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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

[Signature]
 District Sub-Register-1
 Alipore, South 24-Parganas

19 JAN 2026 DEVELOPMENT AGREEMENT

AND

RELATED POWER OF ATTORNEY

THIS AGREEMENT made this the 16th day of Jan. Two Thousand and Twenty Six

15371

15 JAN 2026

No..... Rs. 100/- Date.....

Name : Alok Kumar Singhania

Address : 35/1, Diamond Harbour Road

Kol-27

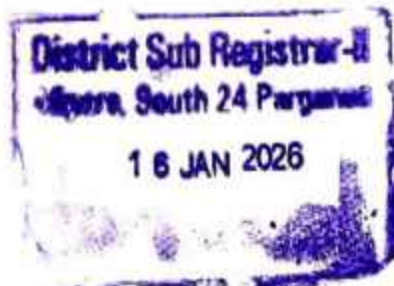
Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27



ICHHA BASU DAS
D/O, Lt. KALYAN KR BASU,
J/1, SODPUR GOVT. HOUSING ESTATE,
KOLKATA - 700 110
ADVOCATE



BY AND BETWEEN

1. **Angelica Realty LLP** (LLPIN: AAH-2721) (PAN – ABGFA4583M), a Limited Liability Partnership Firm having been registered under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A Elgin Road, Kolkata - 700020 represented by one of their Authorised Signatory **Mr. Rajeev Kumar Agarwal** (PAN-ACZPA3867G) (Aadhaar No.- 5167 4337 1960) (mobile no. – 9874813705) s/o Chandi Prasad Agarwal, aged about 57 years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at 2A, 34G ShibKrishan Daw Lane, Phool Bagan, Kankurgachi, Kolkata, West Bengal- 700054 vide Board Resolution dated 19-11-2024.

2. **M/s. Silverbell Realty LLP** (LLPIN:AAH-2594) (PAN ADEFS1602H) a Limited Liability Partnership Firm having been registered under the Limited Liability Partnership Act, 2008, having its registered office at 36/ 1A, Elgin Road, Kolkata – 700 020 being represented by one of its Designated Partner **Mr. Rajeev Kumar Agarwal** (PAN-ACZPA3867G) (Aadhaar No.- 5167 4337 1960) (mobile no. – 9874813705) s/o Chandi Prasad Agarwal, aged about 57 years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at 2A, 34G ShibKrishan Daw Lane, Phool Bagan, Kankurgachi, Kolkata, West Bengal- 700054 vide Board Resolution dated 19-11-2024.

3. **M/s. Kunal Foundation Private Limited** (CIN: U45400WB2009PTC137796) (PAN-AADCK7256J) a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at Stephen House, 56E, Hemant Basu Sarani, 4th Floor, Room No- 57ABC, Kolkata, West Bengal- 700001 being represented by its Authorised Signatory **Mr. Vimal Kumar Goel** (PAN-AFKPG0754J) (Aadhar No.9303 8853 2562) (Mobile No. 9830922353) son of Late Banwari Lal Goel aged about 63 years by nationality Indian, by faith Hindu, by occupation business, residing at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700 025, vide Board Resolution dated 19-11-2024.

4. **M/s. Riddhiman Shoppers Private Limited** (CIN: U74999WB2012PTC181580) (PAN-AAFCR9986G) a company incorporated under the Companies Act, 1956 having is registered office at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700 025 being represented by its Authorised Signatory



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Mr. Vimal Kumar Goel (PAN-AFKPG0754J) (Aadhar No.9303 8853 2562) (Mobile No. 9830922353) son of Late Banwari Lal Goel aged about 63 years by nationality Indian, by faith Hindu, by occupation business, residing at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700 025, vide Board Resolution dated 19-11-2024.

5. **Star Projects and Infrastructure Private Limited** (CIN: U70101WB2006PTC110010) (PAN- AAKCS3434R) a company incorporated under the Companies Act, 1956 having its registered office at 17, Shyama Prasad Mukherjee Road, Kolkata – 700025 being represented by one of its Directors **Mr. Vimal Kumar Goel** (PAN-AFKPG0754J) (Aadhaar No.9303 8853 2562) (Mobile No. 9830922353) son of Late Banwari Lal Goel aged about 63 years by nationality Indian, by faith Hindu, by occupation business, residing at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700 025 vide Board Resolution dated 19-11-2024.

6. **Ram Naresh Agarwal** (PAN ACYPA1903G) (Aadhaar No. 5948 8963 0890) (Mobile No.9830040316) son of Late Nand Kishore Agarwal, aged about 58 years by nationality Indian, by faith Hindu, by occupation business, residing at Flat No.5B, 135G, S.P. Mukherjee Road, P.O. Kalighat, P.S. Tollygunge, Kolkata – 700026.

7. **Aloke Kumar Singhania** (PAN- ALPPS2752R) (Aadhaar No.9541 5866 3757) (Mobile No.9433080062) son of Late Keshar Deo Singhania aged about 65 years by nationality Indian, by faith Hindu, by Occupation business, residing at Block-B, Harbour Heights 2nd Floor, 35/1, Diamond Harbour Road, P.S. Tollygunge, Kolkata – 700027

8. **Vatsal S Shah** (PAN-ALHPS2972F), (Aadhaar No.3281 3344 5761) (Mobile No. 9830474163) son of Late Shashikant P. Shah, aged about 55 years by Nationality Indian, by faith Hindu, by Occupation business, residing at 4A, Lala Lajpat Rai Sarani, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Circus Avenue, Kolkata – 700020.



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9. **Dhruv V Shah** (PAN-BWNPS0603P) (Aadhaar No. 3697 5563 3112) (Mobile No. 9163799091) son of Mr. Vatsal S. Shah aged about 28 years by Nationality Indian, by faith Hindu, by Occupation business, residing at 4A, Lala Lajpat Rai Sarani, P.O. Lala Lajpat Sarani, P.S. Bhowanipur, Kolkata – 700020.

All the Parties abovenamed shall hereinafter collectively be referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor and/or successors-in-interest and assigns) of the **ONE PART**

AND

SRIJAN STAR REALTY LLP (LLPIN-AAD-1110) (PAN ACSFS1473R) a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 36/1A, Elgin Road, P.O Elgin Road, Kolkata – 700 020 represented by one of its Designated Partner **VIMAL KUMAR GOEL** (PAN-AFKPG0754J) (Aadhaar No.9303 8853 2562) (Mobile No. 9830922353) son of Late Banwari Lal Goel, aged about 63 years by nationality Indian, by faith Hindu, by occupation business, residing at 17, Shyama Prasad Mukherjee Road, P.S. Bhowanipore, Kolkata – 700 025 vide Board Resolution dated 08.12.2025 **PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **OTHER PART**.

“Parties” shall mean collectively the Owners and the Promoter and “Party” means each of the Owners and the Promoter individually.

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

1. DEFINITIONS:

Unless in this agreement there be something contrary or repugnant to the subject or context, the following words shall have the following meanings:

ADVOCATE- shall mean any Advocate or Law Firm appointed by Promoter



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ARCHITECT- shall mean any Architect appointed by the Promoters as the Architect for the proposed buildings to be developed on the Plots with prior approval from the Owner.

ASSOCIATION- shall mean any company incorporated under the Companies Act, 1956 or West Bengal Apartment Ownership Act, 1972 or any Association or any Syndicate or a Committee or registered society formed under the West Bengal Apartment Owner's Association as may be formed by the Promoters for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Promoters not inconsistent with the provisions and covenants herein contained.

GUEST PARKING SPACE- shall mean all the spaces in the common portions at ground floor level, whether open or covered, of the Project land expressed or intended to be reserved for parking of Guest four wheelers/two wheelers.

COMMON AREAS, FACILITIES AND AMENITIES - shall mean and include: Fishing Deck, Pathway for jogging surrounding the lake, Lake side family park with seating, Barefoot Sensory Path, Senior Citizen's deck, Orchid Garden, Seating Deck with Barbeque Zone, Multisport Court, Roadside Seating, Transformer and services, Trash Zone and other facilities in the project, which may be decided by the Promoter in its absolute discretion and provided by the Promoter and required for establishment, location, enjoyment, provisions, maintenance and/or management of the Project land provided the Promoter shall be liable to provide the minimum areas, installations and facilities as are included in the **THIRD SCHEDULE** hereunder written.

COMMON EXPENSES- shall mean and include all expenses for the maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the transferees and all other expenses for the Common Purpose including those mentioned in the **FOURTH SCHEDULE** hereunder written which shall arise after obtaining Completion Certificate and to be contributed, borne, paid and shared by the transferees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any plot/



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proposed building to be developed on the plot shall be separately paid or reimbursed to the Maintenance-in- charge.

COMMON PURPOSES- shall mean and include the purpose of managing, maintaining and up keeping the Project land as a whole in particular in the Common Areas, facilities and amenities, rendition of common services in common to the transferees and/ or the occupants in any other capacity, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective plots exclusively and the common areas, facilities and amenities in common.

NEW PROJECT- shall mean the project of plotted development with common areas to be developed and completed by the Promoter in accordance with the plan.

DEPOSITS/EXTRA CHARGES/ TAXES (EDC) – shall mean the amounts specified in the **FIFTH SCHEDULE** hereunder to be deposited/ paid by transferees of the plots to the Promoter and also payable by the Owner and Promoter for unsold portions of their allocations.

PROMOTER'S ALLOCATION- shall mean the **70% (Seventy Percent)** of the total realization from the sale of the Plots developed on the project land/ constructed areas (proposed buildings to be developed on the plots/ to be constructed on the said land **TOGETHER WITH** the share in the same proportion in guest parking spaces (open and covered), morefully and particularly described in **PART I of SIXTH SCHEDULE** hereunder written **TOGETHER WITH** the undivided proportionate impartible part or share in the said project land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage, space and revenue generated therefrom and more particularly described in the **THIRD SCHEDULE**

MAINTENANCE IN CHARGE- shall mean and include such agency or any outside agency to be appointed by the promoter for the common purposes



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having such rules, regulations and restrictions as may be deemed proper and necessary by the Promoter not inconsistent with the provisions and covenants herein contained.

MARKETING- shall mean selling, with any space in the project land to any transferee for owning and occupying any plot(s) and/or proposed buildings to be developed on the Plot(s) by the promoter for self and/or on behalf of the Owners in terms hereof.

NEW PHASES- shall mean new phase to be developed and completed on the plots in accordance with the plan on the said project land.

OWNER'S ALLOCATION - shall mean the **30% (Thirty Percent)** of the total realisation from sale of the Plot(s) developed on the saleable area and/ or proposed buildings to be developed on the plots' saleable area **TOGETHER WITH** the share in same proportion in guest parking spaces (open and covered), more fully and particularly described in **PART II** of the **SIXTH SCHEDULE** hereunder written **TOGETHER WITH** the undivided proportionate impartible part or share in the said Land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space, revenue generated therefrom and more particularly described in the **THIRD SCHEDULE**.

PLAN - shall mean the plan to be sanctioned by the concerned District-ZilaParishad/ Municipality/ Panchayat or any other Sanctioning Authority as the case may be **TOGETHER WITH** all modifications and/or alterations thereto and/or revisions thereof from time to time made or to be made by the Promoter either under advice or on the recommendation of the Architect or agreed upon between the parties from time to time and approved by the sanctioning authorities.

PROPORTIONATE OR PROPORTIONATELY- according to the context shall mean the proportion in which the revenue from the sale of space and/or spaces as the case may be shall be shared between the owners and the Promoter.



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PLOT- shall mean part of the development of land for the purpose of selling: apartments, plots, buildings and villas.

REALIZATION- shall mean the amounts realised from the sale of developed plots, signage spaces, parking spaces, arising from the sale and transfer but excluding extra charges and deposits.

SAID SHARE- shall mean the undivided proportionate indivisible part or share in the said land attributable to either party's allocation as in the context would become applicable.

SIGNAGE SPACE – shall mean all signage and display spaces outside all plots/ spaces in common areas, if any, and the project land and the exterior of proposed plots to be developed land including guest parking area and the open areas of the said project land as also the boundary walls of the project land.

TRANSFER- with its grammatical variations shall include transfer by the possession and by other means adopted for effecting what is understood a transfer of plot within the project land to the transferees thereof as per law.

TRANSFeree/PURCHASER – according to the context shall mean all the prospective or actual transferees who would agree to purchase or shall have purchased any plot in the project land and after a period of 12 months from the date of completion of the Project, if any plots are unsold, for all the unsold plots in the Owner's allocation shall mean the Owners and for all the unsold plots in the Promoter's Allocation shall mean the Promoter.

2. INTERPRETATIONS-

In this agreement save and except as otherwise expressly provided: –

- i) All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.



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- ii) The division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.
- iii) When calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- iv) All references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v) The words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- vi) Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated. All the aforesaid recitals shall form integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

3. PURCHASED LAND

- (i) The Developer is in the process of developing the **Phase II** of the Plotted Project set out in the **FIRST SCHEDULE** hereunder written are presently seized and possessed of or otherwise well and sufficiently entitled to All That the pieces and parcel of land containing an area of **467.991 decimal** equivalent to **283.13 Cottahs** or **14.16 Bigha** be the same a little more or less situate lying at Various R.S / L.R Dags 127,



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128/834, 129, 130, 131, 132, 202, 217, 218, 219, 220, 221, 223, 226, 227, 228, 352, 353 as described below under Mouza – Sultanpur, J.L. No. 16, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas.

- (ii) The Developer has commenced the development of **Phase I** of the Project on the land admeasuring **394.461 decimal** equivalent to **238.65 Cottahs** or **11.93 Bigha** be the same a little more or less situate lying at Various R.S / L.R Dags 353, 355, 356, 357, 358, 359, 360 as described below under Mouza – Sultanpur, J.L. No. 16, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas and Various R.S / L.R Dags 255, 256 as described below under Mouza – Beralia, J.L. No. 17, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, morefully described in the **SECOND SCHEDULE** hereunder. The Owners and the Promoter have started to develop the said Phase I and for that purpose have already registered the Joint Development Agreement vide _____ dated 16.01.2026 registered in the office of the District Sub-Registrar II, South 24 Parganas in Book No. 1, Volume No. 1602-2026 Pages — to —, Being No. 160200689 for the year 2026. Also, By a Power Of Attorney included along with Joint Development Agreement, the Owners have granted development powers to the Promoter to undertake the development in terms of the said Development Agreement.

