

16593/25

16037/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.  
IV

AX 126197

मि. 7/11  
14/05  
12/2025

1. NATURE OF DOCUMENT : AGREEMENT
2. DATE : This 7<sup>th</sup> day of November Two Thousand Twenty Five
3. PARTIES :
- 3.1 FIRST PARTY/OWNERS :

600W 1644-392  
44665212/  
Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

- 7 NOV 2025 -

(1) **COMPANION TRADERS PRIVATE LIMITED** (Pan No. AABCC1564H), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (2) **COMPASS VINIMAY PRIVATE LIMITED** (Pan no.AABCC1563A), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (3) **BRIGHTEX MARCHANTS PRIVATE LIMITED** (Pan No. AABCB0638H), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (4) **CITILINE VYAPAAR PRIVATE LIMITED** (Pan No. AABCC1562B), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (5) **APURVA COMMO TRADE PRIVATE LIMITED** (Pan no. AACCA1322J), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (6) **ANJANI MARKETING PRIVATE LIMITED** (Pan No. AACCA3554A), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (7) **AJANTA DEALERS PRIVATE LIMITED** (Pan No. AACCA1321M), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (8) **KUSUM AGENTS PRIVATE LIMITED** (Pan No. AABCK0778R), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (9) **LAXMI TRADECON PRIVATE LIMITED** (Pan No. AAACL6074C), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57,



Kolkata - 700073, West Bengal, (10) **MILESTONE DISTRIBUTORS PRIVATE LIMITED** (Pan No. AABCM7059B), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (11) **NEPTUNE DEALERS PRIVATE LIMITED** (Pan No. AABCN1201E), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (12) **NUTSHELL MARKETING PRIVATE LIMITED** (Pan No. AAACN8475B), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (13) **ORACLE COMMERCE PRIVATE LIMITED** (Pan No. AAACO2849N), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (14) **PURBASHA MERCHANTS PRIVATE LIMITED** (Pan No. AADCP1886H), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (15) **GENTEX COMMERCE PRIVATE LIMITED** (Pan No. AACCG0804F), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (16) **JETAGE VINIMAY PRIVATE LIMITED** (Pan No. AAACJ8536D), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (17) **SYMPHONY COMMODITIES PRIVATE LIMITED** (Pan No. AADCS8072N), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (18) **SOLIDEX VINIMAY PRIVATE LIMITED** (Pan No. AADCS8071R), a Company within the meaning of the Companies Act, 2013 and having its Registered Office



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



061120252032788501

## GRIPS Payment Detail

GRIPS Payment ID:	061120252032788501	Payment Init. Date:	06/11/2025 14:25:08
Total Amount:	75920	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7385637093155	BRN Date:	06/11/2025 14:25:10
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Mr MANISH KUMAR SHARMA
Mobile:	9830188888

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260327885028	Directorate of Registration & Stamp Revenue	75920
Total			75920

IN WORDS: SEVENTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

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







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



192025260327885028

GRN Details

GRN:	192025260327885028	Payment Mode:	SBI Epay
GRN Date:	06/11/2025 14:25:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7385637093155	BRN Date:	06/11/2025 14:25:10
Gateway Ref ID:	253109761658	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	061120252032788501	Payment Init. Date:	06/11/2025 14:25:08
Payment Status:	Successful	Payment Ref. No:	2002929002/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr MANISH KUMAR SHARMA
Address:	9A, LORD SINHA ROAD KOLKATA 700071
Mobile:	9830188888
Email:	mksharma_06@yahoo.co.in
Period From (dd/mm/yyyy):	06/11/2025
Period To (dd/mm/yyyy):	06/11/2025
Payment Ref ID:	2002929002/2/2025
Dept Ref ID/DRN:	2002929002/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002929002/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002929002/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002929002/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				75920

IN WORDS: SEVENTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (19) **FRONTRADE VINIMAY PRIVATE LIMITED** (Pan No. AAACF4452E), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (20) **GOODWIN SALES AGENCY PRIVATE LIMITED** (Pan No. AABCG1452A), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (21) **GOODWILL VINIMAY PRIVATE LIMITED** (Pan No. AABCG1450C), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (22) **FINETRADE SALES AGENCIES PRIVATE LIMITED** (Pan No. AAACF4365L), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (23) **GENTEX TRADING PRIVATE LIMITED** (Pan No. AABCG1451D), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (24) **INTEGRAL VINIMAY PRIVATE LIMITED** (Pan No. AAACI6481N), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (25) **DIGNITY TRADERS PRIVATE LIMITED** (Pan No. AABCD0883G), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (26) **GAINWELL SUPPLIERS PRIVATE LIMITED** (Pan No. AABCG1449D), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (27) **ULEKH SALES AGENCY PRIVATE LIMITED** (Pan No. AAACU6422F), a Company within the meaning of



the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (28) **S. N. TOWERS PRIVATE LIMITED** (Pan No. AANCS9529G), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 9A, Lord Sinha Road, Kolkata 700071, (29) **NATURAL TOWERS PRIVATE LIMITED** (Pan No. AADCN1893Q), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 9A, Lord Sinha Road, Kolkata 700071, (30) **LORD SINHA DEVELOPERS PRIVATE LIMITED** (Pan No. AABCL8279J), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 9A, Lord Sinha Road, Kolkata 700071, all the above duly represented by its Authorized Signatory, **MR. MANISH KUMAR SHARMA** (Pan No. ARKPS6486P), son of Mr. M. K. Sharma, working for gain at 9A, Lord Sinha Road, Kolkata 700071, hereinafter collectively called "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to subject or context, be deemed to include its successor or successor-in-interest and/or permitted assigns).

