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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheet attached to this document are the part of this Document



ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

4 FEB 2026

THIS DEVELOPMENT AGREEMENT AND RELATED POWER OF ATTORNEY IS EXECUTED ON THIS 4th Day of February, 2026

Mahesh Kumar Singhania

204400

Sold to: Uneaza Aui (Adv)
Address: 10, O.P.O. St. KOL
Rs: 20 NOV 2025
Date: 20 NOV 2025

SIPRA DEY
Licence 20 NOV 2025
Co. 2010
1, N. S. Road, Kolkata- 700 001

20 NOV 2025

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OF ASSURANCE-II, KOLKATA
24 FEB 2026

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- (1) **JIVEL INFRA NIRMAN LLP (PAN AATFJ9080G)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7859)** son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

- (2) **JIVEL NIWAS LLP (PAN AATFJ9042L)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7859)** son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

- (3) **JIVEL PROJECTS LLP (PAN AATFJ9079P)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7859)** son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

- (4) **JIVEL REALTY LLP (PAN AATFJ9043M)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL,

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represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7859)** son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

- (5) **KKRISHIV AWAS LLP (PAN ABBFK1345A)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI ABHISHEK ROONGTA (PAN AHZPR6983P) (AADHAR No. 2141 1578 5375)** son of Sri SUBHASH KUMAR ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.
- (6) **TVISHA AWAS LLP (PAN AAVFT4987A)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI ABHISHEK ROONGTA (PAN AHZPR6983P) (AADHAR No. 2141 1578 5375)** son of Sri SUBHASH KUMAR ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.
- (7) **SHREYANGSHI AWAS LLP (PAN AFDFS6116F)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI KAILASH ROONGTA (PAN ACIPR3837J) (AADHAR No. 2531 0419 6113)** son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.
- (8) **SHREYANGSHI BUILDERS LLP (PAN AFDFS7274J)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI KAILASH ROONGTA (PAN ACIPR3837J) (AADHAR No. 2531 0419 6113)** son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.

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- (9) **SRI SANTOSH K ROONGTAA** having **PAN ADDPR5812P** and **AADHAAR 9431-9737-5051**, Son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Professional.
- (10) **SRINATH SECURITIES PRIVATE LIMITED (PAN AAEC88222M) (CIN: U67190WB1995PTC071683)** a Private Limited Company, incorporated with the Companies Act, having its registered Office at 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its one of the Director **SRI SANTOSH K ROONGTAA** having **PAN ADDPR5812P** and **AADHAAR 9431-9737-5051**, Son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas
- (11) **SMT. PUNITA SINGHANIA** having **PAN AKUPS1006N** and **AADHAAR 9668 2711 5710**, Wife of Sri MAHESH KUMAR SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL, by faith - Hindu, by Nationality - Indian, by occupation - Business.
- (12) **M K SINGHANIA & SONS HUF** having **PAN AACHM5435P**, having its principal place of business at 20, Mandeville Garden, P.O. & P.S. - Ballygunge, Kolkata - 700019, represented by its Karta SRI MAHESH KUMAR SINGHANIA, having **PAN AMBPS8508E** and **AADHAAR 3047 7629 7859**, son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL, hereinafter jointly referred to as the **OWNERS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in so far as the LLP's are concerned their respective Partners; in respect of the Companies their successors or successors-in-office; in respect of HUF, the Karta and in respect of individuals their heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**,

AND

DAZZLE HOUSING & REALTY LLP, (LLPIN) (PAN:AAYFD2557M), a Limited Liability Partnership Incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O. PARK

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STREET KOLKATA-700016, WEST BENGAL, represented by its Partners (1)**SRI MAHESH KUMAR SINGHANIA, (PAN: AMBPS8508E) (AADHAR: 3047 7629 7859)** son of Late RAM GOPAL SINGHANIA, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 19, Dr. U.N. Brahmachari Street, Flat-18-19B, 18th & 19th Floor, Circus Avenue, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata -700017, West Bengal, (2) **SRI ABHISHEK ROONGTA (PAN AHZPR6983P) (AADHAR No. 2141 1578 5375)** son of Sri SUBHASH KUMAR ROONGTA, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL, (3) **SRI SAARTHAK SRIMAL (PAN- BLKPS8414G), AADHAAR NO. 249638293752**, Son of Rabindra Srimal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at PS Magnum, Flat-1B, Block-4, VIP Road, Kalkhali, Rajarhat, Kolkata - 700052, District - North 24 Parganas, hereinafter referred to as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners and such other person or persons who may be taken in or admitted for the benefit of the said partnership business their respective heirs executors administrators legal representatives and assigns] of the **OTHER PART**.

WHEREAS:-

- A.** By an Indenture dated 14th December, 2023 between one Sri Sidharth Saraff therein referred to as the Vendor of the One Part and the Owners herein therein referred to as the Purchasers of the Other Part registered in the Office of the District Sub-Registrar-III, North 24 Parganas recorded in Book No.1, Volume no.1525-2024, Pages 7798 to 7848, Being No. 152500309 for the year 2024, the Owners have purchased ALL THAT Bagan land measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land measuring an area of **17 Decimal**, more or less, as 10000 share out of 17 Decimal, comprising in **R.S. & L.R.**

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Dag No. 155 and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of **49 Decimal**, more or less, as 10000 share out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. 1288** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas more fully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **SAID LAND** and shown in the map or plan annexed hereto and coloured **Red** thereon.

- B. The Owners and the Developer are entering into this development agreement for the development of a residential and/or commercial and/or mixed use real estate building complex (hereinafter referred to as "the Complex") in various phases on the Said Land.
- C. The Developer/Owner may negotiate further purchase of land in contiguity with the Said land which when purchased will be added by the developer/owner along with the purchased land to form part of a common integrated development.
- D. The Owners and the Developer have negotiated and arrived at an agreement to develop the said land by raising modern multi use fully featured building complex having primarily residential

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with small provisions for commercial mercantile/multipurpose buildings or as may be decided by the developer.

E. The parties have mutually agreed and framed a Scheme for development as follows: -

- a) The Said lands have been acquired on ownership basis by the Owners.
- b) The Owners have handed over possession of the said land unto the Developers.
- c) The Owners shall be responsible for any litigation related to the title of the Owners to the said land and shall bear all costs associated in that respect up to the date of Completion of the Project.
- d) The entire project would be developed by the Developer at their own costs and expenses and shall be solely liable to do all acts deeds and things relating to planning of the project, preparation of the Building plans and obtaining all permissions and clearances and no objection certificates for construction and marketing of the project and construction of the building complex project and making the same fit for construction, habitation and marketing and providing insurance during the entire period of construction and warranty and defect liability for at least Five (5) year from the statutory completion certificate and the Owners shall be kept fully saved harmless and indemnified in respect thereof.
- e) The Developer shall always remain liable or responsible to comply with its obligations and/or commitments towards the Owners under this agreement, whatever method of development it may adopt in future.

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

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28 FEB 2006

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: -

DEVELOPER'S ADVOCATES - shall mean **ADVOCATE AVINANDAN CHATTAPADHYAY**, HIGH COURT OF CALCUTTA, 81, Bande Ali Pally Road, Bansdroni, Kolkata - 700 070 or any other advocate as appointed by developer from time to time.

ARCHITECT - shall mean **MR. ARCHAN MAJUMDAR** or any such person or persons who may be appointed by the Developers as the Architect for the Complex with consent of the Owners.

ASSOCIATION - shall mean any company incorporated under the Companies Act, 1956 or any Association or any Syndicate or a Committee or registered Society as may be formed by Developers for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developers not inconsistent with the provisions and covenants herein contained.

CAR PARKING SPACE - shall mean all the spaces in the portions at the basement or ground floor/ any level, whether open or covered, of the Complex expressed or intended to be reserved for parking of motor cars/scooters.

COMMON AREAS, FACILITIES AND AMENITIES - shall mean and include corridors, hallways, stairways, internal and external passages, passage-ways, pump house, overhead water tank, water pump and motor, drive-ways, common lavatories, Generator, transformer, Effluent Treatment Plant, Fire Fighting systems, rain water harvesting areas and other facilities in the Complex, which may be decided by the

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Developer in its absolute discretion and provided by the Developer, and required for establishment, location, enjoyment, provisions, maintenance and/or management of the Complex Provided That the Developer shall be liable to provide the minimum areas, installations and facilities as are included in the **SECOND SCHEDULE** hereunder written.

COMMON EXPENSES - shall mean and include all expenses for 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 **THIRD SCHEDULE** hereunder written 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 Unit 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 Complex as a whole in particular 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 Units exclusively and the Common Areas, Facilities and Amenities in common.

COMPLETION NOTICE - shall mean the possession notice as defined hereinafter.

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U. S. POST OFFICE

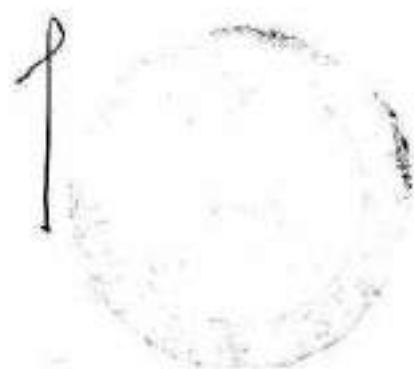
COMPLEX - shall mean the building Complex with open areas to be constructed, erected and completed by the Developer in accordance with the sanction Plan.

DEPOSITS/EXTRA CHARGES/TAXES (EDC) - shall mean the amounts specified in the **FOURTH SCHEDULE** hereunder to be deposited/paid by transferees of the units to the Developer and also payable by the Owner and Developer for unsold portions of their allocations in terms of clause 11.8 hereto.

DEVELOPER'S ALLOCATION - shall mean the **75% (seventy five percent)** of the total realization from sale of total constructed area of the complex to comprise in various flats, units, apartments, office blocks, show rooms, shop rooms and/or constructed spaces of the buildings to be constructed on the said land and 75% share of realization from covered car parking spaces and 100% share of realization from open car parking spaces more fully and particularly described in **Part I** of the **FIFTH SCHEDULE** hereunder written **TOGETHER WITH** the undivided proportionate impartible part or share in the said land attributable thereto **AND TOGETHER WITH** share in the same proportion in all Common Areas, Facilities and Amenities and in the signage space.

MAINTENANCE-IN-CHARGE - shall mean and include such agency or any outside agency to be appointed by the Developer for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

MARKETING - shall mean selling, with any space in the complex to any transferee for owning and occupying any flat, unit, apartment, office block, show room, shop room and/or constructed space by the Developer for self and/or on behalf of the Owners in terms hereof. The



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marketing costs which includes the advertisement and promotion costs of the project shall be shared by the Owners and the Developers as agreed and the share of the Owner is fixed at 6%+GST of the sale price of the Owners' Allocation or actual whichever is lower which the Owners shall pay to the Developer as a marketing cost (inclusive of advertisement and promotion costs of the project, brokerage, commission and all other costs and expenses on any account whatsoever relating to marketing or sale).

NEW BUILDINGS - shall mean the new buildings in the Complex to be constructed, erected and completed in accordance with the Plan on the said land.

OWNERS' ALLOCATION - shall mean **25% (twenty five percent)** of the total realization from sale of total constructed area to comprise of various flats, units, apartments, office blocks, show rooms, shop rooms and/or constructed spaces of the buildings to be constructed on the said land and 25% of share from total realization of covered parking spaces and no share from realization in the open parking spaces more fully and particularly described in **Part II** of the **FIFTH SCHEDULE** hereunder written **TOGETHER WITH** undivided proportionate share in impartible part or share in the said land attributable thereto **AND TOGETHER WITH** share in the same proportion in all Common Areas, Facilities and Amenities.

PLAN - shall mean the plan to be sanctioned by the sanctioning authority Together with all modifications and/or alterations thereto and/or revisions thereof from time to time made or to be made by the Developer and approved by the sanctioning authorities.

