHAPDHAM APPARTMENT PVT.
LTD. & ORS.**

LAND OWNERS

TO

**GM MEENA GRAND RESIDENCY
LANDOWNER/DEVELOPER**

DEVELOPMENT AGREEMENT

Major Information of the Deed

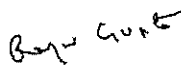
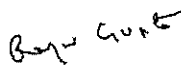
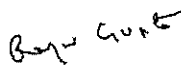
Deed No :	I-1904-06023/2025	Date of Registration	24/04/2025
Query No / Year	1904-2000925832/2025	Office where deed is registered	
Query Date	05/04/2025 6:03:48 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MOUSUMI PAUL 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, 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. 6,52,01,303/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (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:- Airport, Municipality: NORTH DUM DUM, Road: Mahajati Block IV, Mouza: Gouripur, Ward No: 15 JI No: 6, Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-57	RS-1412	Bastu	Bastu	13 Katha 12 Chatak 24 Sq Ft		1,24,05,010/-	Property is on Road
L2	RS-61	RS-1577	Bastu	Bastu	24 Katha 8 Chatak 40 Sq Ft		2,21,00,018/-	Property is on Road
L3	RS-58	RS-1579	Bastu	Bastu	7 Katha 14 Chatak		70,87,506/-	Property is on Road
L4	RS-65	RS-1580	Bastu	Bastu	1 Katha 14 Chatak 12 Sq Ft		17,02,501/-	Property is on Road
L5	RS-66	RS-1580	Bastu	Bastu	1 Katha		9,00,001/-	Property is on Road
L6	RS-73	RS-1414	Bastu	Bastu	5 Katha 7 Chatak 35 Sq Ft		49,37,504/-	Property is on Road
L7	RS-74	RS-2298	Bastu	Bastu	1 Katha 10 Chatak 44 Sq Ft		15,17,501/-	Property is on Road
L8	RS-60	RS-1577	Doba	Doba	7 Katha 1 Chatak 12 Sq Ft		63,71,255/-	Property is on Road
L9	RS-59	RS-1580	Doba	Doba	9 Katha 1 Chatak 19 Sq Ft		81,80,007/-	Property is on Road
		TOTAL :			119.5356Dec	0 /-	652,01,303 /-	
		Grand Total :			119.5356Dec	0 /-	652,01,303 /-	

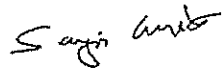
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	VINAYAK APARTMENTS PRIVATE LIMITED AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative															
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative															
3	SALONA ENCLAVE PRIVATE LIMITED AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative															
4	RUKMANI REALTORS PRIVATE LIMITED AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative															
5	PEARL COMPLEX PRIVATE LIMITED AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative															
6	TRISHNA PROPERTIES PRIVATE LIMITED AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative															
7	PARAMOUNT ENCLAVE PRIVATE LIMITED AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative															
8	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mrs RAJNI GUPTA Wife of Mr SANJEEB GUPTA Executed by: Self, Date of Execution: 24/04/2025 , Admitted by: Self, Date of Admission: 24/04/2025 ,Place : Office</td><td></td><td> Captured</td><td></td></tr><tr><td>24/04/2025</td><td></td><td>LTI 24/04/2025</td><td>24/04/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mrs RAJNI GUPTA Wife of Mr SANJEEB GUPTA Executed by: Self, Date of Execution: 24/04/2025 , Admitted by: Self, Date of Admission: 24/04/2025 ,Place : Office		 Captured		24/04/2025		LTI 24/04/2025	24/04/2025			
Name	Photo	Finger Print	Signature													
Mrs RAJNI GUPTA Wife of Mr SANJEEB GUPTA Executed by: Self, Date of Execution: 24/04/2025 , Admitted by: Self, Date of Admission: 24/04/2025 ,Place : Office		 Captured														
24/04/2025		LTI 24/04/2025	24/04/2025													
BA-17, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx8D, Aadhaar No: 92xxxxxxxx8656, Status :Individual, Executed by: Self, Date of Execution: 24/04/2025 , Admitted by: Self, Date of Admission: 24/04/2025 ,Place : Office																