### 3.2 SECOND PARTY/PROMOTER:

**ACQUET TRADING PRIVATE LTD. (PAN : AAECA4630K) (CIN - U51909WB1994PTC065062)**, an existing company within the meaning of the Companies Act, 2013, having its office at 9A, Lord Sinha Road, Kolkata-700071, represented by its authorised signatory, **MR. JITENDRA BHUKANIA (PAN : AYZPB0975E)**, son of Radhye Shyam Bhukania, working for gain at 9A, Lord Sinha Road, Kolkata-700071, hereinafter referred to as the **PROMOTER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and successor interest, administrators and assigns).

the Companies Act, 2013 and having its Registered Office at 121 Chittaranjan Avenue, 4<sup>th</sup> Floor, Room No. 57, Kolkata - 700073, West Bengal, (28) **S. N. TOWERS PRIVATE LIMITED** (Pan No. AANCS9529G), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 9A, Lord Sinha Road, Kolkata 700071, (29) **NATURAL TOWERS PRIVATE LIMITED** (Pan No. AADCN1893Q), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 9A, Lord Sinha Road, Kolkata 700071, (30) **LORD SINHA DEVELOPERS PRIVATE LIMITED** (Pan No. AABCL8279J), a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 9A, Lord Sinha Road, Kolkata 700071, all the above duly represented by its Authorized Signatory, **MR. MANISH KUMAR SHARMA** (Pan No. ARKPS6486P), son of Mr. M. K. Sharma, working for gain at 9A, Lord Sinha Road, Kolkata 700071, hereinafter collectively called "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to subject or context, be deemed to include its successor or successor-in-interest and/or permitted assigns).

### 3.2 **SECOND PARTY/PROMOTER:**

**ACQUET TRADING PRIVATE LTD. (PAN : AAECA4630K) (CIN - U51909WB1994PTC065062)**, an existing company within the meaning of the Companies Act, 2013, having its office at 9A, Lord Sinha Road, Kolkata-700071, represented by its authorised signatory, **MR. JITENDRA BHUKANIA (PAN : AYZPB0975E)**, son of Radhye Shyam Bhukania, working for gain at 9A, Lord Sinha Road, Kolkata-700071, hereinafter referred to as the **PROMOTER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and successor interest, administrators and assigns).



4. **PURPOSE OF THIS AGREEMENT:**

4.1 The Owners are desirous of raising construction of multistoried building on the said Premises No. 622, Madurdah, Kolkata - 700 107 having an area of 6 Cottahs 10 Chittacks and 39 Sq.ft. more or less morefully and particularly described in the First Schedule hereunder written and hereinafter referred to as the said premises. But on the physical measurement the land area within the boundary wall is 5076 square feet and the same is in uninterrupted possession and control of the owners and/or their predecessor in interest for more than at least 15 years and thus by virtue of adverse possession and other the owners became the owners of the entire of 5675 square feet area in the said premises.

4.2 The Owners have assured the Promoter that the said Premises is free from all encumbrances and charges. It being expressly agreed and declared that in the event of there being any defect in title it shall be the responsibility and obligation of the owners to have the same remedied and/or cured at their own cost.

5. **SHORT DESCRIPTION OF THE PREMISES AND TITLE OF OWNERS/FIRST PARTY.**

5.1 The short description of the deeds by virtue of which the owners became the owners are furnish in the SIXTH SCHEDULE hereinafter referred.

5.2 At or before execution of this Agreement:

i) The Owners will deliver to the Promoter originals of the title deeds parcha, municipal Taxes receipts records of right,

mutation certificate and all link deeds in respect of the said premises.

ii) The Promoter has prima facie physically examined the total land area forming part of the said premises.

iii) The Promoter has satisfied itself as to the local conditions and acknowledges that it shall be the responsibility of the Promoter to take care of all local problems which the Promoter may face while undertaking the work of construction at the said premises.

iv) The Owners have duly got the Building Plan Sanctioned from the Kolkata Municipal Corporation being Permit No. B.P. No. 2025120273 dated 11<sup>th</sup> October, 2025.

v) The Promoter assures the Owners that the Promoter has adequate financial resources and necessary personnel and/or team to undertake development of the said premises.

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

6. **DEFINITIONS** in these presents unless contrary and/or repugnant thereto the expression used herein shall have the meaning as mention in the Fifth Schedule hereunder written.
7. **REAL ESTATE LAW** – means the provisions of Real Estate (Regulation and Development) Act 2016 and West Bengal Real Estate (Regulation and Development) Rules 2021 as applicable and include the amendments and substitute thereof and all



rules, regulations thereunder provided, however, in the event of a conflict between the provisions of any other such law/s in the provisions of Real Estate (Regulation and Development) Act 2016 and West Bengal Real Estate (Regulation and Development) Rules 2021 shall apply.


**8. COMMENCEMENT**

- 8.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution hereof.
- 8.2 Unless terminated in the manner as hereinafter appearing or by mutual consent this agreement shall remain in full force and effect until such time the said project is completed.

**9. FIRST PARTY/OWNERS' RIGHT AND REPRESENTATION**

- 9.1 At or before entering into this Agreement the Owners/First Party have assured, undertaken and represented the Promoter as follows:-
- i) That the Owners are the absolute Owners having a clear marketable title of the entirety of the said Premises more fully described in the First Schedule hereunder written.
  - ii) That the said premises more fully described in the First Schedule is free from all encumbrances charges, attachments, trusts whatsoever or howsoever.
  - iii) The Owners are in uninterrupted and peaceful possession of the said premises without any interruption or

disturbance and/or claim from any person and/or persons in any part or portion thereof.