PROPORTIONATE OR PROPORTIONATELY - according to the context shall mean the proportion in which the built up area of any Unit or Units may bear to the built-up area of all the Units in the Complex

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ADDRESS OF ASSURANCE ASSOCIATE
4 FEB 2006

provided that where it refers to the share of the Owners in the complex, shall mean 25% and where it refers to the share of the Developer in the complex, shall mean 75%.

SAID LAND – shall mean All That the piece and parcel of Bagan land measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land measuring an area of **17 Decimal**, more or less, as 10000 share out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of **49 Decimal**, more or less, as 10000 share out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. 1288** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas more fully described more fully described in the **FIRST SCHEDULE** hereunder written.

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 Units/ spaces in the common areas of the commercial area, if any and the Complex and the exterior of the new buildings including the roofs, car parking area and the open areas of the new buildings as also the boundary walls of the Complex.

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TITLE DEEDS – shall mean the documents of title of the Owners in respect of the said Owners' Land mentioned in the **SEVENTH SCHEDULE** hereunder written and the documents of title of the Owners as available in respect of the said additional land or any part thereof included in the said Land.

TRANSFER – with its grammatical variations shall include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building 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 Unit in the Complex.

2. **INTERPRETATION:**

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.
- 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.

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RECEIVED

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- 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.
- v) 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.

3. **OWNERS' REPRESENTATIONS:** The Owners have represented to the Developer as follows: -

- a) The Owners are seized and possessed of and well and sufficiently entitled to the Owners' land. No person other than the Owners has any right, title and/or interest, of any nature whatsoever in the Owners' land or any part thereof.
- b) All the Owners of the Said Land collectively represent that they shall at all times during currency of the development work and till completion of the sale and handing over of the Project to the Association, completely cooperate with the Developer without raising any disputes either with the

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ADDITIONAL INFORMATION
ON ASSUMED NAME IN MESSAGE

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Developer or amongst themselves and in case of any issues/ disputes arising the Owners agree that the Developer will be entitled to decide on the basis of the majority view of the Owners.

- c) The Owners shall obtain and co-operate with the Developer in obtaining all certificates which may be required for the purpose of completing the registration of sale deeds or other deeds and /or for transferring the title for undivided share of the land attributable to the Units.
- d) Subject to what has been stated in this agreement, the Owners shall not do nor permit any one to do any act deed matter or thing which may affect the development, construction and marketability of the said complex or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the said land or the project.
- e) The said land or any part thereof is, so far as the Owners are aware of, not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners 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.
- f) No suit and/or any other proceedings and/or litigations of material effect are pending against the Owners or in respect of the said land or any part thereof.

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

h) 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 to the knowledge of the Owners.

i) The Owners would be able to deliver peaceful vacant possession thereof to the Developer within the agreed timeframe mentioned hereinafter.

4. **DEVELOPER'S REPRESENTATION:** The Developer has represented and warranted to the Owners that the Developer is carrying on business of construction and development of real estate and have sufficient infrastructure and expertise in this field and also financial capacity for the same.

5. **COMMENCEMENT:**

5.1 This Agreement commences and shall be deemed to have come in 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.

6. **STRUCTURING OF THE PROJECT:**

6.1 The Developers have satisfied themselves about the title in respect of the Said Land

6.2 The Developer shall develop the said land itself subject however the Owners complying with their obligations herein contained.

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- 6.3 The Developer shall endeavor to utilise the maximum permissible FAR available as per laws for the time being in force and try to obtain and consume the maximum constructed area permissible to be constructed at the said land and get the plans sanctioned accordingly.
- 6.4 The Developer 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 Building Plans and obtaining all permissions and clearances and no objection for construction and marketing of the Project (including Pollution, Fire, Airport Authority, BSNL Authority Promoter's Act etc.,) and (c) Construction of the Building Complex Project and making the same fit for construction and habitation and marketing and providing insurance during the entire period of construction and warranty and defect liability for at least Five (5) years from the statutory completion certificates.
- 6.5 The Developer shall appoint all engineers, staffs, contractors etc., at its own costs and risks without any obligations or liability upon the Owners in respect thereof
- 6.6 The specifications for construction shall be as per **SIXTH SCHEDULE** or as decided by the developer.
- 6.7 All sanctions, constructions, completion and delivery of the new building complex/project shall be done by the Developer upon due compliance of all laws and with good workmanship and good quality materials and at the sole risk and responsibility of the developers.
- 6.8 The Developer will construct the Building Complex in phases but in continuity.

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- 6.9 The Developer shall, subject to force majeure, submit the building plan on the said land for sanction within 180 (ONE HUNDRED EIGHTY) days with a grace period of 60 (Sixty) days thereof and obtain the sanction within 12 (Twelve) months from the date of such submission and shall construct and complete the Building Complex within 60 (Sixty) months from the date of sanction of the Building Plans with a grace period of 12 (Twelve) months thereof. In this case since the plan is already pre sanctioned the completion date shall be calculated from date of signing of this agreement.
- 6.10 All fees, costs, charges and expenses including professional fees and supervision charges in respect of the above obligations of the Developer shall be borne and paid by the Developer. Except obligation to contribute marketing costs in terms hereof, the owners shall not be liable for any costs and expenses in respect of the Project.

7. **EXCLUSIVE ENTRY FOR DEVELOPMENT:**

- 7.1 Simultaneously with the execution of this agreement, the Owners have granted development rights (de hors any exclusive right or interest in the said premises and further dehors any exclusive possession thereof), and in part performance hereof allowed the Developer exclusive and irrevocable right to enter the said land, to develop the same by constructing or causing to be constructed new buildings and /or facilities connected therewith to take all steps in terms of this agreement.

8. **STEPS FOR DEVELOPMENT OF THE SAID LAND:**

- 8.1 The Parties have mutually decided the scope of the Project, that is, the development of the said land by construction of the New Buildings thereon, and commercial exploitation of the New

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Buildings and/or the complex. The Developer has conceptualized the project to be majorly residential

- 8.2 In consideration of the Developer agreeing to construct and market the entire Housing Project and/or the complex, the Owners do hereby grant the Developer entry upon the said land with right of possession for the purpose of development. In case at any stage of development the parties decide to shift from the revenue sharing paradigm and adopt allocation of separately identified saleable areas in such case in consideration of the Developer agreeing to construct and complete the New Buildings and/or the Complex and deliver as per agreed specification any unsold and separately identified Owners' Allocations in terms hereof, the Owners agree to transfer their proportionate undivided share in the Owners' land attributable to the Developer's Allocation to the Developer or its nominee or nominees in such part or parts as the Developer may desire and hereby further grant the exclusive and absolute right to develop the said land.
- 8.3 By virtue of the rights hereby granted the Developer is authorised to build upon and exploit commercially the said land by: (1) constructing the New Buildings, (2) dealing with the spaces in the New Buildings with corresponding undivided proportionate share in the said land to the extent and on the terms and conditions hereinafter contained.
- 8.4 At the time of the execution of this agreement the Owners shall make over all the documents of title in respect of the Owners' land with the Developer-who will keep them under 'Escrow' till completion of Project. Inspections and productions shall be made available as per requirement of the Owner. Upon formation of Association/Society/Company of transferees and sale of all areas

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in the Building Complex, the title deeds shall be handed over to the Association/Society/Company against covenant of production.

- 8.5 All costs, charges and expenses required to be incurred or paid to the Panchayat/Municipal Corporation and/or any other Government authority for getting access to the said land from road and for connecting sewerage, drainage, water supply and other services to the said land with the Panchayat/Municipal Corporation or any other government authority, for making the said land suitable for development and for making any provision of any infrastructure in connection thereto, shall be paid by the Developer on demand being made by the Panchayat/Municipal Corporation or the concerned authorities. Further, it is made clear that any charges required to be paid for any drainage connection and water connection to the complex on completion of the project shall also be paid by the Developer.
- 8.6 The Owners shall apply for conversion of the said land and or any part or portion thereof and obtain conversion to homestead or 'Bahutal Abasan' land at the costs and expenses of the Owners.
- 8.7 The Developer shall at its own costs and expenses prepare the plans for the new buildings in the said project and shall have the same sanctioned by the Madhyamgram Municipality as the case may be or from the sanctioning authority for the time being at the cost and expenses of the Developer.
- 8.8 All other permissions, approvals, sanctions, no-objections and other statutory formalities for sanction of plan would be obtained by the Developer at its cost and expenses.

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- 8.9 The Owners shall, however, sign and execute all papers, documents, plans, declarations, affidavits and other documentations required for such sanction and construction as and when required by the Developer 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 Developer or its officers to act, do and perform all or any of the obligations of the Owners mentioned above.

9. **CONSTRUCTION AND COMMERCIAL EXPLOITATION OF NEW BUILDINGS:**

- 9.1 The Owners hereby authorise the Developer to appoint the named Architect and other consultants to complete the Project. All costs charges and expenses in this regard including professional fees and supervision charges shall be discharged and paid by the Developer and in this regard the Owners shall have no liability or responsibility.
- 9.2 The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners construct, erect and complete the New Buildings in pursuant to the final plans to be sanctioned by sanctioning authorities and as per the specifications mentioned in the **Seventh Schedule** hereunder. The decision of the Architects regarding measurement of area constructed and all aspects of construction including the quality of materials shall be final and binding on the Parties.
- 9.3 The Developer shall at its own costs install and erect in the New Buildings, the Common Areas, Installations and Facilities

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including pump, water storage tanks, overhead reservoirs, water and sewage connection and all other necessary amenities as per Schedule II and Schedule VI of this Agreement.

- 9.4 The Developer is hereby authorised 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 construction of the New Buildings but in no circumstances the Owners shall be responsible for the price/value, storage and quality or use of the building materials.
- 9.5 The Developer shall be authorized in the names of the Owners to apply for and obtain connections of water, electricity, drainage and sewerage.

10. **POWERS AND AUTHORITIES:**

- 10.1 To enable the Developer to specifically perform its obligations arising out of this Agreement and subject to the other terms and conditions of this agreement, the Owners hereby nominate, constitute and irrevocably appoint the Developer and persons nominated by the Developer namely **SRI SAARTHAK SRIMAL** Son of Rabindra Srimal 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.
 - a) To obtain permission or approval from the Planning Authorities and other authorities as may be required for the development and construction of the New Buildings in accordance with this Agreement and for that purpose to sign

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such applications, papers, writings, undertakings, appeals, etc., as may be required.

- b) To enter upon the said land with men and material as may be required for the purpose of development work and erect the New Buildings as per the Building Plans to be sanctioned.
- c) To appoint the named architect, contractors, sub-contractors consultants, and surveyors as may be required and to supervise the development and construction work of the New Buildings on the said land.
- d) To apply for modifications of the Building Plans from time to time as may be required.
- e) To apply for obtaining 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 construction of the New Buildings but in no circumstances the Owners shall be responsible for the price/value, storage and quality and use of the building materials.
- f) To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage and electricity for carrying out and completing the development of the said land.
- g) To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the New Buildings on the said land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owners in connection therewith.

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- h) After completion of the construction of the New Buildings or any Phase of the Building Complex, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the Planning Authorities or other concerned authorities.
- i) To enter into agreements for sale of the Units alongwith or without the corresponding undivided share in the said land, on such terms and conditions as the Developer may think fit and proper.
- j) To execute from time to time deeds of transfer of all kinds and mode in respect of Flats/Units/Constructed spaces comprised in the said premises or any part or portion of the Said Land alongwith or without the corresponding undivided share in the said land, to receive consideration, rents, and deposits there for and present the above documents for registration and admit the execution of such documents before the appropriate authorities.
- k) To appear and represent us before the Additional Registrar / Sub-Registrar, District Registrar, Additional District Sub-Registrar, Registrar of Assurances, Kolkata in connection with the sale and transfer of Flats/Units/Constructed spaces alongwith or without the corresponding undivided share in the said land in the Buildings constructed on the said premises.
- l) To accept any service of writ of summons or other legal process on behalf of and in the name of the Owners and to appear in any court or authority as the Developer deem appropriate and to commence, prosecute and/or defend any action or legal proceedings relating to development of the said

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land in any court or before any authority as the Developer may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of the Owners or in the name of the Developer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective. Provided always that this authority shall be available to and exercised by the Developer strictly only in cases where such litigation would touch or concern the development of the project on the said land without in anyway relating to or affecting the title of the said land.