- (iii) The present Joint Development Agreement shall be executed by and between the Developer and the landowners of Phase II, as more particularly described in Schedule II. It is hereby agreed and declared that as and when the Developer undertakes the development of any subsequent phase or phases, a separate Joint Development Agreement shall be executed by and between the Developer and the respective landowners of such phase or phases, upon the same terms and conditions, unless otherwise agreed to in writing between the parties.

4. THE CONTRACT AND CONSIDERATIONS:

- (i) This Agreement is to set forth the terms and conditions with respect to and pertaining to the grant of the Development Rights by the Owners with respect to the Said Project Land in favour of the Promoter, the nature of the Project to be developed by the Promoter and the associated considerations, rights, duties and obligations of the Parties towards the implementation and completion of the Project.



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- (ii) The Owners being desirous of monetizing the said total land has approached the Promoter. The Owners, based on the assurances and representations of the Promoter regarding its expertise and competence to undertake the development and completion of the Project, have agreed to enter into a Development Agreement and the Promoter based on the representations of the Owners regarding its title, have agreed to accept the Development Rights (*as defined hereinafter*), by and under this Agreement and the Parties are entering into this Agreement to record their understanding with respect to the terms and conditions for such development of the said Entire Project Land by the Promoter constructing thereupon Plotted Development.
- (iii) The Parties shall extend all cooperation to each other and do all such acts and deeds that may be required to give effect to and accomplish the provisions and purposes of this Agreement. The Owners shall provide all assistance to the Promoter that may be required by the Promoter from time to time for the purpose of guetrying out the transactions contemplated hereby.
- (iv) In consideration of the Owner having offered the Project Land to promoter for the development, the Promoter upon such terms and conditions hereby agrees to design, obtain sanctions, Develop and commission at its own expenses and sell the proposed project to intending Allottees and agrees to share 30% of the revenue or Sale Proceeds, to be shared by the landowners as per their individual land holding percentage in each phase, of the Proposed Project collected from the Plot by the Promoter against the sale of the same however excluding certain sums, charges, costs, fee, deposits, taxes, etc. as fully detailed and described in the **Fifth Schedule** hereunder.
- (v) It is further provided herein that if any situation arises as per the terms of this Agreement for definitive allocation of Plot and other areas between the Owners and the Promoter, then in that event they agree to enter into a separate allocation agreement wherein the Plots together with proportionate common areas appurtenant thereto together with proportionate undivided share in the land shall be mutually allocated by and between the Owners and the Promoter and then in that event the refund of the un-refunded/unadjusted part of the security deposit (if any) will be made from the very first sale proceeds, to be allotted to the landowner/s as per their individual land holding percentage in each phase of Owners allocation.



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In case any fractional area arises during such allotment then the Promoter shall pay for the same to the landowner @ reasonable market price.

- (vi) However, in case the Owners do not wish to sell their allocation and retain it, in that event the Owners shall refund the outstanding amount of security deposit (if any) immediately to the Promoter against release / relinquish / transfer / hand over of the allocated space.
- (vii) Notwithstanding anything contained herein, in case this Agreement gets terminated for any reason then in that event the Owners shall refund the Security Deposit (if any) to the Promoter and the expenses incurred by the Promoter on the Project land together with interest thereon calculated @ 18% (eighteen per cent) per annum compounded quarterly and so long as the same remains unpaid, the Promoter shall continue to remain in possession of the Land without incurring any further costs and expenses in this regard.
- (viii) All benefits as may be available to the Promoter under the Income Tax Act in regard to this development shall be availed by the Promoter without any claim of sharing or compensation by the Owners.
Further, if certain parts of Owner's allocation remain unsold on completion of a phase or development and/or finishing of the entire phase thereof, all such sums of EDC payable by a Allottee other than consideration shall be payable by the Owners.
- (ix) The cost of marketing of the project/ will be shared by and between the Owners and the Promoter in the ratio of their respective allocation. The marketing costs shall include all the marketing related costs such as marketing office, model plot, brochures, pamphlets, advertisement, promotion, sales team salary, incentives, brokerages, gifts, etc. The said Owners share of marketing expense shall be deducted from the Owners share of Sales Proceeds periodically.
- (x) The Owners specifically agree and acknowledge that notwithstanding the identification/ allocation of the Plots forming part of their respective share, the Promoter shall be exclusively entitled to and shall have exclusive right to deal, sell, transfer or dispose of the Plots forming part of the Owners Allocation in such manner and on such terms and conditions as Promoter may deem fit and proper



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and be exclusively entitled to receive and realize the entire proceeds thereof with the sole obligation to pay to the Owners the Sale Proceeds, to be shared by the landowners as per their individual land holding percentage in each phase, arising out of the transfer or otherwise of the Plots in terms hereof.

- (xi) The Promoter shall provide a Quarterly statement of account to the Owners giving details of the total Sale Proceeds received by the Promoter during the Quarter and calculation of the Owners' Share.
- (xii) All rates and taxes or land revenue and outgoings (collectively Rates) on the said land relating to the period prior to the date of execution hereof shall be borne, paid and discharged by the Owners and such dues shall if detected hereafter be borne and paid by the Owners as and when called upon by the Promoter, without raising any objection thereto.
- (xiii) As from the date of execution hereof, the Promoter shall pay the Rates in respect of the said land till such time the Plots are ready for occupation upon issuance of statutory Completion Certificate in respect thereof, after which, the transferees shall become liable and responsible for payment. Provided that in case the Promoter is liable to pay any Municipal / Panchayat Taxes, Khajna and other Rates in respect of unsold and unallocated portions of duly completed Plots, the Owners shall reimburse proportionately their part of the same to the Promoter.
- (xiv) It is agreed and recorded that the Owner and/or their respective intending Purchasers shall be liable to bear and pay Goods & Service Tax (GST) or any other kind of tax or imposition or burden as may be payable and/or applicable of the Owners' Share in the event of area allocation.
- (xv) It is hereby agreed that the promoter shall develop the entire project land in two or more phases. It is extremely necessary that each of the phases shall comprise of the saleable plots, roads, greenery, pathways, water body, utility, recreational facility etc. The revenue that shall be shared by the landlord would be accounted for only respective saleable area of each such phase.



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5. LIABILITY TRANSFER OF PROJECT

Landlord has earlier agreed to develop the said project land by M/s. Srijan Star Facilities LLP and had authorized to make necessary expenses for the development of the land. However, no formal Joint Development has been executed between the landlord and the M/s. Srijan Star Facilities LLP. Whereas the said M/s. Srijan Star Facilities LLP had till date incurred various expenses for the development of the said project land.

It has now been agreed that since the agreement of development of the aforesaid project land is being executed by party of 2nd Part M/s. Srijan Star Realty LLP therefore, all the expenses incurred by M/s. Srijan Star Facilities LLP shall be reimbursed by the party of the 2nd Part herein in full and in consideration thereof the said M/s. Srijan Star Facilities LLP shall completely relinquish its right in respect of the development of the project land. The said payment shall thus stand in the books of M/s. Srijan Star Realty LLP as advances to the landlord.

The said M/s. Srijan Star Facilities LLP has confirmed the same to all the respective parties by a separate communication.

6. COMMENCEMENT & POSSESSION

- (i) This Agreement commences and shall be deemed to have come into force on and with effect from the date of execution, mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.
- (ii) Subject to the terms and conditions contained in this Agreement, on and from the execution of this Agreement Date, the Owners exclusively grants to the Promoter and the Promoter hereby accepts from the Owners, all the Development Rights in respect of the Said Project Land and subsequently of the Additional Land after its purchase.
- (iii) The Promoter shall develop the said Project land subject however to the Owner complying with their obligations herein contained.



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- (iv) The Parties have mutually decided the scope of the Project, that is, plotted development of the said land. The Promoter has conceptualized the project to be Plotted Development.
- (v) The Owners shall be deemed to have handed over the vacant and peaceful possession of the said Land to the Promoter for the purpose of development of the Project, and the Promoter shall have the right to enter upon the Project Land directly or through its affiliates, associates, nominees, agents, architects, consultants, representatives, contractors, and/ or assigns, to do all such acts and deeds required and/or necessary for, exercising the Development Rights and for the implementation and development of the Project. Provided however that, nothing contained herein shall be construed as delivery of possession in part performance of any Agreement of Sale under Section 53-A of the Transfer of Property Act, 1882 or Section 2(47)(v) of Income Tax Act, 1961. The possession of the Project Land handed over to the Promoter shall be in accordance with and for the purposes of development of the Project and other rights and entitlements as set forth in this Agreement.
- (vi) Landowner is giving possession of Land to Promoter/ Builder which is only a license given to the builder upon the land for the purpose of developing the land into Plots and selling the same. No title is being transferred to Builder in this arrangement by the Landowner. Also, this is worth mentioning that this arrangement will not attract provision of section 2(47)(v) of Income Tax Act 1961 and Provision of Section 54 of Transfer of Property Act 1882.
- (vii) Simultaneously with the execution of this agreement, the Owners have allowed the Promoter the right to enter the said land directly or through its affiliates, associates, nominees, agents, architects, consultants, representatives, contractors, and/ or assigns, to develop the same by developing or causing to be developed Plots and to take all steps in terms of this agreement. This exclusive entry will not debar the right of the owner in any manner to enter into the premises and it shall always be deemed to be in joint possession for the sole purpose of development of the land.
- (viii) The Owner delivers peaceful vacant possession of the said land to the Promoter with the execution of this Agreement and shall also complete acquisition of the



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small portion of the said Approach Road for grant of easement rights within the agreed timeframe mentioned herein above.

- (ix) The entire Project on the Project Land may be developed/ completed by the Promoter in phases on the sole discretion and option of the Promoter considering the then marketing strategy and economy of the locale.
- (x) The Promoter shall, at its own costs and expenses and without creating any financial or other liability on the Owners Develop the Plots in pursuant to the final plans to be sanctioned by sanctioning authorities. The decision of the Architects regarding measurement of area developed and all aspects of development including the quality of materials shall be final and binding on the Parties.
- (xi) The Promoter shall at its own costs install and erect in the Plotted Development, the Common Areas, Installations and Facilities including pump, water storage tanks, reservoirs, water and sewage connection and all other necessary amenities.
- (xii) The Promoter is hereby authorized in the names of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the development of plots but under no circumstances the Owners shall be responsible for the price/value, storage and quality or use of the materials required for development of the project or any irregularity whatsoever.
- (xiii) The Promoter shall at its own costs and expenses be solely liable to do and comply with all acts deeds and things relating to (a) Planning of the Project, (b) preparation and Sanctioning of the Plans and obtaining all permissions and clearances and no objection for development and marketing of the Project (including Pollution, Fire, Airport Authority, BSNL Authority, WBSEDCL Authority under Promoter's Act etc.) as needed / applicable and (c) Development of the Plotted Project and making the same fit for habitation and marketing and providing insurance during the entire period of development and warranty and defect liability (if any) for at least five years from the date of handover of each Phase. After getting the Municipal/ Zilla Parishad/ Panchayat Sanction, Promoter will provide a photocopy of the Sanctioned Plan to the Owners within 15 days.



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- (xiv) The Promoter shall at its own costs and expenses develop the Land/Plots in accordance with the Plans, specifications and elevations sanctioned by the local, Municipal and Development Authority or by the District Zilla Parishad, Panchayat or the concerned Municipal Engineering Directorate as the case may be or from the sanctioning authority subject to any amendment, modification or variation to the said Project Plans which is made by Promoter subject to the approval of the appropriate authorities if required. And also all other permissions, approvals, sanctions, no-objections and other statutory formalities for sanction of plan would be obtained by the Promoter at its cost and expenses.
- (xv) The Promoter shall prepare, all applications, plans, undertakings, lay out plans, details, descriptions etc. for submission with any Government Authority for obtainment of any Approval. The Owners agree that in the event the Owners are required to obtain any Approvals or have at any point in time applied for or obtained any Approval whether with respect to the Project, it shall provide to the Promoter copies of all such applications along with documents filed and approvals obtained, as and when the same are made or obtained.
- (xvi) The Promoter shall, subject to force majeure, submit the plan of the Entire Project Land for sanction within 90 (Ninety) days after the Owners obtaining the Mutation and conversion at BL&LRO and from the concerned Panchayat and shall strive to obtain the sanction within 6 (Six) months from the date of such submission and shall develop and complete the Project within 4 (Four) years from the date of sanction of the Plans with a grace period of 6(Six) months thereof which is extendable on mutual consent.
- (xvii) All sanctions, developments, completion and delivery of the new Plotted Project shall be done by the Promoter upon due compliance of all laws and with good workmanship and good quality materials and at the sole risk and responsibility of the promoters.
- (xviii) The Promoter shall appoint all engineers, staffs, labour contractors etc., at its own costs and risks without any obligations or liability, in respect of labourers etc., upon the Owner in respect thereof and shall also appoint the Architect, Consultants & Surveyors, of the Project.



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- (xix) The Promoter will develop the Plotted Project in different sizes as decided by it in continuity subject to strict compliance of the sanctioned project plan.
- (xx) The Promoter shall at its own costs develop the Plots, the Common Areas, Installations and Facilities including pump, water storage tanks, reservoirs, water and sewage connection and all other necessary amenities.
- (xxi) The Promoter shall be authorized in the names of the Owners to apply for and obtain connections of water, electricity, drainage and sewerage.
- (xxii) The Owners agree and undertake that (i) the Promoter shall have the exclusive right to launch the Project, name the Project, display, signage/ display rights (whether on hoardings or on terraces or otherwise) and sell/ license/transfer the Promoter's Share, in such manner and on such terms, as may be deemed appropriate by the Promoter, in its sole and absolute discretion; (ii) the name and/or identification numbers given to the Plots or portions thereof of the Project shall be displayed in a manner as may be decided by the Promoter in its sole discretion; (iii) no signboard, hoarding or any other logo or sign shall be put up by the Owners on the Plotted Project on the exterior of the said project land or on the outer walls of the Project; and (iv) the Owners shall not do any act or things that may adversely affect the aesthetic appearance/beauty of the Project nor do anything which may cause nuisance or obstruction or hindrance to the Intending Purchasers.
- (xxiii) In marketing the said project, name and logo of Promoter only would be boldly displayed in all marketing materials.
- (xxiv) The Promoter shall ensure that the advertising and marketing is guestried out in a manner that is consistent with and not in derogation of or conflict with any of the terms or provisions of this Agreement and the Applicable Laws.
- (xxv) Subject to other terms and conditions mentioned herein the Promoter shall be exclusively entitled to and shall have exclusive right to transfer or otherwise deal with or dispose of the Plot(s) in the Project in such manner and on such terms and conditions as Promoter may deem fit and proper.