- iv) That the Owners have not entered into any agreement for sale, transfer lease and/or development nor has created any interest of a third party into or upon the said premises or any part or portion thereof.
  - v) That all municipal rates taxes and other outgoings payable in respect of the said premises will be paid by the Promoter as well as other expenses relating to the project will be transferred and/or borne by the Promoter.
  - vi) The Owners have already mutated their names as owners of the said premises with the office of the Kolkata Municipal Corporation.
  - vii) The said premises or any part thereof is at present is not effected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received.
  - viii) Neither the said premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to Income Tax Revenue or any other Public Demand Recovery Act or any other Law in force.
- 




- ix) There is no Wakf, tomb, mosque, burial ground, temple and/or any charge or encumbrances relating to or on the said premises or any part thereof.
- x) All expenses till date relating to the land and in connection therewith or credited in any Company will be adjusted internally between the Owners in equal share and Promoter will not be responsible for the same.

9.2 Based on the aforesaid representations and the Promoter is prima-facie satisfied as to the title of the Owners in respect of the said Premises excepting that in the event of there being any defect in title it shall be the obligation of the Owners to have the same remedied at the earliest.

## 10. **PROMOTER'S RIGHTS**

10.1 In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Promoter to be performed and observed the Owners have agreed to grant the exclusive right of development for commercial exploitation in respect of the said premises unto and in favour of the Promoter to undertake development of the said premises whereby the Promoter shall be entitled to undertake the said project and construct erect and complete the several blocks of the multistoried buildings having (G ÷ upper floors) comprising of several self contained units Commercial Office/Semi-Commercial apartments and car parking spaces to be held and/or enjoyed independently of each other.



## 11. **PLAN/PERMISSIONS**

11.1 The Owners duly obtained the sanction of the Building Plan from the Kolkata Municipal Corporation. The Promoter will also obtain all other permission NOC as may be necessary to develop the same. The Promoter will make construction of new building and/or buildings on the said premises as per the sanction building plan with such modification in accordance with law. Promoter shall engage and/or appoint Architect, Engineers and other agents for the said purpose and shall make payment of their fees and/or charges. The Promoter undertakes that all future fees or other amounts payable in this connection will be paid by the Promoter.

11.2 The Promoter will take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required for sanction of building plan and the Developer on behalf of the Owners hereby authorised and undertake to sign all papers and/or documents as may be necessary and/or required.

12. **SPACE ALLOCATION**

12.1 The Promoter shall as per its desire allot in favour of all the Owners a saleable space comprising an area of 1500 Sq.ft. super built up area out of the total area and one car parking space of the proposed building on the said premises together with the undivided proportionate share in common parts, portions, areas and facilities, more fully described in the Second Schedule hereunder written, excluding the Promoter's Allocation.

12.2 Promoter shall complete the construction work of the new Building within 60 months from the date of commencement of



work with a further grace period of six months, if required and Promoter shall deliver the Owner's Allocation area as described in the Second Schedule hereunder written.

12.3 That the Promoter at its sole discretion shall be entitled to transfer or otherwise deal with the Promoter's allocated area as mentioned in the Third Schedule hereinunder written in the new building.

12.4 That the Promoter shall be entitled to register or transfer or assign its allocated portion to any third party and the Promoter is entitled to enter into agreement for sale in respect of its allocation and further shall be entitled to receive all advances and full consideration from the said Promoter's allocated area. The owners will be a Confirming Party to such Agreement for Sale of the Promoter's area. It is made clear that the entire roof and roof right will exclusively belong to the Promoter and the Promoter at its own cost and expenses will be entitled to raise further construction which will exclusively belong to the Promoter as Promoter's allocation. Be it mentioned herein that the Owners shall have no liability and obligation as regard agreement for sale to be executed by and between the Promoter and intending purchasers and all such agreement which shall be entered into by the Promoter in respect of the Promoter's Allocation shall entirely be on account of the Promoter and in no event the Owners shall be liable to make payment of any amount which may be claimed from any of the intending purchasers of the Promoter's Allocation.

12.5 The Owners will execute and registered General Power of Attorney in favour of the Promoter or its nominee or nominees to

enable the Promoter to do all acts as providing herein for the purpose of development, construction and sale and receive the earnest money and full consideration amount of the Promoter's allocation of the said premises.

- 12.6 That the Owners undertake as per demand of Promoter the Owners shall execute the Deed of Conveyance or Conveyances or any other deed of like nature of transfer in favour of the Promoter or its nominee or nominee at the cost of the Promoter or its nominee or nominees and the owners agree to join as Vendors in the said Deed of Conveyance to be executed in respect of the transfer of the undivided proportionate share of the land attributable to the Promoter's allocation in favour of the transferee and the Promoter shall join as confirming party in the said Deed of Conveyance. The Promoter shall be entitled to sale his allocation by virtue of the Power of Attorney (which will not be cancelled) to be conferred and executed by the owners in favour of the Promoter. It being expressly agreed and declared that the Owners being Confirming Parties to the Agreements for Sale which may be entered into by the Promoter with intending purchasers in respect of the Promoter's Allocation are not assuming any liability and/or responsibility.