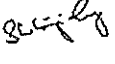
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GM MEENA GRAND RESIDENCY BA-17, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJEEB GUPTA (Presentant) Son of Mr GOPAL PRASAD GUPTA Date of Execution - 24/04/2025, , Admitted by: Self, Date of Admission: 24/04/2025, Place of Admission of Execution: Office		 Captured	
		Apr 24 2025 2:01PM	LTI 24/04/2025	24/04/2025
BA-17, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx7F, Aadhaar No: 53xxxxxxxx8356 Status : Representative, Representative of : VINAYAK APARTMENTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), PUSHAPDHAM APPARTMENT PRIVATE LIMITED (as AUTHORISED SIGNATORY), SALONA ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), RUKMANI REALTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY), PEARL COMPLEX PRIVATE LIMITED (as DIRECTOR), TRISHNA PROPERTIES PRIVATE LIMITED (as AUTHORISED SIGNATORY), PARAMOUNT ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), GM MEENA GRAND RESIDENCY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHIBAJI ROY Son of Late PARITOSH ROY NARAYANPUR, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136		 Captured	
	24/04/2025	24/04/2025	24/04/2025
Identifier Of Mrs RAJNI GUPTA, , Mr SANJEEB GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-2.84281 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-2.84281 Dec

3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-2.84281 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-2.84281 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-2.84281 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-2.84281 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-2.84281 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-2.84281 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-5.06458 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-5.06458 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-5.06458 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-5.06458 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-5.06458 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-5.06458 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-5.06458 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-5.06458 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.62422 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.62422 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.62422 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.62422 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.62422 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.62422 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.62422 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-1.62422 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.390156 Dec

2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.390156 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.390156 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.390156 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.390156 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.390156 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.390156 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-0.390156 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.20625 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.20625 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.20625 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.20625 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.20625 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.20625 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.20625 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-0.20625 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.13151 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.13151 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.13151 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.13151 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.13151 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.13151 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.13151 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-1.13151 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.34776 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.34776 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.34776 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.34776 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.34776 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.34776 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-0.34776 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-0.34776 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.46008 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.46008 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.46008 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.46008 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.46008 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.46008 Dec
7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.46008 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-1.46008 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	VINAYAK APARTMENTS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.87458 Dec
2	PUSHAPDHAM APPARTMENT PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.87458 Dec
3	SALONA ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.87458 Dec
4	RUKMANI REALTORS PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.87458 Dec
5	PEARL COMPLEX PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.87458 Dec
6	TRISHNA PROPERTIES PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.87458 Dec

7	PARAMOUNT ENCLAVE PRIVATE LIMITED	GM MEENA GRAND RESIDENCY-1.87458 Dec
8	Mrs RAJNI GUPTA	GM MEENA GRAND RESIDENCY-1.87458 Dec

1
2
3

Endorsement For Deed Number : I - 190406023 / 2025**On 24-04-2025****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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 24-04-2025, at the Office of the A.R.A. - IV KOLKATA by Mr SANJEEB GUPTA .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,52,01,303/-

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

Execution is admitted on 24/04/2025 by Mrs RAJNI GUPTA, Wife of Mr SANJEEB GUPTA, BA-17, SALT LAKE CITY, Sector: 1, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others

Indetified by Mr SHIBAJI ROY, , Son of Late PARITOSH ROY, NARAYANPUR, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 24-04-2025 by Mr SANJEEB GUPTA, AUTHORISED SIGNATORY, VINAYAK APARTMENTS PRIVATE LIMITED, AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; AUTHORISED SIGNATORY, PUSHPDHAM APPARTMENT PRIVATE LIMITED, AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; AUTHORISED SIGNATORY, SALONA ENCLAVE PRIVATE LIMITED, AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; AUTHORISED SIGNATORY, RUKMANI REALTORS PRIVATE LIMITED, AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; AUTHORISED SIGNATORY, TRISHNA PROPERTIES PRIVATE LIMITED, AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; AUTHORISED SIGNATORY, PARAMOUNT ENCLAVE PRIVATE LIMITED, AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, PEARL COMPLEX PRIVATE LIMITED, AB-9, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; PARTNER, GM MEENA GRAND RESIDENCY, BA-17, SALT LAKE CITY, Block/Sector: 1, City:- , P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SHIBAJI ROY, , Son of Late PARITOSH ROY, NARAYANPUR, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/04/2025 4:35PM with Govt. Ref. No: 192025260020915288 on 16-04-2025, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 3266896385227 on 16-04-2025, Head of Account 0030-03-104-001-16

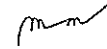
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 74,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 436996, Amount: Rs.500.00/-, Date of Purchase: 28/03/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/04/2025 4:35PM with Govt. Ref. No: 192025260020915288 on 16-04-2025, Amount Rs: 74,520/-, Bank: SBI EPay (SBlePay), Ref. No. 3266896385227 on 16-04-2025, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 268296 to 268328
being No 190406023 for the year 2025.



ss

Digitally signed by SEMANTI SIKDAR
Date: 2025.04.29 15:46:18 +05:30
Reason: Digital Signing of Deed.

(Semanti Sikdar) 29/04/2025

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.