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- (xxvi) The amenities and facilities irrespective of their location in any particular phase may be at the discretion of the promoter universally available without any exception to all the Allottees of the Plots in the Project Land.
- (xxvii) In the event the Said Land is acquired before or after the commencement of development by any Governmental Authority under any land acquisition laws, the Parties shall work together to: (i) contest, dispute and take all steps and actions, against such proposed acquisition/acts of the Governmental Authority; (ii) ensure that the Project is executed and implemented within the remaining part of the Project Land. In case the acquisition becomes unassailable, the Owners shall after realisation of the Land cost, pay out of amounts/benefits received by the Owners for such acquisition the Security Deposit, if any, made by the Promoter to the Owners and also any amount spent by the Promoter towards the project development Costs together with interest @ 20% p.a. In the event the Owners dispute the Project Costs then the Project Costs shall be decided by the Architect.
- (xxviii) In the event there remains any unsold Plot after the project completion, the Promoter shall transfer the proportionate owner's allocation of such unsold Plot to the owners or its nominees along with proportionate undivided share in the land.
- (xxix) By virtue of the rights hereby granted, the Promoter is authorized to develop and exploit commercially the said land by: (1) developing plots, (2) dealing with the spaces in the Project with corresponding undivided proportionate share in the said land to the extent and on the terms and conditions hereinafter contained.
- (xxx) The Owners shall, however, sign and execute all papers, documents, plans, declarations, affidavits and other documentations required for such sanction and development as and when required by the Promoter without any objection of whatsoever nature and within 7 days of the request being made and the documents being made available to the Owners. In addition to the aforesaid, the Owners shall sign, execute and register a General Power of Attorney authorizing the Promoter, its affiliates or its officers to act, do and perform all or any of the obligations of the Promoters mentioned above. The owners shall ensure that the Power of Attorney remains in full force and effect throughout the implementation of the Project. In the event any subsequent steps are required for the reasons of



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change in law or otherwise to sustain the Promoter's Power of Attorney and all powers granted therein, the Owners shall take all such steps and do all such acts including execution and registration of a fresh power of attorney as may be required to provide the authorizations to the Promoter throughout the implementation of the Project.

- (xxxix) The parties in consultation with each other shall determine the price for sale or disposal of the Plots to be developed by the Promoter on the said land keeping in view the economics and market response of the project. No Transferable Areas shall be sold below such basic price.
- (xxxixii) The parties in consultation with each other shall periodically revise the rates for sale of various types of transferable areas and the same shall be adhered to. In case the owner is not willing to sell at the price as decided by the Promoter then in that event, the parties may decide to mutually allocate those unsold areas which are the subject matter of disagreement, and in that event the parties shall immediately mutually allocate the concerned unsold areas separately amongst themselves on equitable basis phase wise as per the said ratio and thereafter the sharing of the proceeds of the aforesaid allocated areas will stop and each party will sell their allocated space independently and in that case the Owner's marketing expense shall not be applied to such allocated area and Brokerage will not be applicable and will be paid directly by Owner and Promoter to the Agent. In such event, if Project finance is availed, then the Funding Banker/Financial Institute shall be entitled to guestry out re-appraisal of the funding status on that date and make necessary amendment to the existing funding scheme so as to release the Owners allocation.
- (xxxixiii) The Parties hereby agree, undertake and acknowledge that, (i) all agreements for sale/ lease/ license/ allotment for **Plot** Allottee agreements and (ii) any other agreement or memorandum of understanding or letter of intent for sale, booking of any plot, or any other space/ area in their respective Shares in the Project Land; and (iii) any other agreement or memorandum of understanding or letter of intent or letter or form to accept or receive any request for booking or allotment of sale/ lease/ license of any plot, or any other space/ area in the Project Land; and (iv) any power of attorney or indemnity bond or undertakings or other agreements which are ancillary to the agreements contemplated above (hereinafter collectively



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the "**Plot Agreements**"), shall be prepared by the Promoter and further the Promoter shall have all right, power and authority to execute and register the Deed of Conveyance for the Plot(s) and the proportionate undivided interests in the Land in favour of the Intending Purchasers of the Plot(s). The Owners, as and when called upon by the Promoter, shall join and execute all such Deeds of Conveyance as the confirming party or in such capacity as may be appropriate in the context. The Owners agree and undertake to execute simultaneously herewith or any time hereinafter a special power of attorney in favour of the Promoter authorizing the Promoter, inter alia, to enter into agreements, arrangements with Intending Purchasers and execute and present for registration deeds of conveyances for undertaking to transfer and/or transfer of the Plots along with the undivided proportionate share in the Said Land comprised in the Plots to the Intending Purchasers. The stamp duty and registration fees on any such Power of Attorney shall be paid by the Promoter.

(xxxiv) All agreements, sale deeds and documents of transfer shall have both the owners and the promoters as parties and signed by their respective authorized signatory.

(xxxv) The Owners shall also be liable for the actual proportionate common expenses in respect of any proportionate of unsold Plot.

(xxxvi) It is agreed and recorded that all Agreements, Deeds of Conveyance or any other papers and documents in respect of the transfer of any areas in the Project shall maintain uniformity in respect of the restrictions, stipulations, covenants, terms and condition for the use and occupation thereof applicable to transferees together with amenities and facilities therein as are stipulated in this agreement or that would be drafted by the Promoter's Advocates and the parties hereby undertake to each other that neither of them shall deviate from such restrictions stipulations, covenants, terms and conditions.

7. Post Completion

The Project Land shall be subject to the restrictions as are applicable to ownership, intended for common benefit of all occupiers of the New project land.

a) For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in



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order and good condition any Common Portions and/or for any purpose of similar nature, all occupants of the Plots in the Project land shall permit the agency to be appointed, with or without workmen, at all reasonable time, to enter into and upon the concerned space and every part thereof with private notice.

- b) It is agreed between the parties that the Promoter shall frame a scheme for the management and administration of the Project land and all the occupiers of the plot shall perpetually in succession abide by all the rules and regulations to be framed in connection with the management of the affairs of the Project Land.
- c) On completion of each phase the Promoter shall give a notice to the Owners informing thereabout. Before giving notice as aforesaid, the Promoter shall obtain the statutory Completion Certificate (if applicable) from the concerned municipal authorities/ Panchayat in respect of the area forming part of such notice and make the same habitable including in respect of the services (such as water, drainage, electricity, lift etc.) and infrastructure.
- d) In case of separate allocation of any part of the Owners' Allocation in terms hereof and the same remaining unsold, on and from the date of expiry of the notice of Completion given in respect of the phase containing the same in terms of clause Five above and subject to the Promoter having complied with its obligations regarding the development and completion in terms hereof, the Owners shall be deemed to have taken over possession for the purpose of determination of liability and shall become liable and responsible for the payments of maintenance charges (at the same rate as the Promoter would pay the same for the separately allocated and unsold Plots forming part of the Promoter's Allocation) and Rates in respect thereof irrespective of the fact whether actual physical possession was taken or not.
- e) The Parties and/or their respective nominees/transferees shall punctually and regularly pay the maintenance charges, Rates for their respective Plots to the concerned authorities/Maintenance in charge in accordance with the terms and conditions hereof and in case any transferee is in default in payment of its liability, such transferee shall keep the parties hereto indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by the other thereby.



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- f) The Promoter shall be at liberty to incorporate an Association, upon completion of the Project to look after, manage and administer such maintenance work on account of the Intending Purchasers of the Plots in the Project Land developed on the Said Land and also realize the monthly maintenance charges and incur costs and expenses for the maintenance. Needs mention that any such appointment or incorporation does not create any sort of binding or liability at any point of time on the landowners and that the landowners shall never be held responsible for any acts/deeds performed by any such body/bodies.
- g) Till handing over of the project to the Association, the Promoter shall be responsible for the management, maintenance and administration of the Project Land or at its discretion appoint an agency to do the same. The Owners hereby agree to abide by all the common rules and regulations to be framed for the management of the affairs of the Developed Project.
- h) The Promoter or the Agency to be appointed shall manage and maintain the Common Portions and services of the Plotted Project and shall collect the costs and service charge therefore (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the Project Land, land tax, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges and charges of capital nature for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipment's and all other expenses incurred for common purpose.

8. Powers and Authorities Granted to Promoter by the Owners.

8.1 POWERS AND AUTHORITIES

To enable the Promoter to specifically perform its obligations arising out of this Agreement, the Owners hereby authorize, nominate, constitute and appoint the Promoter to act through their nominated person **(1) Mr. Vimal Kumar Goel**, son of Late Banwari Lal Goel and **(2) Mr. Rajeev Kumar Agarwal** s/o Chandi Prasad Agarwal to be the true and lawful attorneys of the Owners, to do, execute and perform all or any of the following acts, deeds, matters and things jointly or severally with respect to the said land and any deed or document signed by such an attorney on behalf of the Owner.



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- i. To prepare, submit, correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments (if necessary), Competent Authority for supply of Ground Water, West Bengal State Electricity Distribution Company Ltd (WBSEDCL) or any other Supply Agency, Administrative offices of the Government of West Bengal, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, Kolkata Police, West Bengal Police, Land & Land Reform Department of the Govt. Of West Bengal etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no-objection certificates orders etc., connected with the said property in respect of one or more of the following matters: -
- a) Re-classification, re-constitution and / or re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon;
 - b) Proposed development (s) of Project Land;
 - c) Additions, revisions and alterations, renewals, regularization to the proposed Project Land; and
 - d) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity.
- (ii) To apply for and obtain sanction of the Project plan in respect of the Said Property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.
- (iii) To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required, for and on behalf of the owners/principals for development of the Plots on the Said Property.
- (iv) To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Said Property.



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- (v) To obtain delivery of the sanction plan from the Panchayat/ Municipality/ Zilla Parishad or any other authority or authorities.
- (vi) To enter upon the Said Property with men and material as may be required for the purpose of development work as per the Plot plans to be sanctioned.
- (vii) To apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the South 24 Parganas Fire Services Department, Government of West Bengal, Kolkata Police, West Bengal Police, West Bengal Pollution Control Board/ Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body.
- (viii) To appear and represent the Principal before the necessary authorities including the Fire Services Department, Government of West Bengal, Kolkata Police, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans.
- (ix) To pay the requisite fees, to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub-contractors for the aforesaid purposes as the Attorneys shall think fit and proper.
- (x) To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.
- (xi) To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
- (xii) To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.



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- (xiii) To appear and represent us before all authorities including Gram Panchayat for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper.
- (xiv) To arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for development and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the proportionate share of Promoters' allocation of the said project land belonging to the Owners in favour of any bank / financial institution by deposit of original title deeds of the said project land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage Further, the Promoter may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc., notwithstanding the same, the Promoter shall take the project finance without creating any charge/ liability in respect of owner's share of revenue or owner's allocation in the project.
- (xv) To insure the Plotted Project and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Promoter may think sufficient to protect the interest of all concerned therein.
- (xvi) To collect advance/ payment from the intending purchaser against sale/lease of the proposed developed areas/Plots in the proposed Project Land.
- (xvii) To ask for, receive and recover from all the Purchasers/Lessees and Transferees of the Plots, the service charges for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.
- (xviii) To engage Advocates and to commence, prosecute, enforce, defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning development on the Said Property or any part thereof and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.



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- (xix) To Deposit and withdraw fees, documents and monies in and from any Court or Courts and/or any other person or Authority and give valid receipts and discharges therefor.
- (xx) To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
- (xxi) To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the Said Property.
- (xxii) To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local Authority or other Competent Authorities including Appropriate Authorities under the West Bengal (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1995 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the Said Property in pursuance of the Map/Plan to be sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.
- (xxiii) For all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
- (xxiv) To sign, execute and register and to appear before the sub registrar to register any Agreement (s), deeds or documents relating to the Promoter's Allocation.
- (xxv) To present such agreement or conveyances for registration before the registering authority and admit execution thereof as if the same is executed by the Principal in respect of the Promoter's Allocation.
- (xxvi) To delegate such of the powers as the Attorneys in their absolute discretion shall think fit and proper to any of its officers and upon such delegation this power of attorney shall be deemed to have been granted by the Principal in favour of the said delegate or delegates as the case may be.
- (xxvii) The Owner hereby ratifies and confirms, and agrees to ratify and confirm all acts, deeds and things lawfully done in the interest of the project and in accordance with the terms and conditions of this agreement by the Promoter and persons nominated by the Promoter in pursuance of the powers and authorities granted as aforesaid.



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- (xxviii) Notwithstanding grant of the aforesaid powers and authorities, the Owners shall grant to the Promoter and/or its nominees a registered General Power of Attorney for the purpose of doing all acts required to be performed by the Promoter for the Project simultaneously on execution of this Agreement and the costs on account thereof shall be borne by the Promoter.
- (xxix) Notwithstanding grant of the aforesaid General Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for the purpose of development of the said land within 7 (Seven) days of the request being made.
- (xxx) While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the Owner in terms hereof, the Promoter shall not do any such act, deed, matter or thing which would in any way infringe the rights of the Owners in any manner or put any financial or other obligation, claim or liability upon the Owners, suffer any losses or damages due to any non-repayment, delay in repayment by the Promoter or due to any other consequence of delay or default of the Promoter in respect of its obligations in respect of any such loan or liability whatsoever, the Promoter shall indemnify and keep the Owner saved harmless and indemnified in respect thereof.

9. Owners Representations

The Owners have represented to the Promoter as follows: -

- i. The Owners trace their title successively from the R.S recorded owners right upto the L.R stage and possess clear, marketable, unfettered, absolute and unrestricted right, title and interest and pursuant thereto are seized and possessed of and well and sufficiently entitled to the Said land which is properly identified by metes and bounds in accordance with Mouza map. No person other than the Owner has any right, title and/or interest, of any nature whatsoever in the Said land or any part thereof and the Owners have made all payments to be made in terms of the sale deed/ documents under which the Said Land were acquired and there are no impediments, defaults, omissions or constraints whatsoever with regard to the rights, ownership, titles, estate, privileges and interests vesting in the Owner. All current and antecedent title documents have been duly registered and stamped at the correct valuation of the Said Land as required under law;



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ii.The Owners have full right, power and authority to enter into this Agreement.

iii.The Owners represent that they have made all material disclosures in respect of the Said Land and have provided all information in relation to the transactions contemplated herein and all original documents of title of the Owner and all other title related documents such as Powers of Attorney, Wills, Probates, Letters of Administration, Heirship certificates, Faraznama and/or sworn affidavits affirming heirships and Court Order granting permission to Trusts enabling purchase or sale of land etc., wherever necessary with regard to the chain of title are in its custody and the Owners agree to deposit the same in the custody of the Promoter/Promoter's Advocates, whom the parties have agreed to appoint as the Escrow Agent, to be held in Escrow and after formation of the Association, hand over the documents to the Association of Apartment Owners/Plot Owners. It is however agreed that if the Promoters wishes to obtain Project Finance from any Bank or Financial Institution on the security of the said Project land by creation of mortgage, in such case the original title deeds will be kept with such Bank and/or Financial Institution during pendency of the loan.