13. **NEW BUILDING:**

- 13.1 It is hereby expressly agreed by and between the parties hereto that for the purpose of this agreement the Promoter shall have right and authority to enter into upon the said premises to undertake construction of the new building in accordance with plan sanctioned by the Kolkata Municipal Corporation and in connection therewith shall be entitled to do all such acts and



Deeds as may be required for construction and Development of the said Premises.

13.2 The said new building will be constructed erected and completed within a period of Sixty months from the date of commencement of work.

14. **OBLIGATION OF THE PROMOTER AND INDEMNITY:**

14.1 The Promoter shall :

i) take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the project or any adjoining or neighbouring premises which need to be diverted as a result of the development.

ii) install all electricity, gas, water, telecommunications, lift services and surface and soil water drainage to the premises and shall ensure that the same is connected directly to the mains.

iii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.

iv) The Promoter will give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoings incidental to or consequential, or any such notice and indemnified the Owners from and against all costs charges claims actions suits and proceedings.

v) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in constructions which may not be in accordance with the plan and has agreed to keep the Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

vi) remain responsible for any accident and/or mishap taking place while undertaking and also while constructing erecting and completing the said project and/or new building and/or buildings in accordance with the said plan and has agreed to keep the Owners save harmless and fully indemnified from and against all costs charges claims actions suit and proceedings.

vii) incur all costs charges and expenses for the purpose of constructing erecting and completing the said new buildings in accordance with the said plan,

viii) not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.

ix) Not to expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer including Municipal Tax, or any other type of taxes of the premises from this day and other charges as may be necessary and/or required for the



purpose of construction erection and completion of the said project.


15. **INDEMNITY:**

i) That the Promoter hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Promoter in or relation to the construction of the said New building.

ii) At own cost and expenses the Promoter hereby undertakes to keep the Owners indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Promoter actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only Promoter will be responsible to solve the matter legally at its own cost and expenses.

16. **COMPLETION:**

16.1 Unless prevented by circumstances beyond the control of the Promoter and/or circumstances amounting, to force majeure as hereinafter appearing the said project shall be constructed erected and completed within the period of five years from the date of commencement of work and in accordance with the said plan with modification if any with a further grace period of six months (hereinafter referred to as the COMPLETION DATE). For the purpose of completion date the completion certificate as to be issued by Architect shall be final conclusive and binding on the parties and similarly the common facilities and/or utilities will also be completed.




16.2 The Promoter will also obtain the Completion Certificate from the Kolkata Municipal Corporation.

17. **MISCELLANEOUS:**

17.1 The Owners and the Promoter shall be entitled to enter into agreements for sale, transfer and/or long term lease in respect of their respective allocation. The Owners also hereby authorized the Developer/Promoter to sale the Owners allocation area and pay the net sale proceed thereof to M/s. Natural Towers Private Limited for and on behalf of all the Owners. It shall be the obligation on the part of the Promoter to remain responsible whereby intending purchasers of their respective allocation of the parties hereto shall be liable to contribute and deposit with the Promoter various amounts on account of proportionate share or contribution towards transformer and electric connections, H.T. and L.T. lines, deposits for electric meter, costs for stand by generator, cost for equipment and development, to be calculated by the Promoter on per sq.ft. basis, maintenance deposits and documentation charges, sinking fund and Municipal rates and taxes etc. In the event of the Owners and/or the Promoter deciding to retain any area or some units, apartments, constructed spaces and car parking spaces remain unsold then and in that event the Owners and Promoter shall be liable to pay and contribute the proportionate amounts as stated hereinabove at the same rate as to be charged from intending purchasers.

17.2 The Promoter shall be responsible and remain in possession for overall day today management of the said project.



- 17.3 All the intending purchaser of both the owner's and Promoter's allocation area will be liable to pay the Service Taxes and/or any other taxes as may be imposed or payable by the statutory authority and deposit the same to the Promoter.
- 17.4 Any intending flat purchasers can create a charge or mortgage in respect of area/Unit intending to purchase to any Bank or financial Institution or private financiers to obtain loan and in such cases the Owners will give full cooperation and allow inspection of the originals and sign such papers as may be required by the Bank or Financial Institution or Private Financiers. However it is made clear that Owners will under no circumstances will be liable to pay such loans or any portion thereof.
- 17.5 The Promoter shall be entitled to create a charge or mortgage in respect of the entire premises and can obtain loan and/or construction loan from any Bank or Financial Institution or Private Financiers and in such cases the Owners will give full cooperation and allow inspection of the originals and sign such papers as may be required by the Bank or Financial Institution or Private Financiers.
- 17.6 **AND IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN** the parties hereto that the Promoter shall be entitled to enter into agreements for sale, transfer and/or lease in respect of the Promoter's allocation in its own name and it will not be obligatory for the Owners to be confirming parties and in any event by this Agreement the owners and each one of them hereby consent to the same.
- 

17.7 All disputes, and differences arising out of or in relation this agreement shall be referred to Sole Arbitrator to be appointed by the Advocate for the Project under the provision of Arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being to force.

17.8 Courts of Kolkata alone shall have the jurisdiction to entertained try all action, suits, proceedings arising out of this agreement.

18. **OWNERS' OBLIGATIONS:**


The Owners have agreed:

i) To co-operate with the Promoter in all respect for development of the said premises in term of this agreement.

ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.

iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Promoter undertake construction of the project and/or Buildings in accordance with the said plan.

iv) To execute General Power of Attorneys in favour of the Promoter or its nominee and/or nominees and also execute and registered General Power of Attorney to enable Promoter to register Deed of Conveyance Agreement for Sale etc..





v) The Owners hereby also authorized the Developer to sale their allocation area and pay the net sale proceeds thereof to the all the Owners' behalf M/s. Natural Towers Pvt. Ltd. to whom all the owners duly authorized to receive for and on their behalf.


v) To execute the Deed of Conveyance/Lease in favour of the intending purchaser acquiring units apartments constructed spaces and car parking spaces forming part of the PROMOTER'S ALLOCATION.

**PROCEDURE.**

18.1 The Owners shall execute and registered a General Power of Attorney in favour of the Promoter and/or its nominee and/or nominee as may be required for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the said new buildings and also for pursuing and following up the matter with the Kolkata Municipal Corporation, Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, Real Estate (Regulation and Development) Act of 2016 and Rules framed therein, Pollution, Kolkata Tikha Tenant authorities and Environment Control Authorities, Directorate of Electricity, for obtaining Lift Licence, Permission for Generator, for obtaining Sewerage Connection, Water, Electricity supply and/or modification and changes of the plan and for obtaining the completion and Occupancy Certificates and other Authorities for booking and/or entering into agreement for sale, Deed of Conveyance. It is clarified the Promoter is entitled to receive and appropriate all the amounts received in respect of the Promoter's allocation area and other area entitle to and the Owners have no claim over the same.

18.2 It is agreed that the Promoter shall be entitled to appoint Advocates, Chartered Accountants, Experts, Engineers, Architects, Employees, Workmen, Contractors and others and also to commence prosecute and defend all suits actions and proceedings, civil criminal and revenue, and including arbitration proceedings, and enter into and enforce all agreements that have been made or will be made by the Promoter in its capacity for self and on behalf of the Owners at its own costs and expenses and also take all steps in connection with matters of development of the said premises and construction of the building at the said premises and for recovery of physical possession and all claims, monies, by and against all parties relating to the matters of development and construction at the said premises and also to sign, verify, deliver, reverify all pleadings, complaints, written statements, affidavits, petitions, vakalatnamas, warrants of attorney and other applications, execution applications, memorandum of appeals, cross objections, agreements or reference to arbitration, statements of claims, statement in reply, counter statement from time to time and confess judgements and accept arbitration decisions.

18.3 The owners hereby authorized the Promoter to sale the Owner's allocation at its sole discretion but the sale price of the owner's allocation will be paid to the owners according to their ownership ratio.




19.4 The owners hereby agree and undertake that the owners without the written consent of the Promoter will not sale



transfer or enter into any agreement for sale or deal with any part or portion of the said premises in any manner whatsoever.


19. **BUILDING:**

- 19.1 The Promoter shall at its own costs construct erect and complete the Project on the said premises in accordance with the sanctioned plan as per the specifications described in the Fourth Schedule hereunder written and the common facilities and amenities hereinbefore mentioned with first class materials as may be certified by the Architect of the said Project and the same shall be completed within the said Completion date.
- 19.2 Subject as foresaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto and the said project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the Fourth Schedule hereunder written.
- 19.3 It is made clear that the Owners/Promoter and/or all unit buyers thereof shall share in common the proportionate charges for payments, deposits made to CESC Ltd. for H.T./L.T.Line charges, all cable installations, charges, transformer, meters, sub-meters and cables and their installation charges and accessories and payment in respect thereof shall be made to the Promoter. In case if there is delay in installation of the Transformer or providing Electric connection by the Authority concerned the Promoter will not be default for such period, if the Promoter has applied and completed all the formalities as required by CESC Ltd. but shall be responsible for obtaining such electric connections.
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19.4 The said Power of Attorney shall remain in full force and effect till the completion of the Project and the registration of entire area including constructed area is completed. It being further agreed that the Promoter by virtue of such Power of Attorney shall not incur nor expose the Owners or any one of them to any liability and in any event has agreed to keep the Owners and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising therefrom.

19.4.1 While carrying out the work of construction the Promoter shall take all necessary precautions and in the event of any accident and/or mishap taking place or in the event of any deviation and/or unauthorized construction being made then and in that event the Promoter alone shall be fully responsible and has agreed to keep the Owners and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising therefrom.

19.5 The Promoter shall at its own costs and expenses and without creating any financial and other liability on the Owners construct and complete the Project and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Promoter as per specification described in the Fourth Schedule hereunder.



19.6 All costs charges and expenses including Architect's Structural Engineers' fees shall be discharged by the Promoter and the Owners shall bear no responsibility in this context.

19.7 The Owners undertakes not to cause any obstruction or interference in the Promoter continuing with the construction erection and completion of the said Project as well as ensure that no one else claiming any right title interest through or on behalf of the Owners will obstruct or create any problem or difficulty in such construction.

20. **DOCUMENTATION :**

20.1 All Agreements deed and documents to be entered into by the Promoter hereto and/or the intending purchasers of units etc as well as other necessary documents shall be prepared by Awani Kumar Roy, Advocate of this project.

21. **MAINTENANCE & HOLDING ORGANISATION :**

21.1 The Promoter shall maintain the constructed area and project and shall keep the same in good and habitable conditions and shall not do or allow to be done any thing in or to the Premises and/or the common portions of the new Buildings which may be against the law or which will cause obstruction or interference to the user of such common portions.

21.2 For the purpose of maintenance, management and administration of the New Buildings and the Premises and rendition of the services in common to the Unit owners of the New Buildings and doing all other acts, deeds and things for the



common purposes, Promoter shall form or cause to be formed an Association or Society or Syndicate or Company hereinafter called "**the HOLDING ORGANISATION**" of the unit owners. All the unit owners shall be obliged to become and shall be made the members of such Holding Organization, as early as possible.