- m) To mortgage the Developer's Allocation in the new buildings to be constructed thereon, in favour of any Bank by executing simple mortgage deed or creating English mortgage, to secure project finance required by the Developer and further to execute any further document or documents in furtherance of the above objective and further to acknowledge the debt and security in terms of Sections 18 and 19 of Limitation Act. Provided however the mortgage to be created by the Developer shall be limited to the Developer's Allocation and shall not extend to the allocation of the Owners and the loan so obtained shall only be utilised for this project and the Owners shall not be required to furnish any Guarantee for such loan and such loan /finances will be guaranteed by personal or Corporate Guarantee by the Developers to the lending Bank and/or any financial institution. In case owing to any loans or finances obtained by the Developer, the Owners suffer any losses or damages due to any non repayment, delay in

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repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of its obligations in respect of any such loan or liability whatsoever Developer shall indemnify and keep the Owner saved harmless indemnified in respect thereof.

n) To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Owners could do in person.

10.2 The Owners hereby ratify and confirm, and agree 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 Developer and persons nominated by the Developer in pursuance of the powers and authorities granted as aforesaid.

10.3 Notwithstanding grant of the aforesaid powers and authorities, the Owners shall grant to the Developer and/or its nominees a registered General Power of Attorney for the purpose of doing all acts required for the Project simultaneously on execution of this Agreement and the costs on account thereof shall be borne by the Developer.

10.4 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.

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- 10.5 While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the Owner in terms hereof, the Developer 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.

11. FINANCIALS:

- 11.1 All benefits under the Income Tax Act for borrowings for development would be available to the Developer and it would be entitled to claim all such benefits.
- 11.2 The Developers will be entitled to seek financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the Developer's Allocation being developed and construction work in progress/receivables to the extent pertaining to the Developer's Allocation without creating any charge on the land or the Owners' Allocation and such loan /finances will be guaranteed by personal or Corporate Guarantee by the Developers to the lending Bank and/or any financial institution. For this purpose, the Owners shall execute necessary documents through their delegated authority or General Power of Attorney in favour of the Developer and the Owners may join as consenting parties (if required by the funding institution) to accord its no objection to creation of charge by the Developer in favour of Banks or Financial Institutions or any other institution(s) for availing such loan facility. In this regard, the Developer shall indemnify the Owners against any claim arising out of such borrowings. In any event no charge shall be created on the Owners' Allocation and the Owners shall not be required to furnish any Guarantee for such loan. In case owing to any loans or finances obtained by the

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Developer, the Owners suffer any losses or damages due to any non repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of its obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owner saved harmless and indemnified in respect thereof.

11.3 It is expressly agreed and/or declared by the developers that the charge to be created in pursuance of clause 11.4 hereinabove shall not withstanding anything to the contrary or otherwise stipulated elsewhere in these agreement remain restricted only to the developers, an in no event the developers be entitled to create any charge and/ or lien and/ or encumbrance over and/ or in respect or in part or portion of the owners and no part or portion of the owners shall be utilized and/or appropriated and/or for/ towards repayment or otherwise of the aforesaid borrowings of / by the developers.

11.4 For the aforesaid purpose the owners shall sign and execute all necessary deeds, documents instruments as may be reasonably requested for by the developers and further will also execute powers and authorities in respect thereof in favour of the Developers and / or its nominee(s) to carry out execute and perform various acts, deeds and things in respect of the creation of the aforesaid mortgage including signing and executing all necessary deeds and documents without creating any charge on Owners in their Companies/entities by any Banks and/or financial institution.

11.5 It is unequivocally and unambiguously made clear understood and further the developer undertakes and covenants that neither any of the parties comprising/ constituting the owners nor any part or portion of the owners share shall in any manner be

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responsible and/ or liable and / or applied for repayment of such loan amount/ borrowings of the developers and/ or the interest accrued or due thereon and/ or for the due compliance and/or performance of any of the terms, conditions, obligations etc. relating/ pertaining to the same, and the developers shall indemnify and keep each of the parties comprising/ constituting the owners safe, harmless and indemnified from and against all costs, charges, demands, claims, actions suits and proceedings arising therefrom and/ or in respect thereof.

- 11.6 The Developers further confirms and undertakes that the funds received as aforesaid shall be appropriated and used by the developers solely and exclusively for the execution and implementation of the project and for no other purpose whatsoever and howsoever.
- 11.7 For the avoidance of any doubt it is further clarified that the above stated loan if any obtained by the developers and/or the terms and conditions attached to/ governing the same shall in no manner impede and/or prejudice and/or hamper and/or hinder the right of the owners to receive the owners share in terms of this agreement and the Developers undertakes and covenants to ensure that the aforesaid is strictly enforced and complied with.
- 11.8 All the transferees shall pay to or deposit with the Developer in escrow the Extras and Deposits (EDC) mentioned in the **Fourth Schedule** hereunder written for the Units to be acquired. If the parties decide to shift to the space sharing model at any stage of development , and in the event certain parts of Owner's allocation delivered to the Owners remain unsold on completion of the last phase of construction and/or finishing of the entire Complex and such extras and deposits shall be payable by the Owners as and when the Flats will be sold and if any flat remains unsold even

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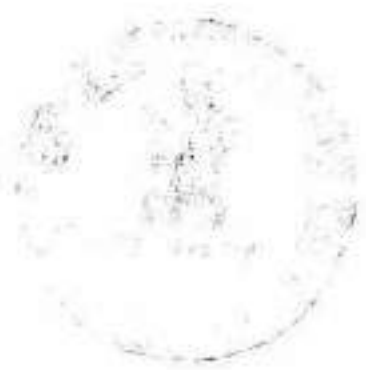
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after expiry of twelve months from the completion of the entire Complex, the Owners will pay EDC out of its own funds for the unsold flats and the same will also be applicable for developer's allocation except the following amounts:-

- (a) Stamp Duty and registration fee, legal charges.
- (b) GST on the Owners Allocation, which shall be paid by the Developer and recovered by the Developer to the extent allowable in law from the transferees of the Owners' Allocation and in case of separate allocation from the Owners in respect of the separately allocated and /or unsold Owners' Allocation, the liability of the Owners to reimburse shall be as soon as it becomes actually payable by the Developer.
- (c) Any other tax and imposition levied by the State Government, Central Government or any other authority in respect of total construction shall be exclusively paid by the Developer.
- (d) For this purpose, each phase/the entire Complex shall be deemed to be completed by the Developer on making the same habitable and issuance of the Completion certificate by the Municipal Authority.

11.9 The entire proceeds of the project/Complex would be shared by and between the parties in the ratio of 25% belonging to the Owners and 75% belonging to the Developer (hereinafter referred to as "the said ratio"). The marketing costs which includes the advertisement and promotion costs of the project shall be shared by the Owners and the Developers as agreed and the share of the Owner is fixed at 6%+GST of the sale price of the Owners' Allocation or actual whichever is lower which the Owners shall pay to the Developer as a marketing cost (inclusive of advertisement and promotion costs of the project, brokerage,

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commission and all other costs and expenses on any account whatsoever relating to marketing or sale). In connection with the sharing of realization the following is agreed: -

- (a) Except Parking charges, Extra Charges and Deposits (EDC) as mentioned in Fourth Schedule, all proceeds and receivables in gross on any account whatsoever arising from the sale or transfer or otherwise of any Transferable Areas (in short Realisation) by the parties jointly as above shall belong to the Owners in the said ratio 25% and to the Developer in the said ratio of 75%.
- (b) Open Parking Charges, Extras and Deposits (EDC) shall be realized solely by the Developer from the proposed buyers of the transferable areas and shall be deposited in a separate Account
- (c) The Owners will be at liberty to inspect the accounts in all respects mentioned herein for their satisfaction.
- (d) All Realization of whatsoever nature shall be deposited in a specified escrow bank account jointly opened by the parties (Special Account) and all customers will be required to be notified about mentioning of the bank account in the cheques and other instruments for making payments on any account relating to the project. There shall be standing instructions to the bank about transfer of the funds therein to the respective bank accounts of the Owners and the Developer in the said Ratio. The Developer hereto of the other part shall be bound and obliged to provide the owners party hereto of the one part, on a fortnightly basis, bank statements of the escrow account. The developer further undertakes and covenants not to utilize/apply/withdraw any part or

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portion of his share until fulfillment of any outstanding obligations of the developer in respect of the payment of the outgoings together with the interest and/or penalty thereon, if any.

12. **DEALING WITH SPACES IN THE NEW BUILDINGS:**

- 12.1 Until separate allocation in terms hereof all the spaces in the new buildings will be marketed by the Developer through a common marketing agency to be appointed by the Developer from time to time (collectively Marketing Format) and the marketing agents shall act on behalf of the owners and the Developer.
- 12.2 In marketing the said project, name and logo of only Developer will figure in all marketing materials with the same size as the names and logos of the Developer group.
- 12.3 The Developer in consultation with marketing agent shall determine the price for sale or disposal of the spaces in the new building/s to be constructed by the Developer on the said land keeping in view the economics and market response of the project. None shall sell or market any Transferable Areas below such price.
- 12.4 The parties in consultation with marketing agent shall periodically revise the rates for sale of various types of transferable areas and the same shall be adhered to.
- 12.5. In case the parties fail to reach a consensus regarding the selling price then in that event, the Owner shall have the sole discretion to notify (in writing) the Developer to mutually allocate those unsold areas which are the subject matter of disagreement, and on being so notified the parties shall immediately mutually allocate the concerned unsold areas separately amongst

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themselves on equitable basis 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 marketing expense shall not be applied to such allocated area..

- 12.6 Except as otherwise separately allocated within twelve months of completion of the last phase in its entirety and obtaining statutory Occupancy Certificate thereof, any unsold areas shall be divided between the Owners and the Developer in the said Ratio.
- 12.7 If the parties at any stage adopt the Space sharing model and in case of sale of any portion of the separate Owners' Allocation by the Owners, the Owners shall directly receive the payment from the buyers, make payment of brokerage and shall pay the Developer the proportionate share of the actual advertisement and promotion costs. The Transferees shall directly pay or deposit the extras and deposits mentioned in the **Fourth Schedule** hereunder written to the Developer provided that in case by then the Owners have paid the amounts in terms of clause 11, then the Owners shall receive the EDC from the Transferees.
- 12.8 The Developer and Owners shall execute and register with the appropriate registering authorities Deeds of Conveyance or other document for transferring and/or demising of any saleable space in the New Buildings as aforesaid unto and in favour of the intending purchasers/transferees and the cost for stamp duty and registration charges in respect thereof shall be borne by the intending purchasers/transferees as the case may be.

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12.9. The Owners shall also be liable for the actual proportionate common expenses in respect of any separately allocated unsold Units delivered to the Owners on completion of the entire complex in terms of this agreement provided the same is made fit for habitable use with effect from the date of receiving completion certificate.

12.10 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 New Buildings 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 Developer's Advocates and the parties hereby undertake to each other that neither of them shall deviate from the such restrictions stipulations, covenants, terms and conditions.

12.11 The Owners and the Developer agree to execute all such deeds and documents that may be required by their Purchasers of their respective allocation to enable them to obtain loan from Bank etc, without creating any liability or obligation upon them.

13. **MUNICIPAL TAXES AND OUTGOINGS:**

13.1 As from the date of execution hereof, the Developer shall pay the Rates in respect of the said land till such time the New Buildings 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 after completion of the entire complex in case the Developer is liable to pay any Rates in respect of unsold and unallocated portions of

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duly completed New Buildings, the Owners shall reimburse 25% of the same to the Developer.