For the purpose of due diligence by the Promoter, if any further documents are required, the Owners undertake to provide the same such as:

- (a)** Documents establishing Legal Heirship, Faraznama of the predecessors-in-title of the owners;
- (b)** Any document establishing requisition of land whether subsequently acquired or not; and
- (c)** Copies of Powers of Attorney granted by predecessors-in-interest of the Owners.

iv.The Owners further represents that no part of the Land is affected by the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001.

v.The Owners shall do or cause to be done all deeds and things at its costs and expenses to satisfy the Promoter or its Advocates as to the title of the Owner to the said land and also in respect of the Additional land after its purchase and agree to ensure that no other person, acting under or through them, does, any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by the Promoter; or (ii) whereby the grant or assignment of the Development Rights or the rights of the



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Promoter in respect of the Said Project Land are prejudicially affected. In the performance of their duties and the exercise of its rights, powers and authorities under this Agreement, the Owners shall act in the best interests of the Project and shall not, in any manner whatsoever do any act, deed or thing that is detrimental to or against the interests of the Promoter.

- vi.** The Owner shall apply for and obtain the mutation of the non-mutated portions of the said land in the names of the Owners at their own costs and expenses.
- vii.** The Owners further represents that neither they nor their predecessors have held any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and if so required, the Owner shall apply for and obtain necessary No Objection Certificate from the competent authority under the said Act at its own cost and expenses.
- viii.** The said land and all parts of it are free from all kinds of encumbrances and third party claims including any prior sale/ agreement to sell/ lease/license/ allotment whether plot Allottee agreement, villa Allottee agreement or any other agreement or memorandum of understanding for sale, booking of any plot, apartment or any other space/ area gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a third party or any power of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with the said land or any part thereof for any purpose whatsoever, claims, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered encumbrance whatsoever. No part or portion of the said land has been vested under any law in force and the said land is properly contiguous land and there are no impediments with regard to the development of the Project on the said land;
- ix.** The Owners are in absolute compliance of the applicable laws, all statute laws, land ceiling laws, regulations, ordinances, rules, judgments, notifications, rules of common law, orders, decrees, bye-laws, government approvals, directives, guidelines, requirements or other governmental restrictions, or any similar form of decision of, or determination by, or any interpretation, policy or administration including rules and regulations prescribed by the, Zila Parishad / Gram Panchayet



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having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as in effect as of the date of this Agreement;

- x.** There are no structures on the Said Land which are recorded as 'Heritage' Property.
- xi.** The said land does not fall in a Zone having any military establishment within 500 meters.
- xii.** The Said Land does not fall under a forest zone.
- xiii.** That no suits and/or proceedings and/or litigations are pending in respect of the said Land or any part thereof and same is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against owners or in respect whereof owners are liable to indemnify any person concerned and as far as the owners are aware there are no facts likely to give rise to any such proceedings.
- xiv.** The Owners represent that no part or portion of the said land ever belonged to any Debtor trust and/or to any Minor;
- xv.** The said land or any part thereof is, not affected by any requisition or acquisition of the Government or any other statutory body such as the HIDCO, Housing Board, PWD or National Highway Authority or Road alignment of any authority or authorities under any law and the said land is not attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.
- xvi.** There are no restrictive/prohibitive orders, notices of any nature whatsoever of any Municipal Authority, Panchayat or Statutory Body concerning or relating to or involving the Said Land or the Owners pertaining to the Said Land. There are no court orders or any orders/ directions from any Governmental Authority or any other person, which may have any adverse effect on the ownership of the Said Land vesting with the Owner, the contemplated transaction under this Agreement or on the development and construction of the Project;
- xvii.** Subject to what has been stated in this Agreement, the Owners have not done and shall not do nor permit to be done, anything whatsoever that would in any way



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impair, hinder and/or restrict the sole and exclusive appointment of and grant of rights to the Promoter under this Agreement including, without limitation, the unfettered exercise by the Promoter of the sole and exclusive right to develop the said land.

xviii. There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said land and there are no facts, which may give rise to any such dispute.

xix. The Said Land of the Owners is free of any liability or demand and there are no outstanding property taxes, rates, duties, cess, levies including assessments, water charges, electricity charges, dues or any other charges by the Municipal Authorities or any infrastructure charges, under any Applicable Law, Revenue or any other Authority or department of the State or Central Government nor is there any claim or demand by any person or persons affecting the said land. However, if at any stage any demand/notice is received from the Municipality/Panchayat in this respect the same shall be borne/settled solely by the Owner

xx. The Owners would be able to fulfil and complete all the other obligations set out herein after.

xxi. That the Owners have not stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever;

xxii. None of the Owners and/or their predecessors was a 'Big Raiyat' in terms of the W.B.E.A. Act, 1953 and none of them owns any land in excess of the ceiling prescribed in the West Bengal Land Reforms Act, 1955.

xxiii. The Owners represent and confirm that access to and egress from the Said Land is unconditionally and absolutely available for all purposes from the main road and the Owners have not entered into any arrangement or agreement of any nature with any Person/ third party which in any manner restricts the access/ egress to the Said Land from the road and may give rise to any dispute for access

xxiv. There is no water Body in the said Land.



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10. Promoters Representations

The Promoter is guesstring on business of development of real estate projects and has sufficient infrastructure, resources, expertise and credibility in this field and also financial capacity for the same.

- i. It has the technical capability of development of the said Project Land in accordance with the sanction plans as modified from time to time and other parameters in this regard and in compliance with all applicable laws;
- ii. The Promoter shall at all times perform the duties and undertake the responsibilities set forth in this Agreement in accordance with industry standards applicable to other residential, commercial and plot promoters of repute in India offering similar quality and services products and using reasonable, expeditious, economical and diligent efforts at all times in the performance of its obligations;
- iii. That it has adequate funds to undertake and complete the development of the said premises as per the terms of this Agreement;
- iv. That it has and shall continue to comply with terms and conditions of all the consents and all other licenses, permits, approvals obtained or may be obtained in the name of the Owners for the development of the said premises;
- v. That the Promoter shall make timely payments of all taxes, cess, duties, levies and charges and all applicable statutory dues as per applicable law payable by the Promoter for the development of the said premises as per the terms and conditions of this Agreement;
- vi. That the Promoter has full power and authority to execute, deliver and perform its obligations under this Agreement

11. Obligations of Owners

- a. The Owners undertake not to disturb, interrupt or interfere with or commit any act or omission or commission which may in any manner result in any detriment to the Development Rights of the Promoter or cause interference or hindrance or delay or stoppage or completion of the Project.



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- b. The Owners shall not do any act, deed or thing whereby the Promoter may be prevented from discharging their functions under this Agreement.
- c. The Owners undertake to fully co-operate wherever necessary with the Promoter for any requirement of the Promoter for obtaining all permissions required for development of the said Land.
- d. The Owners undertake to act in good faith towards the Promoter and covenants executed in this Agreement, and except in accordance with the terms hereof, they shall not enter into any agreement, commitment, arrangement or understanding with any person which shall have the effect of creating, directly or indirectly and whether immediately or contingently, in favour of such person any right, interest, title, claim or Encumbrance in or over or in relation to the Said Project Land and/ or the constructed area or any part thereof detrimental to the completion of the Project.
- e. The Owners represent that they shall not (i) initiate, solicit or consider, whether directly or indirectly, any offers or agreements from any third party for the sale/ transfer or disposal of the Project Land or any rights or entitlements, including any Development Rights in the Said Project Land, in any manner whatsoever; (ii) enter into any arrangement or agreement of any nature whatsoever for sale/ transfer or disposal of the Said Project Land (or any rights or entitlements, including any development Rights in the Land), in any manner whatsoever with any other person; (iii) negotiate or discuss with any third party the financing, transfer, mortgage of the Said Land (or any rights or entitlements, including any development Rights in the Project Land); and (iv) disclose any information pertaining to this Agreement or Said Project Land to any other person.
- f. During the subsistence of this agreement the Owners shall not encumber or transfer any part or portion of the said land to any other person without the prior written consent of the Promoter. The restriction in this clause shall not affect the transfer (sale of plot to third party Allottee by the promoter) of the Owners' Allocation or any part thereof in any manner.
- g. Except with the prior permission from the Owners in writing, the persons now in control and management of the constituents of the Promoter shall not part with their controlling interest except within promoter group of the constituents.



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- h. The Owners shall as advised by Developer to settle all existing and /or future litigations affecting any part or portion of the Project Land and withdraw or cause to be withdrawn the cases and vacation of the Injunction Orders, if any.
- i. The Owners shall do or cause to be done all deeds and things at its costs and expenses to satisfy the Promoter as to the title of the Owner to the said Acquired land and also in respect of the Said Additional Land after acquiring the same.
- j. The Owners has at their own costs and expenses made out marketable title, free from all encumbrances of the said Land before execution of this Agreement and shall also establish clear title for the Additional Land after its purchase, for the purpose of development unto the Promoters and shall answer all requisitions that may be made either by the Promoters or their Advocates.
- k. For the purpose of title due diligence by the Promoter if any further documents are required, the Owners undertake to provide the same
- l. The Owners shall do or cause to be done all deeds and things at its costs and expenses to satisfy the Promoter or its Advocates as to the title of the Owner to the said land and also in respect of the Additional land after its purchase and agree to ensure that no other person, acting under or through them, does, any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by the Promoter; or (ii) whereby the grant or assignment of the Development Rights or the rights of the Promoter in respect of the Said Project Land are prejudicially affected. In the performance of their duties and the exercise of its rights, powers and authorities under this Agreement, the Owners shall act in the best interests of the Project and shall not, in any manner whatsoever do any act, deed or thing that is detrimental to or against the interests of the Promoter.
- m. The Owners authorities the Developer to handle any litigation related to the title of the Owner to the said Land for which Developer shall bear all costs associated in that respect at all time.
- o. The Owners authorises the Developer to rectify all defects or remedy the same of the Said Project Land, and shall not be liable to reimburse or suffer any deduction



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to the Promoter for any such damages or incurred amounts from the Owners' share with interest.

- p. The Owners has already mutated its name both in the Land Reforms Record of Rights and also in the record of the Panchayat a portion of the said Project Land and the Owner will be responsible to get the balance un-mutated portion if any of the said Project Land duly mutated in its name both in the Land Reforms Record of Rights and also in the record of the Panchayat.
- q. The Owners authorises the Developer to get the said Project Land converted to Bastu in the records of the BL&LRO at their own cost and expenses.
- r. The Owners shall bear and pay all costs of marketing and publicity/advertisement campaigns of their share of revenue as agreed herein. Promoter shall deduct such amount from the periodic remittance of owner's share of revenue. The marketing strategy, budget, selection of publicity material, media etc. shall be decided by the Promoter alone. Promoter will provide the CA certification of the cost incurred.
- s. The Owners hereby agree and covenant with the Promoter not to do any act deed or thing whereby the Promoter is prevented from completing, selling, assigning and/or disposing of any part or portion of the developed area or saleable area in the manner and to the extent mentioned in this agreement.
- t. The Owners hereby also declares that in some particular cases the total land area registered may have been rounded off in the record of rights or excess/ repeated registry may have taken compared to the total land area in a particular Dag in order to rectify the title of such Dags.

12. Obligations of Promoter

- a. The Promoter shall be responsible for planning and designing development of the project land with the help of professional agencies, contractors, etc.
- b. Execution of the Project shall be in conformity with the sanction plans and prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies.



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- c. The Promoter shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default.
- d. The Promoter shall develop plots at its own cost and responsibility. The Promoter shall alone be responsible and liable to Government, Municipality and other authorities concerned as also to all the laborers, staff and employees engaged by it and all Transferees and shall alone be liable for any loss or for any claim arising from such development or otherwise relating thereto and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Promoter.
- e. All tax liabilities in relation to the development of the plots including sales tax, works contract tax and other dues shall be paid by the Promoter subject to the condition that all statutory levies and taxes applicable for sale of the Owners' Allocation to the Allottees thereof shall be entirely on account of the Owners.
- f. The Promoter hereby shall not transfer and/or assign the benefits of this agreement or any portion thereof without the consent in writing of the Owners first obtained. It is clarified that the Promoter shall until completion of the development of the project be under the control and management of its present constituents and of no one else.
- g. The Promoter shall not violate or contravene any of the provisions of the laws and rules applicable to development of the plotted project.
- h. The Promoter further represent they have done a through title search of the land owners property and upon full satisfaction they have entered into this Joint Development Agreement but in case if any dispute arises in future, the landowners shall not be held liable for any litigation related to the title of the land in concern within the said Project. The Promoter shall, at their own costs and expenses, settle all disputes, claims in regard to any title rectification/strengthening of the title or otherwise, demands, suits, complaints, litigation, etc. in relation to the right, title and interest of the Owners over the Said Project Land and ensure that the development of the Project is not interrupted, obstructed, hampered or delayed in any manner by such disputes, claims, demands, suits, complaints, litigation, etc. However, the land owner shall at all times lend their unconditional support and initiative under all and any of the above-mentioned circumstances whenever called upon by the promoter.



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- i. The Promoter shall be responsible to level/ fill up the entirety of Said Project Land up to the adjoining Road Level or to a level 25mm above High flood level once the landowner hands over the conversion certificate.
- j. The Promoter shall be solely liable to do all acts deeds and things relating to planning of the project, preparation of the development plans and obtaining all permissions including RERA (Real Estate Regulatory Authority) from the competent authorities and clearances and no objection certificates for development and marketing of the project and making the same fit for habitation and marketing and providing insurance during the entire period of development and warranty and defect liability for at least one year from the statutory completion certificate for the respective block and the Owner shall be kept fully saved harmless and indemnified in respect thereof.
- k. The Promoter shall be liable and responsible for the project loan, if taken by the Promoter, and repayment thereof and the Owners shall not be called upon to repay the principal or any interest thereon.