21.3 All the units owners (including the Owners and the Promoter herein) shall be made to agree to bear and pay proportionate share of the Common Expenses, maintenance charges, municipal rates and taxes and other outgoings in respect of their respective unit to such Holding Organization or the persons or agency for the time being given the responsibility for the same by the Promoter, with effect from the notice of delivery of possession to the Unit Owners.

21.4 Promoter will frame the rules and regulations of the Holding organization regarding user, maintenance management upkeep and administration of the New Building, taking of deposits on account of maintenance charges, common expenses, municipal rates and taxes etc. from the Unit Owners, payment of Common Expenses/ Maintenance charges municipal rates and taxes etc. and other common purposes.

22. **MISCELLANEOUS :**

22.1 The New Buildings shall be known by such name as may be decided by the Promoter.

22.2 This Agreement is being entered into purely on principal to principal basis. Nothing contained herein is intended to nor shall be construed as a partnership between the Owners




and the Promoter and shall not constitute an association of persons.

22.3 The Owners undertake and assure that they shall not sell transfer encumber in any manner or deal with the premises.

22.4 The Owners or the Promoter as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force Majeure and shall be suspended for the duration of the force majeure.

22.5 It is understood that from time to time to enable the development of premises by the Promoter, various acts, deeds, matter and things not herein specifically referred may be required to be done by the Promoter for which the Promoter may require the authority of the Owners and various applications and other documents may be required legally to be signed or made by the Owners relating to which no specific provision has been made herein. The Owners hereby authorize and empower the Promoter to do all such acts, deeds, matters and things and undertake forthwith upon being required by the Promoter in this behalf to execute any such additional power or powers of attorney and/or other authorization as may be legally required by the Promoter for the purpose of the project as also undertake to sign and execute all such additional applications and other documents as may be required for the purpose of the project.



22.6 Any notice required to be given by the any party to the other party shall, without prejudice to any other mode of service available, be deemed to have been served if delivered by hand or sent by registered post with acknowledgement due to the hereinbefore stated address of the party to whom it is addressed or to such other address as be informed by the party concerned in writing from time to time.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land together with the various structures standing thereon containing an area by physical measurement 5675 square feet but as per title deeds an area of approx 6 Cottahs 10 Chittacks 39 Sq.ft. of lands within the four side boundary wall lying and situate in Mouza - MADURDAH (Madurdaha), C.S. Dag No. 448 and 450, R.S. Dag No. 445 & 457, under Khatian No. 189 & 46, P. S. - Kasba, District - South 24 - Paraganas, Municipal Premises No. 622, Madurdaha, Kolkata - 700 107, within Ward No. 108 of the Kolkata Municipal Corporation.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**OWNERS ALLOCATION**

**ALL THAT** an aggregate 1500 Sq.ft. super built up out of the total built up area and one car parking space of the proposed building on the said land to be allotted to the Owners, together with the undivided proportionate share in common parts, portions, areas and facilities, excluding the Promoter's Allocation.



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**PROMOTER'S ALLOCATION**

**ALL THAT** the balance remaining constructed area together with all Open Space and Common area, Car Parking Space and facilities and roof with right to further construction in the proposed building together with balance 5675 square feet share in the land by physical measuring but as per title deeds an area of 6 Cottahs 10 Chittacks 39 Sq.ft. morefully described in the First Schedule hereinabove written.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Description of the Construction which may be**  
**modified as per sole discretion of the Promoter)**

Structure	: RCC Structure
Doors Frames	: Malaysian Sal Door Frames phynol bounded
Doors	: 30 mm thick ISI Mark Flush Doors
Main Door	: 35 mm with One side teak Veneer
Windows	: Aluminum Sliding Windows
CP Fittings	: Essco or Equivalent.
Sanitary War	: Standard Sanitary Fittings of Hindware or equivalent make.
Plumbing	: All material used of ISI mark
Electric Fittings	: Copper wires, MCB & DB of Havell's or equivalent make.
Switches	: Modular Switches.
Kitchen	: Black granite Counter & Steel Sink with 2ft. high Glaze Titles over the Kitchen platform.




Toilet	: Glazed tiles with border upto 7 ft. height/non skid Flooring after proper water proofing treatment.
Elevator	: Passenger standard Elevator.
Flooring	: Vitrified Tiles.
Walls	: Brick built walls with both side plaster. All inside walls finished with POP.
Roof	: Crazy Mosaic after proper water treatment.
Stair	: Kota Stone with Marble Designed Railing with Wooden Top.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**DEFINITION**


1. **OWNERS** shall mean (1) Companion Traders Private Limited, (2) Compass Vinimay Private Limited, (3) Brightex Merchants Private Limited, (4) Citiline Vyapaar Private Limited, (5) Apurva Commo Trade Private Limited, (6) Anjani Marketing Private Limited, (7) Ajanta Dealers Private Limited, (8) Kusum Agents Private Limited, (9) Laxmi Tradecom Private Limited, (10) Milestone Distributors Private Limited, (11) Neptune Dealers Private Limited, (12) Nutshell Marketing Private Limited, (13) Oracle Commerce Private Limited, (14) Purbasa Merchants Private Limited, (15) Gentex Commerce Private Limited, (16) Jetage Vinimay Private Limited, (17) Symphony Commodities Private Limited, (18) Solidex Vinimay Private Limited, (19) Frontrade Vinimay Private Limited, (20) Goodwin Sales Agency Private Limited, (21) Goodwill Vinimay Private Limited, (22) Finetrade Sales Agencies Private Limited, (23) Gentex Trading Private Limited, (24) Integral Vinimay Private Limited, (25) Dignity Traders Private Limited, (26) Gainwell Suppliers Private Limited, (27) Ulekh Sales Agency Private Limited, (28) S. N. Towers Private Limited, (29) Natural Towers Private

Limited and (30) Lord Sinha Developers Private Limited and their respective heirs, executors, administrators, legal representatives and assigns.