14. **POST COMPLETION MAINTENANCE:**

- 14.1 On completion of each phase the Developer shall give a notice to the Owners informing thereabout. Before giving notice as aforesaid, the Developer shall obtain the statutory Occupancy Certificate from the concerned municipal authorities 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.
- 14.2 After completion of the last phase, 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 terms of this agreement and subject to the Developer having complied with its obligations regarding the construction and completion thereof 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 Developer would pay the same for the separately allocated and unsold areas forming part of the Developer's Allocation) and Rates in respect thereof irrespective of the fact whether actual physical possession was taken or not.
- 14.3 The Parties and/or their respective nominees/transferees shall punctually and regularly pay the maintenance charges, Rates for their respective allocations to the concerned authorities/Maintenance in charge in accordance with the terms and conditions hereof and in case any party is in default in payment of its liability, such party shall keep the other indemnified against all claims, actions, demands, costs, charges,

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expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by the other thereby.

14.4 Till handing over of the project to the Association the Developer shall be responsible for the management, maintenance and administration of the New Buildings 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 New Buildings.

14.5 The Developer or the Agency to be appointed shall manage and maintain the Common Portions and services of the New Buildings and shall collect the costs and service charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the New Buildings, 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 equipments and all other expenses incurred for common purpose.

15. **COMMON RESTRICTIONS:**

15.1 The Complex shall be subject to the restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the New Buildings.

15.2 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 order and good condition any Common Portions and/or for any purpose of similar nature, all occupants of the New Buildings shall permit the agency to be appointed, with or without

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workmen, at all reasonable time, to enter into and upon the concerned space and every part thereof.

- 15.3 It is agreed between the parties that the Developer shall in consultation with the Owners frame a scheme for the management and administration of the New Buildings and all the occupiers of the building shall perpetually in succession abide by all the rules and regulations to be framed in connection with the management of the affairs of the New Buildings.

16. **OBLIGATIONS OF THE DEVELOPER:**

- 16.1 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.
- 16.2 The Developer shall be responsible for planning, designing development and construction of the New Buildings with the help of professional bodies, contractors, etc.
- 16.3 The Developer has assured the Owners that they shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default.
- 16.4 The Developer shall construct the New Buildings at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Municipality and other authorities concerned as also to all the labourers, staff and employees engaged by it and all Transferees and shall alone be liable for any loss or for any claim arising from such construction 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 Developer.

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- 16.5 All tax liabilities in relation to the construction including GST, works contract tax and other dues shall be paid by the Developer subject to the condition that all statutory levies and taxes applicable for sale of the Owners' Allocation to the buyers thereof shall be entirely on account of the Owners.
- 16.6 The costs of marketing and publicity/advertisement campaigns shall be shared and borne by the parties in as agreed herein but the marketing strategy, budget, selection of publicity material, media etc. shall be decided by the Developer.
- 16.7 The Developer hereby agrees and covenants with Owners not to 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 Developer shall until completion of the Complex be under the control and management of its present constituents and of no one else.
- 16.8 The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the laws and rules applicable to construction of the New Buildings.
17. **OBLIGATIONS OF OWNERS:** During the subsistence of this agreement:
- 17.1 The Owners undertake to fully co-operate wherever necessary with the Developer for any requirement of the Developer for obtaining all permissions required for development of the said Land.
- 17.2 The Owners undertake to act in good faith towards the Developer so that the Project can be successfully completed.

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- 17.3 The Owners shall provide the Developer with all available documentation and information relating to the said land as may be required by the Developers from time to time.
- 17.4 The Owners shall not do any act, deed or thing whereby the Developer may be prevented from discharging their functions under this Agreement.
- 17.5 The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings.
- 17.6 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer is prevented from developing, constructing, completing, selling, assigning and/or disposing of any part or portion of the constructed area or saleable area in the manner and to the extent mentioned in this agreement.
- 17.7 During the subsistence of this agreement the Owners shall not sell, convey, sub-let, transfer, assign or charge, or give any authority in relation to, the said Land or any part thereof, or grant any rights or easements over the said Land or any part thereof, to any other person or enter into any covenants affecting the said Land or part thereof, with any other person without the prior written consent of the Developer. The restriction in this clause shall not affect the transfer of the Owners' Allocation or any part thereof in any manner.
- 17.8 Except with the prior permission from the Owner in writing, the persons now in control and management of the constituents of the Developer shall not part with their controlling interest except within promoter group of the constituents.

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- 17.9 The Owners hereby agree to modify this Joint Development Agreement as and when required by the Developer for a smooth development of the said Land, and to allow the Developer to carry out its obligations in terms of this Joint Development Agreement without any objection.

18. **INDEMNITY:**

- 18.1 The Developer shall indemnify and keep the Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the New Buildings including any act of neglect or default of the Developer'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 Developer or any attorney appointed under the powers of attorney to be granted by the Owner in pursuance hereof.

19. **MISCELLANEOUS:**

- 19.1 The agreement entered into by and between the parties herein is and shall be on principal to principal basis.
- 19.2 The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 19.3 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.
- 19.4 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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- 19.5 If the Developer 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 Developer to do that including being present before the registering authorities as and when required by the Developer.
- 19.6 It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been 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 authorisation as may be required by the Developers for the purpose and the Owners 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.
- 19.7 The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 19.8 The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer 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 Developer's Allocation. Similarly, the Developer shall not be liable



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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 Developer indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owners' Allocations.

19.9 The name of the project shall be decided by the Developer.

20. **DEFAULTS:**

20.1 The following shall be the events of default: -

- a) If the Developer complies with its obligations hereunder and the Owners fail to comply with any other obligation contained herein.
- b) If the Developer fails to apply for and obtain the sanctioned plans or to construct, erect and complete the complex or deliver the Owner's Allocation within the time and in the manner contained herein.
- c) If the Developer fails to perform its other obligations in the manner or within the time stipulated herein.

20.2 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.

20.3 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.

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20.4 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 final notice on the defaulting party.

20.4.1 On expiry of the said period of notice, if the defaulting party are the Owners, then the Developer shall be entitled to take over the responsibility of the defaulted item or items upon itself on behalf of the Owners 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.

20.5 However in case of default on the part of the Developers in its obligation pertaining to construction and completion of the Building complex or any part thereof, then for such default the developers shall suffer a penalty which shall be a liquidated sum of Rs. 1 (One) Lac per month for the period of delay. Furthermore, all obligations and liabilities on any account whatsoever towards any Transferee shall be for and to the account of and borne and paid by the Developer alone.

21. **FORCE MAJEURE:**

21.1 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,

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ADDITIONAL REGISTRAR
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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.

21.2 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 21.3 hereto. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Indenture for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

21.3 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 and 7 (Seven) days thereafter.

21.4 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 endeavors to

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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.

22. 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.

23. AMENDMENT/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.

24. NOTICE:

- 24.1 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 E-mail 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 Developer are concerned the notice should only be given to:

In case of the Owners:

- a) Mr. Mahesh Singhanian,
22A, Loudon Street,
Kolkata -700016;
Mobile:9830051811,
Email: mksinghanian68@gmail.com
- b) Mr. Abhishek Roongta

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25, R. N. Mukherjee Road,
 Suite F, 4th Floor,
 Kolkata- 700 001,
 Mobile: 9830096743
 Email: abhishek8984@gmail.com

- c) Mr. Santosh K Roongta,
 AD-29 Sector-1, Saltlake,
 Kolkata 700064,
 Mobile: 9830933416
 Email: santosh_roongta@rediffmail.com

In case of the Developer:

Mr. Saarthak Srimal
 PS Magnum, Flat-1B,
 Block-4, VIP Road,
 Kaikhali, Rajarhat,
 Kolkata – 700052
 Mobile: 9831828335
 Email: saarthaksrimal@gmail.com

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

24.2.1 If delivered personally, at the time of delivery and duly receipted.

24.2.2 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.

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

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ADDITIONAL REGISTRAR
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25. **SPECIFIC PERFORMANCE:**

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.

26. **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, construction, performance, breach or enforceability of this Agreement (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors 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 thereunder. The arbitration shall be conducted in English and venue shall be Kolkata only.

27. **JURISDICTION:**

Only the Courts within the Ordinary Original Civil Jurisdiction of the Calcutta High Court shall have the Jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith.

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ADDITIONAL REGISTRAR
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POWER OF ATTORNEY
RELATED WITH DEVELOPMENT AGREEMENT AS MENTIONED
HEREIN ABOVE

- (1) **JIVEL INFRA NIRMAN LLP (PAN AATFJ9080G)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7859) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

- (2) **JIVEL NIWAS LLP (PAN AATFJ9042L)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7859) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

- (3) **JIVEL PROJECTS LLP (PAN AATFJ9079P)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7859) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

- (4) **JIVEL REALTY LLP (PAN AATFJ9043M)** a Limited Liability Partnership Firm incorporated under the Limited Liability

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Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O. PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner SRI MAHESH KUMAR SINGHANIA (PAN AMBPS8508E) (AADHAR No. 3047 7629 7839) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA -700017, WEST BENGAL.

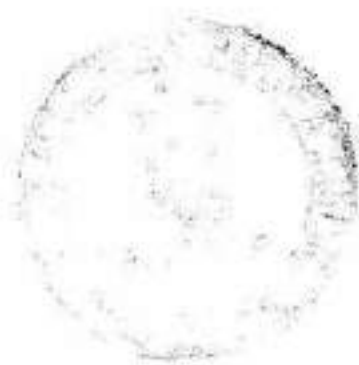
- (5) **KKRISHIV AWAS LLP (PAN ABBFK1345A)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner SRI ABHISHEK ROONGTA (PAN AHZPR6983P) (AADHAR No. 2141 1578 5375) son of Sri SUBHASH KUMAR ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.

- (6) **TVISHA AWAS LLP (PAN AAVFT4987A)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner SRI ABHISHEK ROONGTA (PAN AHZPR6983P) (AADHAR No. 2141 1578 5375) son of Sri SUBHASH KUMAR ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.

- (7) **SHREYANGSHI AWAS LLP (PAN AFDFS6116F)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner SRI KAILASH ROONGTA (PAN ACIPR3837J) (AADHAR No. 2531 0419 6113) son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.

- (8) **SHREYANGSHI BUILDERS LLP (PAN AFDFS7274J)** a Limited Liability Partnership Firm incorporated under the Limited Liability

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Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner SRI KAILASH ROONGTA (PAN ACIPR3837J) (AADHAR No. 2531 0419 6113) son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector 1, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, WEST BENGAL.

- (9) **SRI SANTOSH K ROONGTAA** having **PAN ADDPR5812P** and **AADHAAR 9431-9737-5051**, Son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector 1, P.O. - Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Professional.

- (10) **SRINATH SECURITIES PRIVATE LIMITED (PAN AECS8222M) (CIN: U67190WB1995PTC071683)** a Private Limited Company, incorporated with the Companies Act, having its registered Office at 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its one of the Director **SRI SANTOSH K ROONGTAA** having **PAN ADDPR5812P** and **AADHAAR 9431-9737-5051**, Son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector 1, P.O. - Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas

- (11) **SMT. PUNITA SINGHANIA** having **PAN AKUPS1006N** and **AADHAAR 9668 2711 5710**, Wife of Sri MAHESH KUMAR SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18th & 19th FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL, by faith - Hindu, by Nationality - Indian, by occupation - Business.