13. Miscellaneous

The Owner shall, at all material times, be liable and/or responsible to make out marketable title in respect of the said land to the satisfaction of the Promoter / project financier / home loan financier / Allottees and shall be liable to answer the requisitions that may be raised or made in respect of the title of the Owner in the said property. The Owner shall keep the Promoter safe, harmless and indemnified against any liability in respect of the title of the said land.

The agreement entered into by and between the parties herein is and shall be on principal-to-principal basis.

- a) The Owners and the Promoter expressly agrees that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- b) Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- c) Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.



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- d) If the Promoter desires to register this Agreement they shall make payment of appropriate stamp duty and registration charges. The Owners shall however provide all co-operation to the Promoter to do that including being present before the registering authorities as and when required by the Promoter.
- e) It is understood that from time to time to facilitate the uninterrupted development of the project land by the Promoter, various deeds, matters and things not herein specified may be required to be done by the Promoter and for which the Promoter may need authority of Owners. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Promoters for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- f) The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- g) The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Promoter's Allocation and the Promoter shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Promoter's Allocation. Similarly, the Promoter shall not be liable for any Income Tax or Wealth Tax in respect of transfer of the Owners' Allocations and the Owners shall be liable to make payment of the same and keep the Promoter indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owners' Allocations.
- h) The name of the project and logo shall be decided by the Promoter.

14. Notices

Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or sent by prepaid recorded delivery, or by



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facsimile transmission or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time). So far as the Owners and Promoter are concerned the notice should only be addressed and delivered in favour of the landlord's name in which appear in the listing of the parties hereinabove.

Any such notice or other written communication shall be deemed to have been served:

- (a) If delivered personally, at the time of delivery and duly received.
- (b) If sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities.
- (c) If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent. All facsimile transmission shall without affecting the delivery, be followed by a delivery in terms of clause 13. i.
- (d) In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

15. Further Acts

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the transactions contemplated under this Agreement. Without limiting the generality of the foregoing, if the Approvals of any Governmental Authority are required for any of the arrangements under this Agreement to be effected, each Party will use all reasonable endeavours to obtain such Approvals.



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16. Amendment and Modification

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties

17. Original / Certified copy

The registered original Agreement will be retained by the Promoter and the certified copy will be preserved by the Owners.

18. Entire Agreement

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied. This Agreement shall take effect on the Date of this Agreement and shall remain in force till Completion. Neither Party shall, except as provided in this agreement, have the right to terminate the Agreement.

19. Specific performance of obligation

The Parties to this Agreement agree that, to the extent permitted by the Applicable Law, the rights and obligations of the Parties under this Agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting Party.

In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach

20. Force Majeure

Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Indenture, which arises from, or is attributable to, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of any act or omission of the Party so prevented or breach by such Party of any of its obligations under this Indenture or which could have been prevented by the party so prevented it by being diligent, vigilant or prudent, including, without limitation, flood, fire, explosion, earthquake, subsidence, epidemic or other natural physical disaster, war, military operations, riot, terrorist action, civil commotion, and any legislation, regulation, ruling or any relevant Government or Court orders materially affecting the continuance of the obligation or any local issues beyond the control of the Promoter



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which may hamper the implementation of the Project such as Strike, lockout, non-availability of materials or other labour difficulties or existence of any adverse condition which causes a material or adverse effect or impact on the Project and/or the Land resulting in stoppage or suspension of work or sale of Plots in the Project for a continuous period exceeding 30 (thirty) days

If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such further time after the cessation, as mentioned in clause hereto. Neither the Owners nor the Promoter shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Indenture for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

In the eventuality of Force Majeure circumstances, the time for compliance of the obligation shall stand extended by such period being the time of commencement of force majeure condition to the completion thereof.

The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavours to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure

21. Default

The following shall be the events of default: -

- i. If the Owner fails to do or cause to be done all deeds and things at its own costs and expenses to satisfy the Promoter as to the title of the Owner to the said land.
- ii. If the Owner fail to apply for and obtain mutation of the said land in the names of the owners with the records of the B.L. & L.R.O in terms hereof.



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- iii. If the Owner fails to apply for and obtain mutation of the said land in the names of the Owner with the records of the Panchayat in terms hereof.
- iv. If the Promoter complies with its obligations hereunder and the Owner fail to comply with any other obligation contained herein.
- v. If the Promoter fails to apply for and obtain the sanctioned plans or to develop, erect and complete the plotted project and deliver the Owner's Allocation within the time and in the manner contained herein.
- vi. If the Promoter fails to perform its other obligations in the manner or within the time stipulated herein or otherwise is in breach of any obligation contained herein.

In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with their obligation in default within the time and in the manner to be mentioned in the said notice.

Upon receipt of such notice, the defaulting party shall remedy the said event of default and/or breach within the time and in the manner mentioned herein.

In case the default continues for a period of thirty (30) days thereafter, in such event, the aggrieved party shall be entitled to serve a notice on the defaulting party.

On expiry of said period of notice, if the defaulting party are the Owner, then the Promoter shall, at its option, be entitled to take over the responsibility of the defaulted item or items upon itself on behalf of the Owner and shall be entitled to complete the same at the costs and expenses of the Owners. In the event of dispute between the parties as to the quantum of the costs and expenses, the same shall be decided by arbitration.

In the event, the Promoter is unable to rectify the breach or the default in spite of its efforts, then the Promoter shall be entitled to serve a notice of termination of this agreement or vice-versa.

On expiry of said period of notice, the parties shall at first try to mutually settle the dispute and if they fail in their effort the matter shall be referred to the Arbitrator.



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22. Indemnity

The Promoter shall indemnify and keep the Owner saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the development of the plotted project, accidents including any act of neglect or default of the Promoter's contractors, employees or violation of any permission, rules regulations laws or bye-laws or arising out of any accident or otherwise or violation or breach of its obligations hereunder by the Promoter or any attorney appointed under the powers of attorney to be granted by the Owner in pursuance hercof.

The Owners shall indemnify and keep the Promoters saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Promoters in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the said land or any of their representations being incorrect.

23. Conflict

To the extent that there is any conflict between any of the provisions of this Agreement and any other agreement by which the Owners or the Project Land or any part thereof is bound, the provisions of this Agreement shall prevail to the extent permitted by the Applicable Law.

If, for any reason whatsoever, any term contained in this Agreement cannot be performed or fulfilled, then save and except any other rights the Parties respectively may have against the other under this Agreement or in law, the Parties shall meet, explore and agree to any alternative solutions depending upon the changed circumstances, but keeping in view the spirit and objectives of this Agreement.

24. Jurisdiction

Only Courts having territorial jurisdiction over the said Property shall have jurisdiction in all matters arising here from.

25. Arbitration

The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, development, performance, breach or enforceability of this Agreement (collectively Disputes), by



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way of negotiation. To this end, each of the Parties shall use its reasonable endeavours to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties. If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes, if not solved/settled, shall be referred to, and finally resolved by, arbitration by an Arbitration Tribunal formed in terms of the Arbitration and Conciliation Act, 1996 and Rules and amendments made there under. The arbitration shall be conducted in English and venue shall be Kolkata only.

26. Authorization

The persons signing this Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this document on behalf of the Parties for whom they are signing.

Ran Na Agarwal

ANGELICA REALTY LLP
Rajeev Kumar Agarwal
Designated Partner / Authorised Signatory

SILVERBELL REALTY LLP
Rajeev Kumar Agarwal
Designated Partner / Authorised Signatory

KUNAL FOUNDATION PRIVATE LIMITED
[Signature]
Authorised Signatory

RIDDHIMAN SHOPPERS PRIVATE LIMITED
[Signature]
Authorised Signatory

STAR PROJECTS & INFRASTRUCTURE PVT. LTD.
[Signature]
Authorised Signatory / Director

SRIJAN STAR REALTY LLP
Ran Na Agarwal
Designated Partner / Authorised Signatory

Mohit Singhani

[Signature]

D.V. Shah



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POWER OF ATTORNEY

RELATED WITH DEVELOPMENT AGREEMENT

AS MENTIONED HEREIN ABOVE

WHEREAS for the purpose of development the principal is now desirous of nominating, appointing and constituting M/S **SRIJAN STAR REALTY LLP**, (LLPIN-AAD-1110) (PAN ACSFS1473R) the **Promoter** represented by its nominees as its lawful Attorneys jointly and/or severally referred to as the **"CONSTITUTED ATTORNEYS"** to act, do and perform (either jointly or severally) the following acts, deeds, matters and things:

KNOW YE ALL MEN BY THESE PRESENTS, the Principal by writing under its common seal, do hereby appoint nominate and authorize the Promoter as its TRUE AND LAWFUL ATTORNEY for itself and on its behalf and in its name to do the following further acts, deeds and things relating to the Said Property more fully described in the **SCHEDULE** hereunder written to act through one or more nominees either jointly or severally.

- To prepare, submit, correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments like Kolkata Metropolitan Development Authority ("KMDA"), the Zilla Parishad, the Mallickpur Gram Panchayat, Competent Authority for supply of Ground Water, West Bengal State Electricity Distribution Company Ltd(WBSEDCL) or any other Supply Agency, Administrative offices of the Government of West Bengal, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, Kolkata Police, West Bengal Police, Land & Land Reform Department of the Govt. Of West Bengal etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no-objection certificates, orders etc., connected with the Said Property in respect of one or more of the following matters:

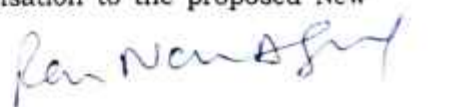

- re-classification, re-constitution and/ or re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon;

Additions, revisions and alterations, renewals, regularisation to the proposed New Phase: **RIDDHIMAN SHOPPERS PRIVATE LIMITED**


 Authorised Signatory

SRIJAN STAR REALTY LLP


 Designated Partner / Authorised Signatory



D.V shah

STAR PROJECTS & INFRASTRUCTURE PVT. LTD.
 Authorised Signatory / Director

KUNAL FOUNDATION PRIVATE LIMITED
 Authorised Signatory

SUPERBELL REALTY LLP
 Designated Partner / Authorised Signatory

ANGELICA REALTY LLP
 Designated Partner / Authorised Signatory



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- c) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity.
2. To apply for and obtain sanction of the plotting plan in respect of the Said Property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.
 3. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other material that may be required, for and on behalf of the owners/principals for development of new plots on the Said Property.
 4. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Said Property.
 5. To obtain delivery of the sanction plan from the Mallickpur Gram Panchayat or any other authority or authorities.
 6. To enter upon the Said Property with men and material as may be required for the purpose of development work as per the plotting plans to be sanctioned.
 7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the Mallickpur Gram Panchayat, Fire Services Department, Government of West Bengal, Kolkata Police, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body.
 8. To appear and represent the Principal before the necessary authorities including the Mallickpur Gram Panchayat, Fire Services Department, Government of West Bengal, Kolkata Police, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans.
 9. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and



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other Agents, contractors and sub-contractors for the aforesaid purposes as the Attorneys shall think fit and proper.

10. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.
11. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
12. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
13. To appear and represent us before all authorities including Mallickpur Gram Panchayat for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper.
14. To arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for development and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said project land belonging to the Owners in favour of any bank / financial institution by deposit of original title deeds of the said project land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage and/ or Registered Mortgage. Further the Promoter shall create charge in respect of its share of revenue or allocation in the Project without creating any charge or liability in respect of Owner's share of revenue or Owner's allocation in the Project. Further, the Promoter may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc., Notwithstanding the same, the Promoter shall take the project finance without creating any charge / liability in respect of owner's share of revenue or owner's allocation in the project.



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15. To ensure the common areas, facilities and amenities, fittings and fixtures etc., against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Promoter may think sufficient to protect the interest of all concerned therein.
16. To collect advance / payment from the intending purchaser against sale/lease of the developed areas/plots in the proposed project land.
17. To ask for, receive and recover from all the Purchasers/Lessees and Transferees of Plots, service charges for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.
18. To engage Advocates and to commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning development on the Said Property or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.
19. To Deposit and withdraw fees, documents and monies in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefore.
20. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
21. To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the Said Property.
22. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the West Bengal Real Estate Regulation Act 2016 (WBREERA) and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the Said Property in pursuance of the Map/Plan to be



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sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.

23. For all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
24. To sign, execute and register and to appear before the sub registrar to register any Agreement (s), deeds or documents.
25. To present such agreement or conveyances for registration before the registering authority and admit execution thereof as if the same is executed by the Principal.
26. To delegate such of the powers as the Attorneys in their absolute discretion shall think fit and proper to any of its officers and upon such delegation this power of attorney shall be deemed to have been granted by the Principal in favour of the said delegate or delegates as the case may be.

AND GENERALLY to do all acts, deeds and things, which are necessary for developing the Said Property in the manner aforesaid fully and effectively, and acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm all and whatsoever the **ATTORNEYS** shall do, execute or perform or cause to be done executed or performed in connection with the development of the said Property in terms of Development Agreement.

This Power of Attorney shall remain valid till the completion of the Plot Development on the Said Property and transfer of plotted area.

AND it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.



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FIRST SCHEDULE**(PHASE II - PROJECT LAND)**

All That the pieces and parcel of land containing an area of **467.991 decimal** equivalent to **283.13 Cottahs** or **14.16 Bigha** be the same a little more or less situate lying at Various R.S / L.R Dags 127, 128, 128/834, 129, 130, 131, 132, 223, 202, 217, 218, 219, 220, 221, 223, 226, 227, 228, 352, 353 as described below under Mouza - Sultanpur, J.L. No. 16, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, Pin - 700145.