2. **PROMOTER** shall mean **ACQUET TRADING PRIVATE LTD.**, a company incorporated under the Companies Act, 1956 having its registered office at 9A, Lord Sinha Road, Kolkata - 700 071 and its successor or successor-in-interest or assignee.
  3. **TITLE DEED** shall mean the Deeds relating to title of the said premises including Mutation, tax receipt etc..
  4. **PREMISES** shall mean all that the piece and parcel of revenue redeemed land containing an area of 6 Cottahs 10 Chittacks 39 Sq.ft. be the same a little more or less all situated in New Municipal Premises No.622, Madurdah, Kolkata-700107, (more fully and particularly mentioned and described in the First Schedule hereunder written.
  5. **NEW BUILDING/BUILDINGS** shall mean and include the proposed block of building or buildings to be constructed erected and completed by the Promoter in accordance with the map or plan to be sanctioned by Kolkata Municipal Corporation on the said premises or any modification thereof.
  6. **COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit holders and all the its expenses including those in maintenance, operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by the owners of each individual unit in the complex proportionately.
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7. **SALEABLE SPACE** shall mean the all constructed space of the entire area whether sold or not and rights in size, location advantage and marked value of the said Project and/or Buildings forming part of the said premises available in such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.
8. **OWNER'S ALLOCATION** shall mean an aggregate 1500 Sq.ft. super built up and One Car Parking Space out of the total of the total constructed area in the new building to be constructed over the land morefully described in the **FIRST SCHEDULE** hereinabove written which are allocable to the Owners in terms of this agreement **TOGETHER WITH** the undivided proportionate share in the land comprised in the said premises and attributable thereto more fully described in the Second Schedule hereunder written, excluding the Promoter's Allocation.
9. **PROMOTER'S ALLOCATION** shall mean the balance of the total constructed area in the new building to be constructed over the land morefully described in the **FIRST SCHEDULE** hereinabove written which are allocable to the Promoter interms of this agreement comprising of various flat/units/apartments, roof, constructed spaces, open spaces and/or Car Parking Spaces both open and covered **TOGETHER WITH** the undivided proportionate share in the land comprised in the said premises and attributable thereto mention in the First Schedule **AND, TOGETHER WITH** the undivided proportionate share in all common parts portions areas and facilities including location, advantage and market value more fully describe in the Third Schedule hereinabove Written.
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10. **ARCHITECT** shall mean the person or persons who may be appointed by the Promoter for designing and planning of the said Project.
  11. **BUILDING PLAN** would mean such plan or plans prepared by the Architect for the construction of the said Project to be sanctioned by the Kolkata Municipal Corporation together with any modifications and/or alterations and/or renewal which may be necessary and/or required.
  12. **PROJECT** shall mean the Project undertaken by the Promoter on the said premises to be constructed erected and completed in the buildings to have various self contained units apartments and car parking spaces capable of being held and/or enjoyed independently of each other.
  13. **SPECIFICATION** shall mean the specifications required for the purpose of construction of the said New Buildings or Commercial Project as described in the **FOURTH SCHEDULE** hereinabove written.
  14. **PROJECT ADVOCATE** - shall mean Awani Kumar Roy, Advocate of 10, Kiran Shankar Roy Road (First Floor), Kolkata - 700 001.
  15. **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi storied building to the intending purchasers/ Lessee/ Tenants.
  16. **TRANSFeree** shall mean a person firm, limited company, association of persons to whom any space in the said Project has been transferred.
  17. **EXTRA CHARGES** shall mean the extra amounts paid by and/or the reimbursements received from an Intending Transferee by the
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Developer towards any extra charges, club fit out charges, generator charges together with the charges and expenses allied/related thereto, charges towards electrical infrastructure, VRV-AC charges, charges/fees towards/in lieu of having sanctioned any deviations from the sanctioned plan(s) in the construction, as stipulated in the relevant statute governing the same, legal fees, legal expenses, stamp duty, registration fees.

18. **SALE PROCEEDS** shall mean the amounts received by the Developer from an Intending Transferee in lieu of Transfer/alienation of any part or portion of the Project together with the amounts, if any, received from the Intending Transferee towards the permission granted to park vehicles, high-rise charges, PLC, but the term shall not mean or include:
  - i. the Deposits;
  - ii. the Extra Charges;
  - iii. the Taxes& Duties;
  - iv. Other Charges including for extra work.
19. **REAL ESTATE LAW** - means the provisions of Real Estate (Regulation and Development) Act 2016 and West Bengal Real Estate (Regulation and Development) Rules 2021 as applicable and include the amendments and substitute thereof and all rules, regulations thereunder provided, however, in the event of a conflict between the provisions of any other such law/s in the provisions of Real Estate (Regulation and Development) Act 2016 and West Bengal Real Estate (Regulation and Development) Rules 2021 shall apply.
20. Words importing singular shall include plural and vice versa.
21. Words importing masculine gender shall include Feminine and Neuter genders like wise words imparting feminine general shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.