- (12) **M K SINGHANIA & SONS HUF** having **PAN AACHM5435P**, having its principal place of business at 20, Mandeville Garden, P.O. & P.S. - Ballygunge, Kolkata - 700019, represented by its Karta **SRI MAHESH KUMAR SINGHANIA**, having **PAN AMBPS8508E** and **AADHAAR 3047 7629 7859**, son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18th & 19th FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL. (hereinafter jointly referred to as the **PRINCIPALS**)

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ADDITIONAL REVISION
OF ASSURANCE PROGRAM
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(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in so far as the LLP's are concerned their respective Partners; in respect of the Companies their successors or successors-in-office; in respect of HUF, the Karta and in respect of individuals their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**,

AND

DAZZLE HOUSING & REALTY LLP, (LLPIN) (**PAN: AAYFD2557M**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 22A, Loudon Street, Asim Shova, 3rd Floor, Flat No. 3S, P.S. Park Street, P.O Park Street Kolkata-700016, West Bengal, represented by **SRI SAARTHAK SRIMAL (PAN- BLKPS8414G), AADHAAR NO. 249638293752**, Son of Rabindra Simal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at PS Magnum, Flat-1B, Block-4, VIP Road, Kaikhali, Rajarhat, Kolkata - 700052, District - North 24 Parganas, hereinafter referred to as the **ATTORNEY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners and such other person or persons who may be taken in or admitted for the benefit of the said partnership business their respective heirs executors administrators legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Principal is the Owner of ALL THAT the Bagan land measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land measuring an area of **17 Decimal**, more or less, as 10000 share out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of **49 Decimal**, more or less, as 10000 share out of

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 FEB 2025

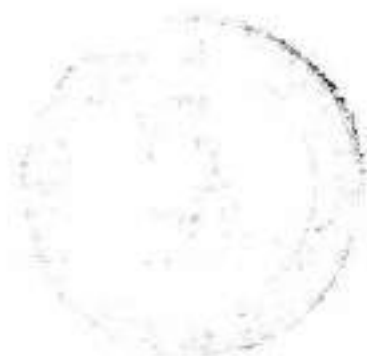
49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. 1288** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas more fully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **SAID LAND**.

AND WHEREAS for the purpose of development the Principal is now desirous of nominating, appointing and constituting **DAZZLE HOUSING & REALTY LLP**, the Developer represented by its nominee as its lawful Attorney namely **Sri Saarthak Srimal**, (**PAN-BLKPS8414G**) (**AADHAAR NO. 249638293752**) Son of Rabindra Srimal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at PS Magnum, Flat-1B, Block-4, VIP Road, Kaikhali, Rajarhat, Kolkata - 700052, District - North 24 Parganas referred to as the **"ATTORNEY"** to act, do and perform 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 Attorney 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.

1. To prepare, submit correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters,

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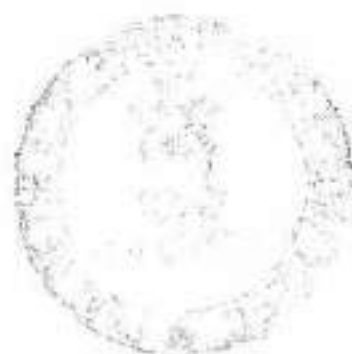


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authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments like Kolkata Metropolitan Development Authority ("KMDA"), Madhyamgram Municipality, Competent Authority for supply of Ground Water, West Bengal State Electricity Distribution Company 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
 - c) Demolition of any superstructure(s) on the Said Property
 - d) Proposed constructions (s) of New Building (s)
 - e) Additions, revisions and alterations renewals, regularization to the proposed New Buildings.:
 - f) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity
2. To apply for and obtain sanction of the building plan in respect of the Said Property and to further apply for and obtain any

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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 building material that may be required, for and on behalf of the owners/principals for construction of the New Building 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 Kolkata Municipal Corporation 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 and erect the new buildings as per the building plans to be sanctioned
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the Madhyamgram Municipality, 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 Madhyamgram Municipality, 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

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ADDITIONAL REGISTRAR
OF ASSURANCE - CALCUTTA
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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 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 Kolkata Municipal Corporation 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

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 FEB 2026

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 construction 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 way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage and/ or Registered Mortgage. Further the Developer 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 Developer may execute any document or documents in furtherance of the above objective. Notwithstanding the same, the Developer 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.
15. To insure the New Buildings 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 Developer 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 proposed constructed areas in the proposed New Buildings.
17. To ask for, receive and recover from all the Purchasers/Lessees and Transferees of Flats/Units and Apartments 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 construction 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 therefor.
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 Real Estate (Regulation & Development) Act, 2016 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

P



24 FEB 2026

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.

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 in respect of the Developer's Allocation.
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.
27. **AND THE PRINCIPALS** hereby ratify and confirm and agree to ratify and confirm all and whatsoever the ATTORNEY may do or cause to be done or purport to do by virtue of the Power hereby granted in connection with the development of the said Lands.
28. **AND WE HEREBY CLARIFY AND DECLARE** that all costs, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by the Attorney in or about the exercise of any of the powers, authorities and/or discretions herein contained, shall be borne, paid and discharged by the Attorney alone, and we shall not be responsible for the same.
29. **AND** the Attorney or any person acting through the Attorney doth hereby agree to indemnify us and keep us and our partners, representatives, employees and agents harmless against all direct

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ADDITIONAL REGISTRAR
OF ASSURANCE & INSURANCE
24 FEB 2026

and/or indirect costs, charges and expenses, losses, or damages which we may suffer or incur as a consequence of misuse of this Specific Power of Attorney by the Attorney.

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 the Development Agreement.

This Power of Attorney shall remain valid till the completion of the Complex on the Said Property and transfer of constructed 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.

THE FIRST SCHEDULE ABOVE REFERRED TO::

ALL THAT Bagan land measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land measuring an area of **17 Decimal**, more or less, as 10000 share out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of **49 Decimal**, more or less, as 10000 share out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian Nos. 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928** lying

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
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and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas as delineated in the map or plan annexed hereto and bordered in colour Red.

THE SECOND SCHEDULE ABOVE REFERRED TO:

COMMON AREAS, FACILITIES AND AMENITIES

1. Swimming pool.
2. Air conditioned community hall.
3. Gym.
4. Games room with pool table, table tennis and other board games.
5. Reading Room.
6. Children play zone.
7. Indoor toddler's zone.
8. Central landscaped garden.
9. Common roof.
10. Filtered water supply.
11. Round the clock security.
12. Elevators in all blocks.
13. Generator facility at extra cost
14. Cable TV wiring.
15. CC TV
16. Club
17. Fire Prevention Facilities

All above mentioned facilities are tentative and shall be subject to final F.A.R/approval received from authorities

THE THIRD SCHEDULE ABOVE REFERRED TO:

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.

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LIBRARY

24 FEB 2006

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 tidy 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 and 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.
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 Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming parts of the complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex

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ADDITIONAL REGISTRAR
OF ASSURANCE-KOLKATA
24 FEB 2026

and providing such additional apparatus as the builder may think fit.

11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. 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 Unit of any individual owner of any Unit.
14. 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 Unit of any individual owner of any Unit.
15. Generally managing and administering the development and protecting the amenities in the new building 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 Units.
16. 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.
17. 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 thereunder relating to

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2400 200

the building excepting those which are the responsibility of the owner/occupier of any flat/flats.

18. Insurance of fire fighting appliances and other equipments 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 carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. 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.
21. In such time to be fixed annually as shall be estimated by the Holding Organisation (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.
22. 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 Organisation for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organisation.
23. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.
24. Any other expense for common purpose.

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ADDITIONAL LIBRARY
OF ASSOCIATE COLLEGE

24 FEB 2025

THE FOURTH SCHEDULE ABOVE REFERRED TO:

DEPOSITS/EXTRA CHARGES/TAXES

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions including Club Facilities etc.
- **Upgradation of fixtures and fittings:** improved specifications of construction of the said complex over and above the Specifications described.
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- **Diesel Generator Charges.**
- **Cancellation & Nomination**
- **Legal Charges**
- **Taxes:** deposits towards Municipal rates and taxes, etc.
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/Holding Organization**
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Internal Layout Change:** any internal change made in the layout of the Owner's Allocation and/or upgradation of fixtures and fittings.
- **Gas Bank Charges**
- **Club Charges including Membership**
- **All Deposits (Sinking Fund, Maintenance Deposit, Corpus Deposit (if any)**

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 FEB 2025

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Part - I

(Developers' Allocation)

75% (Seventy Five percent) of the total realization from sale of total constructed area of the complex to comprise in various flats, units, apartments, office blocks, show rooms, shop rooms and/or constructed spaces of the buildings to be constructed on the Said land with 75% share of covered car parking space and **100%** share of open car parking space **TOGETHER WITH** undivided proportionate impartible share in the said land attributable thereto **AND TOGETHER WITH** share in the same proportion in all Common Areas, Facilities and Amenities.

Part - II

(Owners' Allocation)

25% (Twenty Five percent) of the total realization from sale of total constructed area to comprise of various flats, units, apartments, office blocks, show rooms, shop rooms and/or constructed spaces of the buildings to be constructed on the said land with 25% share of covered car parking space and no share in open car parking space **TOGETHER WITH** undivided proportionate impartible share in the said land attributable thereto **AND TOGETHER WITH** share in the same proportion in all Common Areas, Facilities and Amenities.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

FLOORING - Vitrified tiles in drawing, dining

BEDROOMS - Ceramic tiles.

TOILETS AND KITCHEN - Ceramic tiles

GROUND FLOOR LOBBY - Marble/vitrified tiles

STAIRCASE - Kota stone

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24 FEB 1925

DOORS - Decorative main door, others wooden framed enamel painted flush doors.

WINDOWS - Aluminium sliding windows with clear glass and grills.

BATHROOM FITTINGS- Ceramic tiles upto door height. Sanitary wares and cp fittings of reputed make. Hot and cold water supply.

KITCHEN - Granite top counters with stainless steel sink. Ceramic tiles upto 2 feet above kitchen platform.

ELECTRICAL - Concealed copper wiring. Semi modular switches of reputed brands.

WALLS - Plaster of paris finish.

LIFTS - Automatic Lifts.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

TITLE DEEDS OF THE OWNERS

Sl. No.	Deed No.	Registration Office	Owner as per Deed
1	01274/ 1984	S.R.O. Barasat	Sri Madan Mohan Saraff
2	01275/ 1984	S.R.O. Barasat	Smt. Mita Saraff
3	02270/ 1984	S.R.O. Barasat	Miss. Charisma Saraff
4	02271/ 1984	A.D.S.R.O. Barasat	Miss. Chandrima Saraff

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ADDITIONAL, RE-ENTRANCE
OF ASSURANCE, FOLKLORE
24 FEB 2025

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 **OWNERS** at Kolkata in the
presence of :

For JIVEL INFRA NIRMAN LLP,
JIVEL NIWAS LLP,
JIVEL PROJECTS LLP,
JIVEL REALTY LLP
M K SINGHANIA & SONS HUF

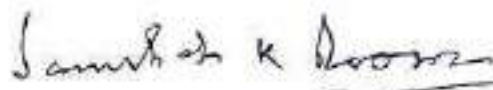

(MAHESH KUMAR SINGHANIA)

For KKRISHIV AWAS LLP,
TVISHA AWAS LLP,

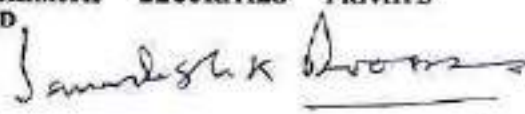

(ABHISHEK ROONGTA)

For SHREYANGSHI AWAS LLP
SHREYANGSHI BUILDERS LLP


(RAILASH ROONGTA)


(SANTOSH K ROONGTAA)

For SRINATH SECURITIES PRIVATE
LIMITED


(SANTOSH K ROONGTA)

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

4 FEB 2026

P. Singhania
(PUNEYA SINGHANIA)

SIGNED, SEALED AND DELIVERY

by the said **DEVELOPER** at Kolkata
in the presence of :

For DAZZLE HOUSING & REALTY
LLP

Partner/ Authorised Signatory

Witnesses to the above executants:

1. Anirandam Chattopadhyay
81, Bande Ali Pally Road
Bansdroni, Kolkata - 700070
Advocate

For DAZZLE HOUSING & REALTY LLP

Puneysinghania
Partner

2. Anirjit Naskar
s/o Kamal Naskar
High Court Calcutta
Kolkata - 700001

For DAZZLE HOUSING & REALTY LLP

Anirjit Naskar
Partner

Drafted by me

(As per instruction and the
documents made available
to me by the parties herein)

Anirandam Chattopadhyay

Advocate

High Court of Calcutta
Kolkata- 700070
WB/2053/2010

For DAZZLE HOUSING & REALTY LLP

Saimita

Partner

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24 FEB 2005



30' WIDE DIGBERIA ROAD

12'-0" WIDE MUNICIPAL ROAD

LAND IN R.S. & L.R. DAG NOS. 99, 155, 157, 158 & 159, UNDER L.R. KHATIAN NO. 1288, AT MOUZA - DIGBERIA, J.L. NO. 74, RE. SU. NO. 28, P.S. - BARASAT NOW MADHYAMGRAM, UNDER MADHYAMGRAM MUNICIPALITY, WARD NO. 2, HOLDING NO. 203, DIGBERIA ROAD, KOLKATA 700128, DISTRICT - NORTH 24 PARGANAS.