ANGELICA REALTY LLP

SL. NO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	127	2008	25	7174/2015	14-08-2015
2	SULTANPUR	128	1547	7.626	4177/2015	21-05-2015
3	SULTANPUR	128/ 834	1547	10	0315/2015	15-01-2015
4	SULTANPUR	129	2008	8	7177/2015	14-08-2015
5	SULTANPUR	130	2008	6	7176/2015	14-08-2015
6	SULTANPUR	131	2008	7.305	4158/2015	21-05-2015
7	SULTANPUR	131	2008	7	4342/2015	22-05-2015
8	SULTANPUR	131	2008	1.88	2523/2017	04-12-2017
9	SULTANPUR	132	1547	9.93	0314/2015	13-01-2015
10	SULTANPUR	132	1547	5.50	0316/2015	15-01-2015
11	SULTANPUR	223	2008	1.50	7175/2015	14-08-2015
TOTAL LAND				89.741 Decimal		



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SILVERBELL REALTY LLP

SL. NO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	127	2395	13	8264/2019	23-12-2019
2	SULTANPUR	128	2395	1.66	8727/2023	04-10-2023
3	SULTANPUR	128	2598	0.35	0600/2024	16-01-2024
4	SULTANPUR	131	2395	1.41	7957/2023	12-09-2023
5	SULTANPUR	129	2395	4	8264/2019	23-12-2019
6	SULTANPUR	130	2395	3	8264/2019	23-12-2019
7	SULTANPUR	218	2395	5	8264/2019	23-12-2019
8	SULTANPUR	221	2395	1	8264/2019	23-12-2019
9	SULTANPUR	223	2395	0.75	8264/2019	23-12-2019
10	SULTANPUR	352	1538	2	0559/2015	22-01-2015
11	SULTANPUR	352	2395	4.47	8726/2023	04-10-2023
12	SULTANPUR	202	2598	0.53	0600/2024	16-01-2024

TOTAL LAND

37.17 Decimal

**It is pertinent to mention that 0.66 decimal in Dag No. 128 (Deed No. 7956/2023), 0.66 decimal in Dag No. 128 (Deed No. 7957/2023), 0.67 decimal in Dag No. 131 (Deed No. 7956/2023), 0.84 decimal in Dag No. 352 (Deed No. 7956/2023), and 0.50 decimal in Dag No. 352 (Deed No. 7957/2023) constitute additional land shown as purchased through devolution of title; however, such land has no physical existence on the ground.

RAM NARESH AGARWAL

SL. NO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	127	2007	12.5	6536/2016	26-07-2016
2	SULTANPUR	129	2007	4	6536/2016	26-07-2016
3	SULTANPUR	130	2007	3	6536/2016	26-07-2016
4	SULTANPUR	223	2007	0.75	6536/2016	26-07-2016
5	SULTANPUR	353	2007	7	4986/2023	06-06-2023

TOTAL LAND

27.25 Decimal



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ALOKE KUMAR SINGHANIA

SL NO.	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	202	1537	4	0317/2015	15-01-2015
2	SULTANPUR	217	2383	74	1015/2017	27-01-2017
3	SULTANPUR	218	2383	9	7181/2015	14-08-2015
4	SULTANPUR	218	2383	4.5	6398/2016	26-07-2016
5	SULTANPUR	221	2383	1	6398/2016	26-07-2016
6	SULTANPUR	220	1537	20	0362/2015	16-01-2015
7	SULTANPUR	220	1537	39.33	4689/2015	06-09-2015
8	SULTANPUR	221	2383	2	7173/2015	14-08-2015

TOTAL LAND

153.83 Decimal

VATSAL S SHAH

SLNO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	219	2471	34	1013/2017	27.01.2017

TOTAL LAND

34 Decimal

DHRUV V SHAH

SL NO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	219	2472	17	1407/2017	03.02.2017

TOTAL LAND

17 Decimal

KUNAL FOUNDATION PRIVATE LIMITED

SLNO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	226	1730	28.66	7678/2016	14-09-2016
2	SULTANPUR	227	1730	28	8281/2016	10-04-2016
3	SULTANPUR	228	1730	34	8282/2016	10-04-2016

TOTAL LAND

90.66 Decimal



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RIDDHIMAN SHOPPERS PRIVATE LIMITED

SL NO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	226	1532	14.34	9334/2016	22-12-2016

TOTAL LAND**14.34 Decimal****STAR PROJECTS INFRASTRUCTURE PRIVATE LIMITED**

SL NO	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASED	DEED NO.	DEED DATE
1	SULTANPUR	352	2475	1.96	5259/2024	18/06/2024
2	SULTANPUR	352	2475	2.04	15284/2024	19/11/2024

TOTAL LAND**4 Decimal****SECOND SCHEDULE****(PHASE I-EARLIER PHASE PROJECT LAND)**

All That the pieces and parcel of land containing an area of **394.461 decimal** equivalent to **238.65 Cottahs** or **11.93 Bigha** be the same a little more or less situate lying at Various R.S / L.R Dag nos 353, 355, 356, 357, 358, 359, 360 as described below under Mouza – Sultanpur, J.L. No. 16, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas and Various R.S/ L.R Dags 255, 256 as described below under Mouza – Beralia, J.L. No. 17, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, Pin – 700145.

RAM NARESH AGARWAL

SL. NO	R.S/L.R. DAG NO.	MOUZA	KHATIAN NO	LAND AREA PURCHASED	DEED NO.	DEED DATE
1.	353	SULTANPUR	2007	22	4986/2023	06/06/2023

TOTAL LAND**22 decimal**



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DELMON REALTY LLP

SL. NO	R.S/L.R. DAG NO.	MOUZA	KHATIAN NO	LAND AREA PURCHASED	DEED NO.	DEED DATE
1.	355	SULTANPUR	2297	50	6631/2022	30/06/2022
2	356	SULTANPUR	2297	41	6631/2022	30/06/2022
3.	360	SULTANPUR	2297	34	6631/2022	30/06/2022

TOTAL LAND 125 decimal

SAMUNDAR RETAILS PRIVATE LIMITED

SL. NO	R.S/L.R. DAG NO.	MOUZA	KHATIAN NO	LAND AREA PURCHASED	DEED NO.	DEED DATE
1.	357	SULTANPUR	1645	5.87	0927/2015	03.02.2015
2.	357	SULTANPUR	1589	13.88	0929/2015	03.02.2015
3.	357	SULTANPUR	1645	2.12	0929/2015	03.02.2015
4.	357	SULTANPUR	1645	13.891	1328/2015	13.02.2015
5.	357	SULTANPUR	1586	3.2	4344/2015	22.05.2015
6.	357	SULTANPUR	1645	4.8	8115/2015	29.09.2015
7.	357	SULTANPUR	2018	20	2267/2018	09.04.2018
8.	358	SULTANPUR	1585	26	0928/2015	03.02.2015
9.	359	SULTANPUR	1533	10	6758/2014	27.08.2014
10.	359	SULTANPUR	1533	10	6759/2014	27.08.2014
11.	359	SULTANPUR	1533	10	6760/2014	27.08.2014
12	359	SULTANPUR	1533	10	6761/2014	27.08.2014
13.	359	SULTANPUR	1533	10	6762/2014	27.08.2014
14.	359	SULTANPUR	1533	10	6763/2014	27.08.2014
15.	359	SULTANPUR	1533	10	6766/2014	27.08.2014
16.	359	SULTANPUR	1533	1	6792/2014	27.08.2014

TOTAL LAND 160.761 decimal

****It is pertinent to mention that 1.904 decimal in Dag No. 357 (Deed No. 9418/2016) constitute additional land shown as purchased through devolution of title; however, such land has no physical existence on the ground.**



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RIDDHIMAN SHOPPERS PRIVATE LIMITED

SL. NO	R.S/L.R. DAG NO.	MOUZA	KHATIAN NO	LAND AREA PURCHASED	DEED NO.	DEED DATE
1.	360	SULTANPUR	1532	18.18	0945/2015	06.02.2015
2.	360	SULTANPUR	1532	6.61	0561/2015	22.01.2015

TOTAL LAND 24.79 decimal

SILVERLING REALTY LLP

SL. NO	R.S/L.R. DAG NO.	MOUZA	KHATIAN NO	LAND AREA PURCHASED	DEED NO.	DEED DATE
1.	255	BERALIA	1682	2.51	4343/2015	22.05.2015
2.	255	BERALIA	1682	19.4	5024/2015	11.06.2015
3.	256	BERALIA	2343	10	6764/2014	27.08.2014
4.	256	BERALIA	2343	10	6765/2014	27.08.2014

TOTAL LAND 41.91 decimal

**It is pertinent to mention that 1 decimal in Dag No. 356 (Deed No. 6791/2014) constitute additional land shown as purchased through devolution of title; however, such land has no physical existence on the ground.

VINOD KUMAR AGARWAL

SL. NO	R.S/L.R. DAG NO.	MOUZA	KHATIAN NO	LAND AREA PURCHASED	DEED NO.	DEED DATE
1.	256	BERALIA	2062	20	2677/2016	15.03.2016

TOTAL LAND 20 decimal



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THE THIRD SCHEDULE: COMMON AREAS, FACILITIES AND AMENITIES

1. Fishing Deck,
2. Pathway for jogging surrounding the lake,
3. Lake side family park with seating,
4. Barefoot Sensory Path,
5. Senior Citizen's deck,
6. Orchid Garden,
7. Seating Deck with Barbeque Zone,
8. Multisport Court,
9. Roadside Seating,
10. Transformer and services,
11. Trash Zone

Any other facilities may be decided by the Promoter at their discretion.

THE FOURTH SCHEDULE: COMMON EXPENSES

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tide condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean, tidy, and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.



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6. Paying such workers as may be necessary in connection with the upkeep of the complex.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Plot) in the property as may be necessary keeping cleaned the common parts and halls passages landing and staircases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming common parts of the complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex and providing such additional apparatus as the builder may think fit.
11. Providing and arranging for the emptying receptacles for rubbish.
12. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Plot of any individual owner of any Plot.
13. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Plot of any individual owner of any Plot.
14. Generally managing and administering the development and protecting the amenities in the new complex and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Plots.
15. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
16. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the complex excepting those which are the responsibility of the owner/occupier of any plot/plots.



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17. Insurance of firefighting appliances and other equipment (if any) for common use and maintenance renewal and insurance of the common television aerials and such other equipment as the Builder may from time to time be considered necessary for the guesstring out of the acts and things mentioned in this Schedule.
18. Administering the management company staff and complying with all relevant statutes and regulations and orders there under and employing suitable persons or firm to deal with these matters.
19. The provision for maintenance and renewal of any other equipment and the provision of any other service, which in the option of the Management Company/Association it is reasonable to provide.
20. In such time to be fixed annually as shall be estimated by the Holding Organization (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
21. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organization for the owners of the Plots and shall only be applied in accordance with the decision of the Holding Organization.
22. The charges/fees of any professional Company/Agency appointed to guestry out maintenance and supervision of the complex.
23. Any other expense for common purpose.
24. Any other expense for plotted development.

**THE FIFTH SCHEDULE ABOVE REFERRED TO DEPOSITS/EXTRA
CHARGES/TAXES**

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions including Club Facilities and Development charges etc.
- **Upgradation of fixtures and fittings:** improved specifications of construction of the said phase over and above the Specifications described.
- **Plot Development charges**
- **Preferred Location Charges:** Applicable for two side open plot
- **Legal Charges**
- **Taxes:** deposits towards Municipal rates and taxes, etc.



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Stamp Duty, Registration Fees, Service Tax and any other tax and imposition levied by the State Government, Central Government or any other authority

- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- **Formation of Association Charges**
- **Transformer and Electrical Charges**
- **Electricity Meter:** Security deposit and all other billed charges of the electricity supply agency for providing electricity line and meter to the Said Complex, at actuals.
- **Internal Layout Change/Modification:** any internal change made in the layout of the Owner's Allocation and/or up gradation of fixtures and fittings.
- **Cancellation / Nomination Charges**
- **Guarding Charges**
- **Any deposits**
- **All other revenue of Similar Nature**

THE SIXTH SCHEDULE ABOVE REFERRED TO:

PART - I

(PROMOTER'S ALLOCATION)

ALL THAT the **70% (Seventy Percent)** of the total realization from the sale of the Plots developed/ proposed buildings to be constructed on the plots **TOGETHER WITH** the share in the same proportion in guest parking spaces (open and covered) morefully and particularly described in **PART- I** of the **SIXTH SCHEDULE** hereunder written **TOGETHER WITH** the undivided proportionate impartible part or share in the said land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space

PART-II

(OWNER'S ALLOCATION)

ALL THAT the **30% (Thirty Percent)** of the total realization from the sale of the Plots developed/ proposed buildings to be constructed on the plots **TOGETHER WITH** the share in the same proportion in guest parking spaces (open and covered) morefully and particularly described in **PART II** of the **SIXTH SCHEDULE** hereunder written



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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.
SIGNED, SEALED AND DELIVERY by the said
LANDOWNER/ PRINIPALS at Kolkata in the presence of:

1. Manish Kumar Yadav
 D-169 T.G. Road, Garden
 Reach, Kolkata:- 700024

For Angelica Realty LLP, Silverbell Realty LLP, Kunal Foundation Private Limited, Riddhiman Shoppers Private Limited, Star Projects and Infrastructure Private Limited

AUTHORISED SIGNATORY

ANGELICA REALTY LLP

Raj Kumar Agarwal

Designated Partner / Authorised Signatory

SILVERBELL REALTY LLP

Raj Kumar Agarwal

Designated Partner / Authorised Signatory

KUNAL FOUNDATION PRIVATE LIMITED

Raj Kumar Agarwal

Authorised Signatory

RIDDHIMAN SHOPPERS PRIVATE LIMITED

Raj Kumar Agarwal

Authorised Signatory

STAR PROJECTS & INFRASTRUCTURE PVT. LTD.

Raj Kumar Agarwal

Authorised Signatory / Director

2. *Raj Kumar Agarwal*
 120, R.D. Choudhury
 Kolkata - 700028.

Ram Naresh Agarwal
RAM NARESH AGARWAL



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Mou Singhania

ALOKE KUMAR SINGHANIA

D. V. Shah

DHRUV V SHAH

Vatsal S Shah

VATSAL S SHAH

SIGNED, SEALED AND DELIVERY by the said
PROMOTER/ ATTORNEYS at Kolkata in the
presence of:

1. Manish Kumar Yadav
D-169 TG Road, Garden Reach
Kolkata:- 700024

For SRIJAN STAR REALTY LLP
SRIJAN STAR REALTY LLP

Designated Partner / Authorized Signatory
DESIGNATED PARTNER

2. *Ry j. 21*
120 R.B. ROAD
KOL-700025

Drafted by me

Swita Basu
Adv

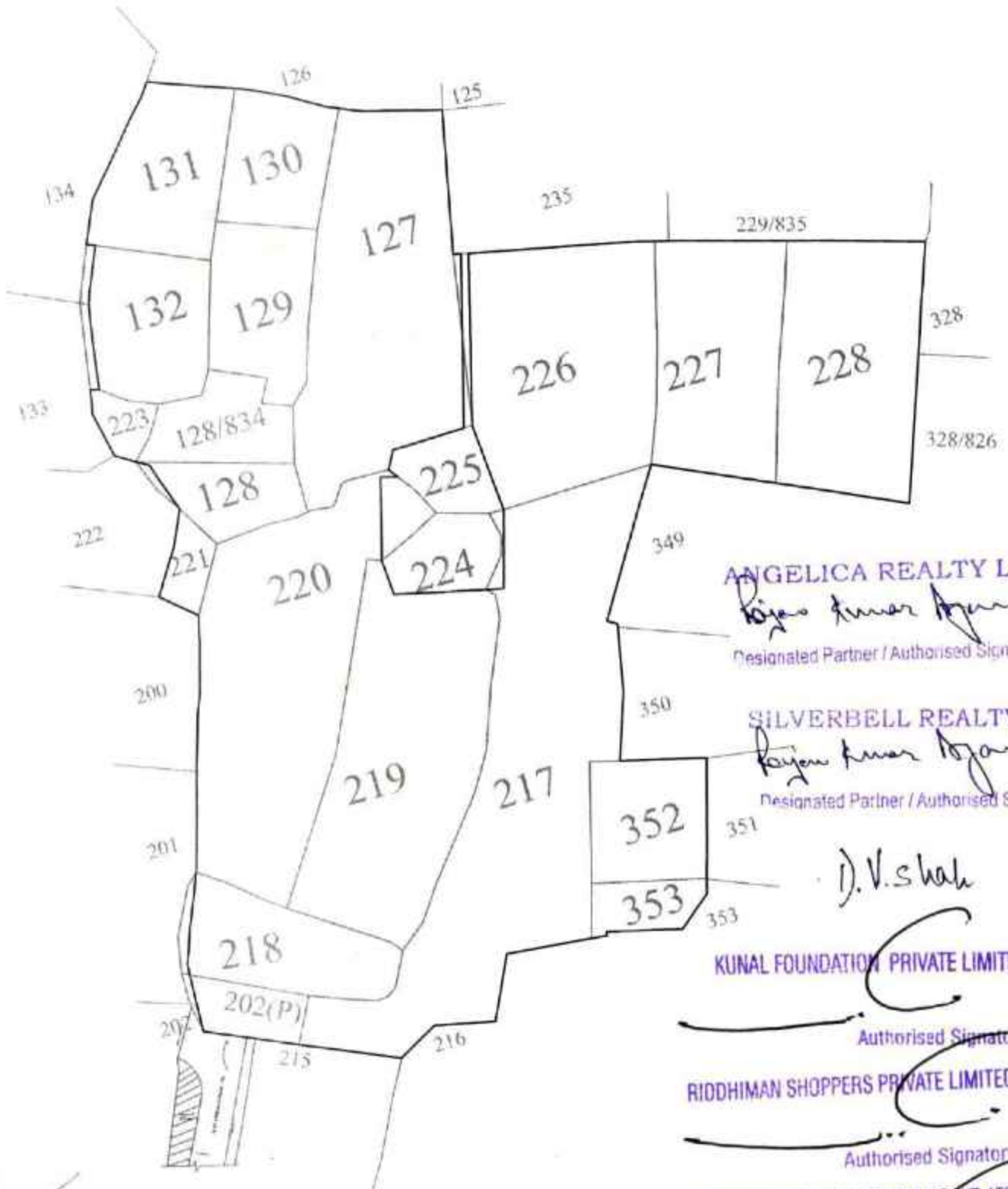
NB/2632/2018

Advocate High Court, Calcutta



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**PROJECT - ANUBHOOMI
PHASE-2, BARUIPUR**
SULTANPUR, MOUZA SULTANPUR, P.O.: MALLICKPUR, P.S.: BARUIPUR, SOUTH 24 PARGANAS-700145.



ANGELICA REALTY LLP
Rajen Kumar Agarwal
Designated Partner / Authorised Signatory

SILVERBELL REALTY LLP
Rajen Kumar Agarwal
Designated Partner / Authorised Signatory

D.V. Shah

KUNAL FOUNDATION PRIVATE LIMITED
[Signature]
Authorised Signatory

RIDDHIMAN SHOPPERS PRIVATE LIMITED
[Signature]
Authorised Signatory

STAR PROJECTS & INFRASTRUCTURE PVT. LTD.
[Signature]
Authorised Signatory / Director

SRIJAN STAR REALTY LLP
[Signature]
Designated Partner / Authorised Signatory

Mohu Singh

SIGNATURE OF E.B.A.





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Alipore, South 24 Parganas
16 JAN 2026



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAM NARIESH AGARWAL
Signature Ram Nariash



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name VIMAL KUMAR GOYAL
Signature Vimal Kumar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ALOK KUMAR SINGHANIA
Signature Alok Singhania



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name VATSAL S. SHAH
Signature Vatsal



District Sub Registrar-II
Alipore, South 24 Parganas
16 JAN 2026



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name DHRUV V SHAH
 Signature D.V. Shah



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RAJESH KUMAR AGARWAL
 Signature Rajesh Kumar Agarwal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature



District Sub Registrar-II
Alipore, South 24 Parganas
16 JAN 2026



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



192025260433877388

GRN Details

GRN:	192025260433877388	Payment Mode:	SBI Epay
GRN Date:	15/01/2026 17:14:28	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2373640251918	BRN Date:	15/01/2026 17:14:51
Gateway Ref ID:	933542467	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	150120262043387737	Payment Init. Date:	15/01/2026 17:14:28
Payment Status:	Successful	Payment Ref. No:	2000071351/4/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms SRIJAN STAR REALTY LLP
Address:	36/1 A, Elgin Road, City - Kolkata PO-L R Sarani PS-Bhawanipore, Dist-South 24 Parganas, Pin-700020
Mobile:	8582994314
Period From (dd/mm/yyyy):	15/01/2026
Period To (dd/mm/yyyy):	15/01/2026
Payment Ref ID:	2000071351/4/2026
Dept Ref ID/DRN:	2000071351/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000071351/4/2026	Property Registration- Stamp duty	0030-02-103-003-02	74970
2	2000071351/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	800
3	2000071351/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	76070

IN WORDS: SEVENTY SIX THOUSAND SEVENTY ONLY.

Major Information of the Deed

Deed No :	I-1602-00691/2026	Date of Registration	19/01/2026
Query No / Year	1602-2000071351/2026	Office where deed is registered	
Query Date	09/01/2026 12:48:28 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Das Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9051244764, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 38/-	Rs. 10,80,92,025/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 832/- (Article:E, E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 743332

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-127 (RS :-)	LR-2008	Bastu	Shali	25 Dec	1/-	37,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-128 (RS :-)	LR-1547	Bastu	Shali	7.626 Dec	1/-	11,43,900/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-128/834 (RS :-)	LR-1547	Bastu	Shali	10 Dec	1/-	15,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-129 (RS :-)	LR-2008	Bastu	Shali	8 Dec	1/-	12,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-130 (RS :-)	LR-2008	Bastu	Shali	6 Dec	1/-	9,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-131 (RS :-)	LR-2008	Bastu	Shali	16.185 Dec	1/-	24,27,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L7	LR-132 (RS :-)	LR-1547	Bastu	Shali	15.43 Dec	1/-	23,14,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,

L8	LR-223 (RS (-))	LR-2008	Bastu	Shali	1.5 Dec	1/-	3,93,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L9	LR-127 (RS (-))	LR-2395	Bastu	Shali	13 Dec	1/-	19,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L10	LR-128 (RS (-))	LR-2395	Bastu	Shali	1.66 Dec	1/-	2,49,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L11	LR-128 (RS (-))	LR-2598	Bastu	Shali	0.35 Dec	1/-	52,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L12	LR-131 (RS (-))	LR-2395	Bastu	Shali	1.41 Dec	1/-	2,11,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L13	LR-129 (RS (-))	LR-2395	Bastu	Shali	4 Dec	1/-	6,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L14	LR-130 (RS (-))	LR-2395	Bastu	Shali	3 Dec	1/-	4,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L15	LR-218 (RS (-))	LR-2395	Bastu	Shali	5 Dec	1/-	13,12,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L16	LR-221 (RS (-))	LR-2395	Bastu	Shali	1 Dec	1/-	2,62,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L17	LR-223 (RS (-))	LR-2395	Bastu	Shali	0.75 Dec	1/-	1,96,875/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L18	LR-352 (RS (-))	LR-1538	Bastu	Shali	2 Dec	1/-	5,25,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L19	LR-352 (RS (-))	LR-2395	Bastu	Shali	4.47 Dec	1/-	11,73,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L20	LR-202 (RS (-))	LR-2598	Bastu	Shali	0.53 Dec	1/-	1,39,125/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L21	LR-127 (RS (-))	LR-2007	Bastu	Shali	12.5 Dec	1/-	18,75,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,

L22	LR-129 (RS -)	LR-2007	Bastu	Shali	4 Dec	1/-	6,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L23	LR-130 (RS -)	LR-2007	Bastu	Shali	3 Dec	1/-	4,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L24	LR-223 (RS -)	LR-2007	Bastu	Shali	0.75 Dec	1/-	1,96,875/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L25	LR-353 (RS -)	LR-2007	Bastu	Shali	7 Dec	1/-	18,37,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L26	LR-202 (RS -)	LR-1537	Bastu	Shali	4 Dec	1/-	10,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L27	LR-217 (RS -)	LR-2383	Bastu	Shali	74 Dec	1/-	1,94,25,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L28	LR-218 (RS -)	LR-2383	Bastu	Shali	13.5 Dec	1/-	35,43,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L29	LR-221 (RS -)	LR-2383	Bastu	Shali	1 Dec	1/-	2,62,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L30	LR-220 (RS -)	LR-1537	Bastu	Shali	59.33 Dec	1/-	1,55,74,125/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L31	LR-221 (RS -)	LR-2383	Bastu	Shali	2 Dec	1/-	5,25,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L32	LR-219 (RS -)	LR-2471	Bastu	Shali	34 Dec	1/-	89,25,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L33	LR-219 (RS -)	LR-2472	Bastu	Shali	17 Dec	1/-	44,62,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L34	LR-226 (RS -)	LR-1730	Bastu	Shali	28.66 Dec	1/-	75,23,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L35	LR-227 (RS -)	LR-1730	Bastu	Shali	28 Dec	1/-	73,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,

L36	LR-228 (RS -)	LR-1730	Bastu	Shali	34 Dec	1/-	89,25,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.	
L37	LR-226 (RS -)	LR-1532	Bastu	Shali	14,34 Dec	1/-	37,64,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.	
L38	LR-352 (RS -)	LR-2475	Bastu	Shali	4 Dec	1/-	10,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.	
					TOTAL :		467.991Dec	38 /-	1080,92,025 /-
					Grand Total :		467.991Dec	38 /-	1080,92,025 /-




























Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Angelica Realty LLP . 36/1A, Elgin Road, City:- Kolkata, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX6 , PAN No.:: abxxxxx3m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Silverbell Realty LLP . 36/1A, Elgin Road, City:- Kolkata, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX6 , PAN No.:: adxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
3	Kunal Foundation Private Limited . Stephen House, 56E, Hemant Basu Sarani, 4th Floor, Room No 57ABC, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX9 , PAN No.:: aaaxxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
4	Riddhiman Shoppers Private Limited . 17, Shyama Prasad Mukherjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
5	Star Projects And Infrastructure Private Limited . 17, Shyama Prasad Mukherjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
6	Name Mr Ram Naresh Agarwal Son of Late Kishore Agarwal Executed by: Self, Date of Execution: 16/01/2026 , Admitted by: Self, Date of Admission: 19/01/2026 ,Place : Office	Photo  19/01/2026	Finger Print  Captured 19/01/2026	Signature  19/01/2026

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Srijan Star Realty LLP 36/1A, Elgin Road, City:- Kolkata, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr Rajeev Kumar Agarwal (Presentant) Son of Mr Chand Prasad Agarwal Date of Execution - 16/01/2026, , Admitted by: Self, Date of Admission: 16/01/2026, Place of Admission of Execution: Office</p> </td> <td>  Jan 16 2026 5:18PM </td> <td>  Captured LTI 16/01/2026 </td> <td>  16/01/2026 </td> </tr> </tbody> </table> <p>, 2A 34G, Shibkrishna Daw Lane, Phool Bagan, City:- Kolkata, P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: acxxxxx7g, Aadhaar No: 51xxxxxxxx1960 Status : Representative, Representative of : Angelica Realty LLP (as Authorised Signatory), Silverbell Realty LLP (as Designated Partner)</p>	Name	Photo	Finger Print	Signature	<p>Mr Rajeev Kumar Agarwal (Presentant) Son of Mr Chand Prasad Agarwal Date of Execution - 16/01/2026, , Admitted by: Self, Date of Admission: 16/01/2026, Place of Admission of Execution: Office</p>	 Jan 16 2026 5:18PM	 Captured LTI 16/01/2026	 16/01/2026
Name	Photo	Finger Print	Signature						
<p>Mr Rajeev Kumar Agarwal (Presentant) Son of Mr Chand Prasad Agarwal Date of Execution - 16/01/2026, , Admitted by: Self, Date of Admission: 16/01/2026, Place of Admission of Execution: Office</p>	 Jan 16 2026 5:18PM	 Captured LTI 16/01/2026	 16/01/2026						
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. 17, Shyama Prasad Mukherjee Road, City:- Kolkata, P.O:- Bhawwanipore, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Buddhist, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: afxxxxxx4j, Aadhaar No: 93xxxxxxxx2562 Status : Representative, Representative of : Srijan Star Realty LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Ishika Basu Daughter of Mr Kalyan Kumar Basu J/1, Sodepur Govt Housing Estate, City:- P.O:- Panihati, P.S:-Sodepur, District:- North 24-Parganas, West Bengal, India, PIN:- 700110		 Captured	
	16/01/2026	16/01/2026	16/01/2026

Identifier Of Mr Ram Naresh Agarwal, Mr Alope Kumar Singhania, Mr Vatsal S Shah, Mr Dhruv V Shah, Mr Rajeev Kumar Agarwal, Mr Vimal Kumar Goel, Mr Vimal Kumar Gool

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-25 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-1.66 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-0.35 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-1.41 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-4 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-3 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-5 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-1 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-0.75 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-2 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-4.47 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-7.626 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-0.53 Dec

Transfer of property for L21

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Naresh Agarwal	Srijan Star Realty LLP-12.5 Dec

Transfer of property for L22

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Naresh Agarwal	Srijan Star Realty LLP-4 Dec

Transfer of property for L23

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Naresh Agarwal	Srijan Star Realty LLP-3 Dec

Transfer of property for L24

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Naresh Agarwal	Srijan Star Realty LLP-0.75 Dec