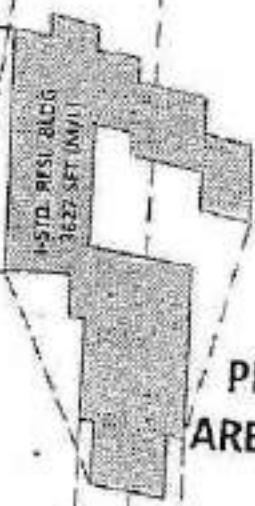
TOTAL AREA : 118 DECIMAL (M/L)
WITH 3627 SFT. ONE-STD. BLDG.

PLOT NO.	DAG 99	DAG 155	DAG 157	DAG 158	DAG 159	TOTAL LAND
A	40	17	00	00	00	57 DEC.
B	00	00	06	49	06	61 DEC.

R.S./L.R. DAG NO. 159
AREA : 05 DEC.

R.S./L.R. DAG NO. 158
AREA : 49 DEC.

PLOT NO. A
AREA : 57 DEC.



PLOT NO. B
AREA : 61 DEC.

R.S./L.R. DAG NO. 158

R.S./L.R. DAG NO. 155
AREA : 17 DEC.

R.S./L.R. DAG NO. 99
AREA : 40 DEC.

R.S. & L.R. DAG NO. 156

R.S. & L.R. DAG NO. 154
DAG NOV 148

S. S. Suman

Sandeep K. Bhowmik

Hobish Kumar Dasgupta

Hobish Kumar Dasgupta

11/11/19

P



SPECIMEN FORM FOR TEN FINGERPRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Mahesh Kumar Singh



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Punita Singhania



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Anilash R. Singh

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ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA

24 FEB 2026

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature

Santhosh Kumar



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature

Abhishek Koontra



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature

Santhosh Kumar

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

4 FEB 2026

Office of the MADHYAMGRAM MUNICIPALITY
MADHYAMGRAM

PROPERTY TAX RECEIPT

Assessee Id : 4758263 Assessment No. : 1202604758263 Old. No.: 91252 Holding No : 203/1
Name of the Assessee : JIVEL REALTY LLP, KRISHN AWAS LLP, TVISHA AWAS LLP, SHREYANGSHI AWAS LLP,
WARD No : 2 SHREYANGSHI AWAS LLP, SRINATH SECURITIES PRIVATE LIMITED, PUNITA SINGHANIA, JIVEL INFRA NIRMAL LLP, JIVEL NIWAS LLP, JIVEL
PROJECTS LLP, M K SINGHANIA AND SONS (HUF)

Receipt Date : 03/09/2025
Receipt No : 2025-2026/O/942D
Bill Receipt No. :

Received the sum of Rs. **23394.00** (in words) **RUPEES TWENTY-THREE THOUSAND THREE HUNDRED NINETY-FOUR ONLY**
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)					Current (2025-2026)					
	Year (Others)	2022-2023	2023-2024	2024-2025	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount	
PropertyTax	0.00	0.00	2720.25	10881.00	13601.25	2720.25	2720.25	2720.25	2720.25	24482.25	
RebateOnPropertyTax	0.00	0.00	0.00	0.00	0.00	-272.03	-272.03	-272.03	-272.03	-1088.12	
SurchargeAmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
						Total Amount :					23394.13
						Round-off Amount :					-0.13
						Net Amount :					23394.00

Pay Mode: Online , Amount: 23394.00

Bank Transaction ID : BHD5Y1A0V5SU4F

Collecting Sarker/Counter :

Paid At : Municipality



Authorized Signatory



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



192025260451628118

GRN Details

GRN:	192025260451628118	Payment Mode:	SBI Epay
GRN Date:	29/01/2026 15:05:37	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2702915063647	BRN Date:	29/01/2026 15:07:13
Gateway Ref ID:	504046233	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	290120262045162810	Payment Init. Date:	29/01/2026 15:05:37
Payment Status:	Successful	Payment Ref. No:	2000231049/3/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Abhishek Roongta
Address:	AD 29 sector 1 salt lake Tank no. 4
Mobile:	9830096743
Email:	abhishek8984@gmail.com
Period From (dd/mm/yyyy):	29/01/2026
Period To (dd/mm/yyyy):	29/01/2026
Payment Ref ID:	2000231049/3/2026
Dept Ref ID/DRN:	2000231049/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000231049/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	75070
2	2000231049/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	800
3	2000231049/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				76170

IN WORDS: SEVENTY SIX THOUSAND ONE HUNDRED SEVENTY ONLY.

Major Information of the Deed

Deed No	I-1902-01339/2026	Date of Registration	04/02/2026
Query No / Year	1902-2000231049/2026	Office where deed is registered	
Query Date	28/01/2026 4:26:25 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Avijit Naskar Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874847403, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 5,72,12,065/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,170/- (Article 48(g))	Rs. 884/- (Article E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24 Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Digberia Rd, Mouza: Dig Beriya, , Holding No:203/JI No: 74, Pin Code : 700128

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-99 (RS :-)	LR-3917	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L2	LR-99 (RS :-)	LR-3918	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L3	LR-99 (RS :-)	LR-3919	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L4	LR-99 (RS :-)	LR-3920	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L5	LR-99 (RS :-)	LR-3921	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L6	LR-99 (RS :-)	LR-3922	Bestu Bagan	0.0334 Acre		16,19,392/-	Property is on Road
L7	LR-99 (RS :-)	LR-3923	Bestu Bagan	0.0334 Acre		16,19,392/-	Property is on Road
L8	LR-99 (RS :-)	LR-3924	Bestu Bagan	0.0334 Acre		16,19,392/-	Property is on Road
L9	LR-99 (RS :-)	LR-3925	Bestu Bagan	0.0334 Acre		16,19,392/-	Property is on Road
L10	LR-99 (RS :-)	LR-3926	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L11	LR-99 (RS :-)	LR-3927	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L12	LR-99 (RS :-)	LR-3928	Bestu Bagan	0.0333 Acre		16,14,544/-	Property is on Road
L13	LR-165 (RS :-)	LR-3917	Bestu Danga	0.0142 Acre		6,88,484/-	Property is on Road

L14	LR-155 (RS -)	LR-3918	Bastu	Danga	0.0141 Acre		6,83,636/-	Property is on Road
L15	LR-155 (RS -)	LR-3919	Bastu	Danga	0.0142 Acre		6,88,484/-	Property is on Road
L16	LR-155 (RS -)	LR-3920	Bastu	Danga	0.0141 Acre		6,83,636/-	Property is on Road
L17	LR-155 (RS -)	LR-3921	Bastu	Danga	0.0141 Acre		6,83,636/-	Property is on Road
L18	LR-155 (RS -)	LR-3922	Bastu	Danga	0.0142 Acre		6,88,484/-	Property is on Road
L19	LR-155 (RS -)	LR-3923	Bastu	Danga	0.0141 Acre		6,83,636/-	Property is on Road
L20	LR-155 (RS -)	LR-3924	Bastu	Danga	0.0141 Acre		6,83,636/-	Property is on Road
L21	LR-155 (RS -)	LR-3925	Bastu	Danga	0.0142 Acre		6,88,484/-	Property is on Road
L22	LR-155 (RS -)	LR-3926	Bastu	Danga	0.0143 Acre		6,93,333/-	Property is on Road
L23	LR-155 (RS -)	LR-3927	Bastu	Danga	0.0142 Acre		6,88,484/-	Property is on Road
L24	LR-155 (RS -)	LR-3928	Bastu	Danga	0.0142 Acre		6,88,484/-	Property is on Road
L25	LR-157 (RS -)	LR-3917	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L26	LR-157 (RS -)	LR-3918	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L27	LR-157 (RS -)	LR-3919	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L28	LR-157 (RS -)	LR-3920	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L29	LR-157 (RS -)	LR-3921	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L30	LR-157 (RS -)	LR-3922	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L31	LR-157 (RS -)	LR-3923	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L32	LR-157 (RS -)	LR-3924	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L33	LR-157 (RS -)	LR-3925	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L34	LR-157 (RS -)	LR-3926	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L35	LR-157 (RS -)	LR-3927	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L36	LR-157 (RS -)	LR-3928	Bastu	Danga	6.005 Acre		2,42,424/-	Property is on Road
L37	LR-158 (RS -)	LR-3917	Bastu	Danga	0.0408 Acre		19,78,180/-	Property is on Road
L38	LR-158 (RS -)	LR-3918	Bastu	Danga	0.0409 Acre		19,83,026/-	Property is on Road
L39	LR-158 (RS -)	LR-3919	Bastu	Danga	0.0408 Acre		19,78,180/-	Property is on Road
L40	LR-158 (RS -)	LR-3920	Bastu	Danga	0.0408 Acre		19,78,180/-	Property is on Road

L41	LR-158 (RS -)	LR-3921	Bestu	Danga	0.0406 Acre		19,78,180/-	Property is on Road
L42	LR-158 (RS -)	LR-3922	Bestu	Danga	0.0408 Acre		19,78,180/-	Property is on Road
L43	LR-158 (RS -)	LR-3923	Bestu	Danga	0.0408 Acre		19,78,180/-	Property is on Road
L44	LR-158 (RS -)	LR-3924	Bestu	Danga	0.0408 Acre		19,78,180/-	Property is on Road
L45	LR-158 (RS -)	LR-3925	Bestu	Danga	0.0409 Acre		19,83,026/-	Property is on Road
L46	LR-158 (RS -)	LR-3926	Bestu	Danga	0.041 Acre		19,67,877/-	Property is on Road
L47	LR-158 (RS -)	LR-3927	Bestu	Danga	0.0408 Acre		19,78,180/-	Property is on Road
L48	LR-158 (RS -)	LR-3928	Bestu	Danga	0.0408 Acre		19,78,180/-	Property is on Road
L49	LR-159 (RS -)	LR-3917	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L50	LR-159 (RS -)	LR-3918	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L51	LR-159 (RS -)	LR-3919	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L52	LR-159 (RS -)	LR-3920	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L53	LR-159 (RS -)	LR-3921	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L54	LR-159 (RS -)	LR-3922	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L55	LR-159 (RS -)	LR-3923	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L56	LR-159 (RS -)	LR-3924	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L57	LR-159 (RS -)	LR-3925	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L58	LR-159 (RS -)	LR-3926	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L59	LR-159 (RS -)	LR-3927	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
L60	LR-159 (RS -)	LR-3928	Bestu	Danga	0.005 Acre		2,42,424/-	Property is on Road
		TOTAL :			118Dec	0/-	572,12,066/-	
		Grand Total :			118Dec	0/-	572,12,066/-	

Land Lord Details :

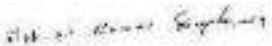
Sl No	Name,Address,Photo,Finger print and Signature												
1	JIVEL INFRANIRMAN LLP 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX3 , PAN No.:- AAxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
2	JIVEL NIWAS LLP 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX3 , PAN No.:- AAxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
3	JIVEL PROJECTS LLP 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX3 , PAN No.:- AAxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
4	JIVEL REALTY LLP 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX3 , PAN No.:- AAxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
5	KKRISHIV AWAS LLP 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:- Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:- ABxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
6	TVISHA AWAS LLP 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:- Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:- AAxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
7	SHREYANGSHI AWAS LLP 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:- Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:- AFxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
8	SHREYANGSHI BUILDERS LLP 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:- Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:- AFxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
9	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SANTOSH K ROONGTAA Son of Late JUGAL KISHORE ROONGTA Executed by: Self, Date of Execution: 04/02/2026 , Admitted by: Self, Date of Admission: 04/02/2026 ,Place : Office</td><td></td><td> Captured</td><td></td></tr><tr><td>64022026</td><td></td><td>631 34/02/2026</td><td>34/02/2026</td></tr></table>	Name	Photo	Finger Print	Signature	Mr SANTOSH K ROONGTAA Son of Late JUGAL KISHORE ROONGTA Executed by: Self, Date of Execution: 04/02/2026 , Admitted by: Self, Date of Admission: 04/02/2026 ,Place : Office		 Captured		64022026		631 34/02/2026	34/02/2026
Name	Photo	Finger Print	Signature										
Mr SANTOSH K ROONGTAA Son of Late JUGAL KISHORE ROONGTA Executed by: Self, Date of Execution: 04/02/2026 , Admitted by: Self, Date of Admission: 04/02/2026 ,Place : Office		 Captured											
64022026		631 34/02/2026	34/02/2026										