Transfer of property for L25

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Naresh Agarwal	Srijan Star Realty LLP-7 Dec

Transfer of property for L26

Sl.No	From	To. with area (Name-Area)
1	Mr Alope Kumar Singhania	Srijan Star Realty LLP-4 Dec

Transfer of property for L27

Sl.No	From	To. with area (Name-Area)
1	Mr Alope Kumar Singhania	Srijan Star Realty LLP-74 Dec

Transfer of property for L28

Sl.No	From	To. with area (Name-Area)
1	Mr Alope Kumar Singhania	Srijan Star Realty LLP-13.5 Dec

Transfer of property for L29

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-10 Dec

Transfer of property for L30

Sl.No	From	To. with area (Name-Area)
1	Mr Aloke Kumar Singhania	Srijan Star Realty LLP-59.33 Dec

Transfer of property for L31

Sl.No	From	To. with area (Name-Area)
1	Mr Aloke Kumar Singhania	Srijan Star Realty LLP-2 Dec

Transfer of property for L32

Sl.No	From	To. with area (Name-Area)
1	Mr Vatsal S Shah	Srijan Star Realty LLP-34 Dec

Transfer of property for L33

Sl.No	From	To. with area (Name-Area)
1	Mr Dhruv V Shah	Srijan Star Realty LLP-17 Dec

Transfer of property for L34

Sl.No	From	To. with area (Name-Area)
1	Kunal Foundation Private Limited	Srijan Star Realty LLP-28.66 Dec

Transfer of property for L35

Sl.No	From	To. with area (Name-Area)
1	Kunal Foundation Private Limited	Srijan Star Realty LLP-28 Dec

Transfer of property for L36

Sl.No	From	To. with area (Name-Area)
1	Kunal Foundation Private Limited	Srijan Star Realty LLP-34 Dec

Transfer of property for L37

Sl.No	From	To. with area (Name-Area)
1	Riddhiman Shoppers Private Limited	Srijan Star Realty LLP-14.34 Dec

Transfer of property for L38

Sl.No	From	To. with area (Name-Area)
1	Star Projects And Infrastructure Private Limited	Srijan Star Realty LLP-4 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-8 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-6 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-16,185 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-15.43 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Angelica Realty LLP	Srijan Star Realty LLP-1.5 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Silverbell Realty LLP	Srijan Star Realty LLP-13 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 743332

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 127, LR Khatian No:- 2008	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:বিক্র . Classification:খসি, Area:0.25000000 Acre,	Angelica Realty LLP
L2	LR Plot No:- 128, LR Khatian No:- 1547	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:36/1A প্রাণিন গ্রাম কলি- 700020 . Classification:খসি, Area:0.08000000 Acre,	Angelica Realty LLP
L3	LR Plot No:- 128/834, LR Khatian No:- 1547	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:36/1A প্রাণিন গ্রাম কলি- 700020 . Classification:খসি, Area:0.10000000 Acre,	Angelica Realty LLP
L4	LR Plot No:- 129, LR Khatian No:- 2008	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:বিক্র . Classification:খসি, Area:0.08000000 Acre,	Angelica Realty LLP
L5	LR Plot No:- 130, LR Khatian No:- 2008	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:বিক্র . Classification:খসি, Area:0.06000000 Acre,	Angelica Realty LLP
L6	LR Plot No:- 131, LR Khatian No:- 2008	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:বিক্র . Classification:খসি, Area:0.13000000 Acre,	Angelica Realty LLP
L7	LR Plot No:- 132, LR Khatian No:- 1547	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:36/1A প্রাণিন গ্রাম কলি- 700020 . Classification:খসি, Area:0.15000000 Acre,	Angelica Realty LLP
L8	LR Plot No:- 223, LR Khatian No:- 2008	Owner:এংজেলিকা রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:বিক্র . Classification:খসি,	Angelica Realty LLP
L9	LR Plot No:- 127, LR Khatian No:- 2395	Owner:সিলভারবেল রিয়েলটি প্রা পি। Gurdian:প্রবাল ভিকরাজকা, Address:বিক্র . Classification:খসি, Area:0.13000000 Acre,	Silverbell Realty LLP

L10	LR Plot No:- 128, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.01000000 Acre,	Silverbell Realty LLP
L11	LR Plot No:- 128, LR Khatian No:- 2598	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि,	Silverbell Realty LLP
L12	LR Plot No:- 131, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.01000000 Acre,	Silverbell Realty LLP
L13	LR Plot No:- 129, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.04000000 Acre,	Silverbell Realty LLP
L14	LR Plot No:- 130, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.03000000 Acre,	Silverbell Realty LLP
L15	LR Plot No:- 218, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.05000000 Acre,	Silverbell Realty LLP
L16	LR Plot No:- 221, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.01000000 Acre,	Silverbell Realty LLP
L17	LR Plot No:- 223, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.01000000 Acre,	Silverbell Realty LLP
L18	LR Plot No:- 352, LR Khatian No:- 1538	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर-प्रकाश कुमार सिंहारकेल, Address:36/1a जलिल रोड कपि-20 Classification:शनि, Area:0.02000000 Acre,	Silverbell Realty LLP
L19	LR Plot No:- 352, LR Khatian No:- 2395	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि, Area:0.04000000 Acre,	Silverbell Realty LLP
L20	LR Plot No:- 202, LR Khatian No:- 2598	Owner:सिंहारकेल त्रिवेदिट एल एल पि, Gurdian:शटनर , Address:निक Classification:शनि,	Silverbell Realty LLP
L21	LR Plot No:- 127, LR Khatian No:- 2007	Owner:शम नरेश अणारकेल, Gurdian:शम सिंहार अणारकेल, Address:निक Classification:शनि, Area:0.12000000 Acre,	Mr Ram Naresh Agarwal
L22	LR Plot No:- 129, LR Khatian No:- 2007	Owner:शम नरेश अणारकेल, Gurdian:शम सिंहार अणारकेल, Address:निक Classification:शनि, Area:0.04000000 Acre,	Mr Ram Naresh Agarwal
L23	LR Plot No:- 130, LR Khatian No:- 2007	Owner:शम नरेश अणारकेल, Gurdian:शम सिंहार अणारकेल, Address:निक Classification:शनि, Area:0.03000000 Acre,	Mr Ram Naresh Agarwal

L24	LR Plot No:- 223, LR Khatian No:- 2007	Owner:राम नरेश आगरवाल, Gurdian:रम निशर आगरवाल, Address:निर . Classification:शरि, Area:0.02000000 Acre,	Mr Ram Naresh Agarwal
L25	LR Plot No:- 353, LR Khatian No:- 2007	Owner:रम नरेश आगरवाल, Gurdian:रम निशर आगरवाल, Address:निर . Classification:शरि, Area:0.29000000 Acre,	Mr Ram Naresh Agarwal
L26	LR Plot No:- 202, LR Khatian No:- 1537	Owner:अलक कुमर सिधानिया, Gurdian:अलक शर, Address:शरवार हरीशर, 35/1 अरमरु शरवार शरर, कशर-27, Classification:शरि, Area:0.04000000 Acre,	Mr Alope Kumar Singhania
L27	LR Plot No:- 217, LR Khatian No:- 2383	Owner:अलक कुमर सिधानिया, Gurdian:अलक शर सिधानिया, Address:निर . Classification:शरि, Area:0.74000000 Acre,	Mr Alope Kumar Singhania
L28	LR Plot No:- 218, LR Khatian No:- 2383	Owner:अलक कुमर सिधानिया, Gurdian:अलक शर सिधानिया, Address:निर . Classification:शरि, Area:0.13000000 Acre,	Mr Alope Kumar Singhania
L29	LR Plot No:- 221, LR Khatian No:- 2383	Owner:अलक कुमर सिधानिया, Gurdian:अलक शर सिधानिया, Address:निर . Classification:शरि, Area:0.02000000 Acre,	Mr Alope Kumar Singhania
L30	LR Plot No:- 220, LR Khatian No:- 1537	Owner:अलक कुमर सिधानिया, Gurdian:अलक शर शर, Address:शरवार हरीशर, 35/1 अरमरु शरवार शरर, कशर-27, Classification:शरि, Area:0.59000000 Acre,	Mr Alope Kumar Singhania
L31	LR Plot No:- 221, LR Khatian No:- 2383	Owner:अलक कुमर सिधानिया, Gurdian:अलक शर सिधानिया, Address:निर . Classification:शरि, Area:0.02000000 Acre,	Mr Alope Kumar Singhania
L32	LR Plot No:- 219, LR Khatian No:- 2471	Owner:वसरु शर शर, Gurdian:शरीकर शर, Address:निर . Classification:शरि, Area:0.34000000 Acre,	Mr Vatsal S Shah
L33	LR Plot No:- 219, LR Khatian No:- 2472	Owner:वसरु शर शर, Gurdian:वसरु शर शर, Address:निर . Classification:शरि, Area:0.17000000 Acre,	Mr Dhruv V Shah
L34	LR Plot No:- 226, LR Khatian No:- 1730	Owner:कुनल आरिडेशन प्राईवेट, Gurdian:निरिडेशन प्राईवेट, Address:56 इरमरु शर शररी शर शर कुनल-5772/निर/निर, कशर-700001, Classification:शरि, Area:0.29000000 Acre,	Kunal Foundation Private Limited
L35	LR Plot No:- 227, LR Khatian No:- 1730	Owner:कुनल आरिडेशन प्राईवेट, Gurdian:निरिडेशन प्राईवेट, Address:56 इरमरु शर शररी शर शर कुनल-5772/निर/निर, कशर-700001, Classification:शरि, Area:0.28000000 Acre,	Kunal Foundation Private Limited
L36	LR Plot No:- 228, LR Khatian No:- 1730	Owner:कुनल आरिडेशन प्राईवेट, Gurdian:निरिडेशन प्राईवेट, Address:56 इरमरु शर शररी शर शर कुनल-5772/निर/निर, कशर-700001, Classification:शरि, Area:0.34000000 Acre,	Kunal Foundation Private Limited

L37	LR Plot No:- 226, LR Khatian No:- 1532	Owner:रिद्धिमान शॉपर्स प्रा. लि., Gurdian:पंचेन प्रसाद निरंजनिका, Address:०५ पथका प्रसाद बुधली जेठो कसिकाता ५०००००, Classification:पनि, Area:0.14000000 Acre.	Riddhiman Shoppers Private Limited
L38	LR Plot No:- 352, LR Khatian No:- 2475	Owner:स्टार प्रोजेक्ट्स एंड इन्फ्रास्ट्रक्चर प्रा. लि., Gurdian:बिनल कुमार शोअन, Address:निळा, Classification:पनि, Area:0.04000000 Acre,	Star Projects And Infrastructure Private Limited

Endorsement For Deed Number : I - 160200691 / 2026

On 16-01-2026

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

Presented for registration at 13:44 hrs on 16-01-2026, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Rajeev Kumar Agarwal .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,60,92,025/-

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

Execution is admitted on 16/01/2026 by 1. Mr Aloke Kumar Singhania, Son of Late Keshar Deo Singhania, , Block B, Harbour Heights 2nd Floor, 35/1, Diamond Barbour Road, P.O: Alipore, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 2. Mr Vatsal S Shah, Son of Late Shashikant P Shah, , AA, Lala Lajpat Rai Sarani, Curcus Avenue, P.O: L R Sarani, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr Dhruv V Shah, Son of Mr Vatsal S Shah, , 4A, Lala Lajpat Rai Sarani, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Identified by Ishika Basu, , , Daughter of Mr Kalyan Kumar Basu, J/1, Sodepur Govt Housing Estate, P.O: Panihati, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

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

Execution is admitted on 16-01-2026 by Mr Rajeev Kumar Agarwal, Authorised Signatory, Angelica Realty LLP (LLP), , 36/1A, Elgin Road, City:- Kolkata, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Designated Partner, Silverbell Realty LLP (LLP), , 36/1A, Elgin Road, City:- Kolkata, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Ishika Basu, , , Daughter of Mr Kalyan Kumar Basu, J/1, Sodepur Govt Housing Estate, P.O: Panihati, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Execution is admitted on 16-01-2026 by Mr Vimal Kumar Goel, Authorised Signatory, Kunal Foundation Private Limited (Private Limited Company), . Stephen House, 56E, Hemant Basu Sarani, 4th Floor, Room No 57ABC, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Riddhiman Shoppers Private Limited (Private Limited Company), , 17, Shyama Prasad Mukherjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025; Director, Star Projects And Infrastructure Private Limited (Private Limited Company), 17, Shyama Prasad Mukherjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Ishika Basu, , , Daughter of Mr Kalyan Kumar Basu, J/1, Sodepur Govt Housing Estate, P.O: Panihati, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Execution is admitted on 16-01-2026 by Mr Vimal Kumar Goel, Designated Partner, Srijan Star Realty LLP (LLP), 36/1A, Elgin Road, City:- Kolkata, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Ishika Basu, , , Daughter of Mr Kalyan Kumar Basu, J/1, Sodepur Govt Housing Estate, P.O: Panihati, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 832.00/- (E = Rs 800.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 800/-, by POS = Rs 32/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2026 5:14PM with Govt. Ref. No: 192025260433877388 on 15-01-2026, Amount Rs: 800/-, Bank: SBI EPay (SBIEPay), Ref. No. 2373640251918 on 15-01-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 16/01/2026 6:11PM with Govt. Ref. No: 192025260435609096 on 16-01-2026, Amount Rs: 32/-, Bank: SBI, Ref. No. 16022000071351/01/2026 on 16-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 303236, Amount: Rs.100.00/-, Date of Purchase: 15/01/2026, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2026 5:14PM with Govt. Ref. No: 192025260433877388 on 15-01-2026, Amount Rs: 74,970/-, Bank: SBI EPay (SBIPay), Ref. No. 2373640251918 on 15-01-2026, Head of Account 0030-02-103-003-02

Suman Basu
Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-01-2026

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.

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

Execution is admitted on 19/01/2026 by Mr Ram Naresh Agarwal, Son of Late Kishore Agarwal, South City Galaxy, 2, Justice Chandra Madhab Road, Flat No: 5a, P.O: L R Sarani, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Identified by Ishika Basu, , Daughter of Mr Kalyan Kumar Basu, J/1, Sodepur Govt Housing Estate, P.O: Panihati, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Suman Basu
Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2026, Page from 59775 to 59858
being No 160200691 for the year 2026.



Digitally signed by SUMAN BASU
Date: 2026.01.19 17:36:00 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 19/01/2026

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.