	, AD-29, Salt Lake City, Sector I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: ADxxxxxx2P, Aadhaar No: 94xxxxxxx5051, Status :Individual, Executed by: Self, Date of Execution: 04/02/2026 , Admitted by: Self, Date of Admission: 04/02/2026 ,Place : Office			
10	SRINATH SECURITIES P LTD , 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-1XX5 , PAN No.: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
11	Name Mrs PUNITA SINGHANIA Wife of Mr MAHESH KUMAR SINGHANIA Executed by: Self, Date of Execution: 04/02/2026 , Admitted by: Self, Date of Admission: 04/02/2026 ,Place : Office	Photo  04022026	Finger Print  Captured LTI 04022026	Signature  04/02/2026
	, 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH AND 19TH FLOOR, CIRCUS AVENUE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AKxxxxxx6N, Aadhaar No: 96xxxxxxx5710, Status :Individual, Executed by: Self, Date of Execution: 04/02/2026 , Admitted by: Self, Date of Admission: 04/02/2026 ,Place : Office			
12	M K SINGHANIA & SONS , 20, Mandaville Garden, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX3 , PAN No.: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DAZZLE HOUSING & REALTY LLP , 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:- Kolkata, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX5 , PAN No.: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

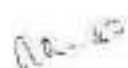
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MAHESH KUMAR SINGHANIA (Presentant) Son of Late RAM GOPAL SINGHANIA Date of Execution - 04/02/2026, , Admitted by: Self, Date of Admission: 04/02/2026, Place of Admission of Execution: Office		 Captured	
		File 4/2/26 3:51PM	LTI 04/02/2026	04/02/2026

19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH AND 19TH FLOOR, CIRCUS AVENUE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX4, PAN No.: AMxxxxxx8E, Aadhaar No: 30xxxxxxxx7859 Status : Representative, Representative of : JIVEL INFRANIRMAN LLP (as PARTNER), JIVEL NIWAS LLP (as PARTNER), JIVEL PROJECTS LLP (as PARTNER), JIVEL REALTY LLP (as PARTNER), M K SINGHANIA & SONS (as KARTA), DAZZLE HOUSING & REALTY LLP (as PARTNER)

2	Name	Photo	Finger Print	Signature
	Mr ABHISHEK ROONGTA Son of Mr SUBHASH KUMAR ROONGTA Date of Execution - 04/02/2026, , Admitted by: Self, Date of Admission: 04/02/2026, Place of Admission of Execution: Office		 Captured LTI 04/02/2026	 04/02/2026

, AD-29, Salt Lake City, Sector I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX4, PAN No.: AHxxxxxx3P, Aadhaar No: 21xxxxxxxx5375 Status : Representative, Representative of : KKRISHIV AWAS LLP (as PARTNER), TVISHA AWAS LLP (as PARTNER), DAZZLE HOUSING & REALTY LLP (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr KAILASH ROONGTA Son of Late JUGAL KISHORE ROONGTA Date of Execution - 04/02/2026, , Admitted by: Self, Date of Admission: 04/02/2026, Place of Admission of Execution: Office		 Captured LTI 04/02/2026	 04/02/2026

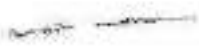
, AD-29, Salt Lake City, Sector I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX9, PAN No.: ACxxxxxx7J, Aadhaar No: 25xxxxxxxx8113 Status : Representative, Representative of : SHREYANGSHI AWAS LLP (as PARTNER), SHREYANGSHI BUILDERS LLP (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr SANTOSH K ROONGTAA Son of Late JUGAL KISHORE ROONGTA Date of Execution - 04/02/2026, , Admitted by: Self, Date of Admission: 04/02/2026, Place of Admission of Execution: Office		 Captured LTI 04/02/2026	 04/02/2026

, AD-29, Salt Lake City, Sector I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX0, PAN No.: ADxxxxxx2P, Aadhaar No: 94xxxxxxxx5051 Status : Representative, Representative of : SRINATH SECURITIES P. LTD (as DIRECTOR)

Name	Photo	Finger Print	Signature
Mr SAARTHAK SRIMAL Son of Mr. Rabindra Simal Date of Execution - 04/02/2026, Admitted by: Self, Date of Admission: 04/02/2026, Place of Admission of Execution: Office	 Feb 4 2026 10:52PM	 Captured L1 24/02/2026	 04/02/2026
Flat-1B, Block-4, VIP Road, Kalkhali, Rajarhat, City:-, P.O:- H, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.: BLxxxxxx4G, Aadhaar No: 24xxxxxxxx3752 Status : Representative, Representative of : DAZZLE HOUSING & REALTY LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Naskar Son of Mr. Kamal Naskar High Court Calcutta, City:- Kolkata, P.O:- Gpo, P.S:-Hera Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 04/02/2026	 Captured 04/02/2026	 04/02/2026
Identifier Of Mr SANTOSH K ROONGTAA, Mrs PUNITA SINGHANIA, Mr MAHESH KUMAR SINGHANIA, Mr ABHISHEK ROONGTA, Mr KAILASH ROONGTA, Mr SANTOSH K ROONGTAA, Mr SAARTHAK SRIMAL			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	JIVEL INFRANIRMAN LLP	DAZZLE HOUSING & REALTY LLP-3.33 Dec

Transfer of property for L10

Sl.No	From	To, with area (Name-Area)
1	JIVEL PROJECTS LLP	DAZZLE HOUSING & REALTY LLP-3.33 Dec

Transfer of property for L11

Sl.No	From	To, with area (Name-Area)
1	JIVEL NIWAS LLP	DAZZLE HOUSING & REALTY LLP-3.33 Dec

Transfer of property for L12

Sl.No	From	To, with area (Name-Area)
1	M K SINGHANIA & SONS	DAZZLE HOUSING & REALTY LLP-3.33 Dec

Transfer of property for L13

Sl.No	From	To, with area (Name-Area)
1	JIVEL INFRANIRMAN LLP	DAZZLE HOUSING & REALTY LLP-1.42 Dec

Transfer of property for L14

Sl.No	From	To, with area (Name-Area)
1	SHREYANGSHI AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.0141 Acre

Transfer of property for L15		
Sl.No	From	To, with area (Name-Area)
1	SHREYANGSHI BUILDERS LLP	DAZZLE HOUSING & REALTY LLP-0.0142 Acre
Transfer of property for L16		
Sl.No	From	To, with area (Name-Area)
1	Mrs PUNITA SINGHANIA	DAZZLE HOUSING & REALTY LLP-0.0141 Acre
Transfer of property for L17		
Sl.No	From	To, with area (Name-Area)
1	SRINATH SECURITIES P. LTD	DAZZLE HOUSING & REALTY LLP-0.0141 Acre
Transfer of property for L18		
Sl.No	From	To, with area (Name-Area)
1	Mr SANTOSH K ROONGTAA	DAZZLE HOUSING & REALTY LLP-0.0142 Acre
Transfer of property for L19		
Sl.No	From	To, with area (Name-Area)
1	TVISHA AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.0141 Acre
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	SHREYANGSHI AWAS LLP	DAZZLE HOUSING & REALTY LLP-3.33 Dec
Transfer of property for L20		
Sl.No	From	To, with area (Name-Area)
1	KKRISHIV AWAS LLP	DAZZLE HOUSING & REALTY LLP-3.0141 Acre
Transfer of property for L21		
Sl.No	From	To, with area (Name-Area)
1	JIVEL REALTY LLP	DAZZLE HOUSING & REALTY LLP-0.0142 Acre
Transfer of property for L22		
Sl.No	From	To, with area (Name-Area)
1	JIVEL PROJECTS LLP	DAZZLE HOUSING & REALTY LLP-0.0143 Acre
Transfer of property for L23		
Sl.No	From	To, with area (Name-Area)
1	JIVEL NIWAS LLP	DAZZLE HOUSING & REALTY LLP-0.0142 Acre
Transfer of property for L24		
Sl.No	From	To, with area (Name-Area)
1	M K SINGHANIA & SONS	DAZZLE HOUSING & REALTY LLP-0.0142 Acre
Transfer of property for L25		
Sl.No	From	To, with area (Name-Area)
1	JIVEL INFRANIRMAN LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L26		
Sl.No	From	To, with area (Name-Area)
1	SHREYANGSHI AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre

Transfer of property for L27		
Sl.No	From	To, with area (Name-Area)
1	SHREYANGSHI BUILDERS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L28		
Sl.No	From	To, with area (Name-Area)
1	Mrs PUNITA SINGHANIA	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L29		
Sl.No	From	To, with area (Name-Area)
1	SRINATH SECURITIES P. LTD.	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	SHREYANGSHI BUILDERS LLP	DAZZLE HOUSING & REALTY LLP-3.33 Dec
Transfer of property for L30		
Sl.No	From	To, with area (Name-Area)
1	Mr SANTOSH K. ROONGTAA	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L31		
Sl.No	From	To, with area (Name-Area)
1	TVISHA AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L32		
Sl.No	From	To, with area (Name-Area)
1	KKRISHIV AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L33		
Sl.No	From	To, with area (Name-Area)
1	JIVEL REALTY LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L34		
Sl.No	From	To, with area (Name-Area)
1	JIVEL PROJECTS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L35		
Sl.No	From	To, with area (Name-Area)
1	JIVEL NIWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L36		
Sl.No	From	To, with area (Name-Area)
1	M K SINGHANIA & SONS	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L37		
Sl.No	From	To, with area (Name-Area)
1	JIVEL INFRANIRMAN LLP	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L38		
Sl.No	From	To, with area (Name-Area)
1	SHREYANGSHI AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.0409 Acre

Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	SHREYANGSHI BUILDERS LLP	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs PUNITA SINGHANIA	DAZZLE HOUSING & REALTY LLP-3.33 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	Mrs PUNITA SINGHANIA	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	SRINATH SECURITIES P. LTD	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH K ROONGTAA	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	TVISHA AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L44		
Sl.No	From	To. with area (Name-Area)
1	KKRISHIV AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L45		
Sl.No	From	To. with area (Name-Area)
1	JIVEL REALTY LLP	DAZZLE HOUSING & REALTY LLP-0.0409 Acre
Transfer of property for L46		
Sl.No	From	To. with area (Name-Area)
1	JIVEL PROJECTS LLP	DAZZLE HOUSING & REALTY LLP-0.041 Acre
Transfer of property for L47		
Sl.No	From	To. with area (Name-Area)
1	JIVEL NIWAS LLP	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L48		
Sl.No	From	To. with area (Name-Area)
1	M K SINGHANIA & SONS	DAZZLE HOUSING & REALTY LLP-0.0408 Acre
Transfer of property for L49		
Sl.No	From	To. with area (Name-Area)
1	JIVEL INFRANIRMAN LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SRINATH SECURITIES P. LTD	DAZZLE HOUSING & REALTY LLP-3.33 Dec

Transfer of property for L50		
Sl.No	From	To. with area (Name-Area)
1	SHREYANGSHI AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L51		
Sl.No	From	To. with area (Name-Area)
1	SHREYANGSHI BUILDERS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L52		
Sl.No	From	To. with area (Name-Area)
1	Mrs PUNITA SINGHANIA	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L53		
Sl.No	From	To. with area (Name-Area)
1	SRINATH SECURITIES P. LTD	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L54		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH K. ROONGTAA	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L55		
Sl.No	From	To. with area (Name-Area)
1	TVISHA AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L56		
Sl.No	From	To. with area (Name-Area)
1	KKRISHIV AWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L57		
Sl.No	From	To. with area (Name-Area)
1	JIVEL REALTY LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L58		
Sl.No	From	To. with area (Name-Area)
1	JIVEL PROJECTS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L59		
Sl.No	From	To. with area (Name-Area)
1	JIVEL NIWAS LLP	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH K. ROONGTAA	DAZZLE HOUSING & REALTY LLP-3.34 Dec
Transfer of property for L60		
Sl.No	From	To. with area (Name-Area)
1	M. K. SINGHANIA & SONS	DAZZLE HOUSING & REALTY LLP-0.005 Acre
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	TVISHA AWAS LLP	DAZZLE HOUSING & REALTY LLP-3.34 Dec

Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	KKRISHIV AWAS LLP	DAZZLE HOUSING & REALTY LLP-3.34 Dec
Transfer of property for L9		
Sl.No	From	To, with area (Name-Area)
1	JIVEL REALTY LLP	DAZZLE HOUSING & REALTY LLP-3.34 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Digberia Rd, Mouza: Dig Beriya, Holding No:2034/JI No: 74, Pin Code : 700128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 99, LR Khatian No:- 3917	Owner:দেব প্রসাদ সিন্ধু এম এল বি. Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03330000 Acre,	JIVEL INFRANIRMAN LLP
L2	LR Plot No:- 99, LR Khatian No:- 3918	Owner:শ্রেয়ংশী অয়াস এম এল বি. Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03330000 Acre,	SHREYANGSHI AWAS LLP
L3	LR Plot No:- 99, LR Khatian No:- 3919	Owner:শ্রেয়ংশী বিল্ডার এম এল বি. Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03330000 Acre,	SHREYANGSHI BUILDERS LLP
L4	LR Plot No:- 99, LR Khatian No:- 3920	Owner:পুনিয়া সিন্ধু, Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03330000 Acre,	Mrs PUNITA SINGHANIA
L5	LR Plot No:- 99, LR Khatian No:- 3921	Owner:স্রীনাথ সিকিউরিটিজ প্রাইভেট লিমিটেড Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03330000 Acre,	SRINATH SECURITIES P LTD
L6	LR Plot No:- 99, LR Khatian No:- 3922	Owner:সন্তোষ এম এল বি, Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03340000 Acre,	Mr SANTOSH K ROONGTAA
L7	LR Plot No:- 99, LR Khatian No:- 3923	Owner:তমিষা অয়াস এম এল বি. Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03340000 Acre,	TVISHA AWAS LLP
L8	LR Plot No:- 99, LR Khatian No:- 3924	Owner:দেব প্রসাদ সিন্ধু এম এল বি, Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03340000 Acre,	KKRISHIV AWAS LLP
L9	LR Plot No:- 99, LR Khatian No:- 3925	Owner:জিবেল রিয়েলিটি এম এল বি. Gurdian:দেব সিন্ধু, Address:দেব , Classification:বঙ্গ, Area:0.03340000 Acre,	JIVEL REALTY LLP

L10	LR Plot No:- 99, LR Khatian No:- 3925	Owner:Raja Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.03330000 Acre,	JIVEL PROJECTS LLP
L11	LR Plot No:- 99, LR Khatian No:- 3927	Owner:Raja Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.03330000 Acre,	JIVEL NIWAS LLP
L12	LR Plot No:- 99, LR Khatian No:- 3928	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.03330000 Acre,	M K SINGHANIA & SONS
L13	LR Plot No:- 155, LR Khatian No:- 3917	Owner:Raja Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01420000 Acre,	JIVEL INFRANIRMAN LLP
L14	LR Plot No:- 155, LR Khatian No:- 3918	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01410000 Acre,	SHREYANGSHI AWAS LLP
L15	LR Plot No:- 155, LR Khatian No:- 3919	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01420000 Acre,	SHREYANGSHI BUILDERS LLP
L16	LR Plot No:- 155, LR Khatian No:- 3920	Owner:Raj Singh, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01410000 Acre,	Mrs PUNITA SINGHANIA
L17	LR Plot No:- 155, LR Khatian No:- 3921	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01410000 Acre,	SRINATH SECURITIES P LTD
L18	LR Plot No:- 155, LR Khatian No:- 3922	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01420000 Acre,	Mr SANTOSH K ROONGTAA
L19	LR Plot No:- 155, LR Khatian No:- 3923	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01410000 Acre,	TV SHA AWAS LLP
L20	LR Plot No:- 155, LR Khatian No:- 3924	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01410000 Acre,	KKRISHIV AWAS LLP
L21	LR Plot No:- 155, LR Khatian No:- 3925	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01420000 Acre,	JIVEL REALTY LLP
L22	LR Plot No:- 155, LR Khatian No:- 3926	Owner:Raj Singh ji ji ji ji, Gurdian:Raj Singh, Address:Raj, Classification:Raj, Area:0.01430000 Acre,	JIVEL PROJECTS LLP
L23	LR Plot No:- 155, LR Khatian No:- 927		Seller is not the recorded Owner as per Applicant.

L37	LR Plot No:- 158, LR Khatian No:- 3917	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	JVEL INFRANIRMAN LLP
L38	LR Plot No:- 158, LR Khatian No:- 3918	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04090000 Acre,	SHREYANGSHI AWAS LLP
L39	LR Plot No:- 158, LR Khatian No:- 3919	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	SHREYANGSHI BUILDERS LLP
L40	LR Plot No:- 158, LR Khatian No:- 3920	Owner:श्रीमती निवासी, Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	Mrs PUNITA SINGHANIA
L41	LR Plot No:- 158, LR Khatian No:- 3921	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	SRINATH SECURITIES P. LTD.
L42	LR Plot No:- 158, LR Khatian No:- 3922	Owner:श्रीमती निवासी, Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	Mr SANTOSH K ROONGTAA
L43	LR Plot No:- 158, LR Khatian No:- 3923	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	TVISHA AWAS LLP
L44	LR Plot No:- 158, LR Khatian No:- 3924	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	KKRISHIV AWAS LLP
L45	LR Plot No:- 158, LR Khatian No:- 3925	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04090000 Acre,	JVEL REALTY LLP
L46	LR Plot No:- 158, LR Khatian No:- 3926	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04100000 Acre,	JVEL PROJECTS LLP
L47	LR Plot No:- 158, LR Khatian No:- 3927	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	JVEL NIWAS LLP
L48	LR Plot No:- 158, LR Khatian No:- 3928	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.04080000 Acre,	M K SINGHANIA & SONS
L49	LR Plot No:- 159, LR Khatian No:- 3917	Owner:श्रीमती निवासी श्री जे. ए. ए. सि. , Gurdian:श्रीमती निवासी, Address:श्रीमती , Classification:अस, Area:0.00600000 Acre,	JVEL INFRANIRMAN LLP

L50	LR Plot No:- 159, LR Khatian No:- 3919	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	SHREYANGSHI AWAS LLP
L51	LR Plot No:- 159, LR Khatian No:- 3919	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	SHREYANGSHI BUILDERS LLP
L52	LR Plot No:- 159, LR Khatian No:- 3920	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	Mrs PUNITA SINGHANIA
L53	LR Plot No:- 159, LR Khatian No:- 3921	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	SRINATH SECURITIES P. LTD
L54	LR Plot No:- 159, LR Khatian No:- 3922	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	Mr SANTOSH K ROONGTAA
L56	LR Plot No:- 159, LR Khatian No:- 3923	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	TVISHA AWAS LLP
L56	LR Plot No:- 159, LR Khatian No:- 3924	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	KKRISHIV AWAS LLP
L57	LR Plot No:- 159, LR Khatian No:- 3925	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	JIVEL REALTY LLP
L58	LR Plot No:- 159, LR Khatian No:- 3926	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	JIVEL PROJECTS LLP
L59	LR Plot No:- 159, LR Khatian No:- 3927	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	JIVEL NIWAS LLP
L60	LR Plot No:- 159, LR Khatian No:- 3928	Owner:श्री राज ठापा, Gurdian:श्री राज ठापा, Address:रा. , Classification:अ. Area:0.00500000 Acre,	M K SINGHANIA & SONS

Endorsement For Deed Number : I - 190201339 / 2026

On 04-02-2026

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.

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 15.43 hrs on 04-02-2026, at the Office of the A.R.A. - II KOLKATA by Mr MAHESH KUMAR SINGHANIA .

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 5,72,12,065/-

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

Execution is admitted on 04/02/2026 by 1. Mr SANTOSH K ROONGTAA, Son of Late JUGAL KISHORE ROONGTA, AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, Thana: North Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN- 700064, by caste Hindu, by Profession Professionals, 2. Mrs PUNITA SINGHANIA, Wife of Mr MAHESH KUMAR SINGHANIA, 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH AND 19TH FLOOR, CIRCUS AVENUE, P.O: CIRCUS AVENUE, Thana: Shakespeare Sarani, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Identified by Mr Avijit Naskar, . Son of Mr Kamal Naskar, High Court Calcutta, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 04-02-2026 by Mr MAHESH KUMAR SINGHANIA, KARTA, M K SINGHANIA & SONS (HUF), 20, Mandeville Garden, City:-, P.O:- Ballygunge, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; PARTNER, JIVEL INFRANIRMAN LLP, 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:-Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; PARTNER, JIVEL NIWAS LLP, 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:-Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; PARTNER, JIVEL PROJECTS LLP, 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:-Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; PARTNER, JIVEL STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; PARTNER, JIVEL REALTY LLP, 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:-Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; PARTNER, DAZZLE HOUSING & REALTY LLP, 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:-Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr Avijit Naskar, . Son of Mr Kamal Naskar, High Court Calcutta, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 04-02-2026 by Mr ABHISHEK ROONGTA, PARTNER, KKRISHIV AWAS LLP, 26, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:-Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; PARTNER, TVISHA AWAS LLP, 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:-Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; PARTNER, DAZZLE HOUSING & REALTY LLP, 22A, LOUDON STREET, ASIM SHOYA, 3RD FLOOR, FLAT NO. 3S, City:-Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr Avijit Naskar, . Son of Mr Kamal Naskar, High Court Calcutta, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 04-02-2026 by Mr KAILASH ROONGTA, PARTNER, SHREYANGSHI AWAS LLP, 26, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:-Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; PARTNER, SHREYANGSHI BUILDERS LLP, 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, City:-Kolkata, P.O:- R N MUKHERJEE ROAD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Avijit Naskar, . Son of Mr Kamal Naskar, High Court Calcutta, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 04-02-2026 by Mr SANTOSH K ROONGTAA, DIRECTOR, SRINATH SECURITIES P LTD, 26, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, City:-Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr Avijit Naskar, , Son of Mr Kamal Naskar, High Court Calcutta, P.O: Gpo, Thana: Hara Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 04-02-2026 by Mr SAARTHAK SRIMAL, PARTNER, DAZZLE HOUSING & REALTY LLP, , 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700018

Identified by Mr Avijit Naskar, , Son of Mr Kamal Naskar, High Court Calcutta, P.O: Gpo, Thana: Hara Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 884.00/- (E = Rs 800.00/-, J = Rs 55.00/-, M (a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2026 3:07PM with Govt. Ref. No: 192025280451628118 on 29-01-2026, Amount Rs: 800/-, Bank: SBI EPay (SBIEPay), Ref. No. 2702915063647 on 29-01-2026, Head of Account 0030-03-104-001-15

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 75,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 304409, Amount: Rs.100.00/-, Date of Purchase: 20/11/2025, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2026 3:07PM with Govt. Ref. No: 192025250451628118 on 29-01-2026, Amount Rs: 75,070/-, Bank: SBI EPay (SBIEPay), Ref. No. 2702915063647 on 29-01-2026, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2026, Page from 54612 to 54706
being No 190201339 for the year 2026.



Digitally signed by SATYAJIT BISWAS
Date: 2026.02.07 10:10:42 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 07/02/2026

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