**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

Short description of the Title Deeds by which **COMPANION TRADERS PRIVATE LIMITED & 29 ORS.** became the Owners in respect to approx 5675 Sq.ft. by Physical measurement but as per title deeds 6 Cottahs 10 Chittacks 39 Sq.ft. of lands lying and situate in Mouza - MADURDAH (Madurdaha), C.S. Dag No. 448 and 450, R.S. Dag No. 445 & 457, P. S. - Kasba, District - South 24 - Paraganas, Municipal Premises No. 622, Madurdaha, Kolkata - 700 107, within Ward No. 108 of the Kolkata Municipal Corporation.

1. i) By a Deed of Conveyance dated 3.10.1980 made by and between (1) Smt. Uma Das, daughter of Sri Satish Chandra Das, (2) Sri Paban Kumar Das, son of Sri Satish Chandra Das and (3) Sri Jogendra Nath Mondal, son of Sri Upendra Nath Mondal, therein collectively referred to as the Vendors of the One Part and Smt. Anima Basu, wife of Sri Bishnupada Bose, therein referred to as the Purchaser of the Other Part and registered at the office of the Sub - Registrar of Alipore, in Book No. I, Volume No. 264, Pages 109 to 115, Being No. 8108, for the year 1980, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT piece and parcel of land inter alia as follows:-
  - a) Land measuring about 4 Cottahs 10 Chittacks 23 Sq.ft. out of 2 Bighas all situated at C. S. Khatian No. 133, R.S. Khatian No.189, C.S. Dag No. 448, R.S. Dag No. 455, Touzi No. 2998, J.L. No. 12, Resa 212, Mouza - Madurdaha, P.S. Kasba, Jadavpur, presently P.S.-Tiljala, District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation morefully and particularly described in First Schedule mentioned herein.
  - b) Land measuring about 2 Cottahs 16 Sq.ft. out of 1 Bigha 9 Cottahs of land, all situated at C. S. Khatian No. 59, R.S. Khatian No.46 comprising of C.S. Dag No. 455, R.S. Dag No. 457 to the Collector of 24 Parganas under Collectorate Touzi No. 2998, Resa No. 212, J.L. No. 12, Mouza-Madurdaha, P.S. Kasba, District 24 Parganas (South).
2. Thus the said Smt. Anima Basu alone hereinafter became the absolute Owner of all that the said lands lying in Mouza-MADURDAH (Madurdaha), Kolkata - 700 107, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.
3. The said Smt. Anima Basu died intestate on 21.10.2001 leaving behind (1) Sri Partha Basu, (2) Sri Siddhartha Bose, (3) Smt. Kasturi Basu and (4) Sri Soumitra Basu as her only legal heirs who became the joint co-owners in respect to the said premises.

4. By a registered deed of Conveyance made on 12.03.2016 made by and between Partha Basu, Sidharth Bose and Soumitra Basu, therein collectively referred to as the Vendors of the One Part and Companion Traders Private Limited & Others therein collectively referred to as the Purchasers of the Other Part and registered at the office of Additional Registrar of Assurance I, Kolkata in Book No. I, Volume No. 1901-2016, Pages No. 87328 to 87391, Being No. 190102512 for the year 2016, the Vendor therein sold and conveyed to the Purchasers therein on the terms & conditions as mention therein ALL THAT the piece and parcel of land having an area a 2 Cottahs 16 Sq.ft. (including 100 sq. ft. structure tiles roof) being demarcated as Plot No. 7, situated in C. S. Dag No. 455, R.S. Dag No. 457, C.S. Khatian No. 59, R.S. Khatian No. 46, Mouza - MADURDAH (Madurdaha), District 24 Parganas (South), P.S. - Tiljala, Touzi No. 2998, Re Sa - 212, J. L. No. 12, Mouza - MADURDAH (Madhurdaha) within Ward No. 108 of Kolkata Municipal Corporation.
5. By a registered Deed of Conveyance dated 12.03.2016 made by and between Partha Basu, Sidharth Bose and Soumitra Basu, therein collectively referred to as the Vendors of the One Part and Companion Traders Private Limited & Others therein collectively referred to as the Purchasers of the Other Part and registered at the office of Additional Registrar of Assurance I, Kolkata in Book No. I, Volume No. 1901-2016, Pages No. 96267 to 96331, Being No. 190102749 for the year 2016, the Vendor therein duly sold and conveyed to the Purchasers therein ALL THAT the piece and parcel of land having an area of 4 Cottahs 10 Chittacks and 23 Sq.ft. (including 100 sq. ft. structure tiles roof) being demarcated as Plot No. 7, situated at Mouza - MADURDAH (Madurdaha), C. S. Dag No. 448, R.S. Dag No. 455, C.S. Khatian No. 133, R.S. Khatian No. 189, District : 24 Parganas (South), P. S. Tiljala, Touzi No. 2998, Re Sa No. 212, J.L. No. 12 Mouza - MADURDAH (Madurdaha) within the Ward No. 108, of Kolkata Municipal Corporation.
6. By virtue of the aforesaid 2 Deed of Conveyances the said thirty companies being the Owners herein became the owners of the ALL THAT the piece and parcel of land measuring an area of 6 Cottahs 10 Chittacks and 39 Sq.ft. land more fully and particularly described the First Schedule hereinabove written and hereinafter referred to as the said premises.
7. The Owners duly got the sanction of Building Plan being Building Permit No. 2025120273 dated 11<sup>th</sup> October, 2025 from the Kolkata Municipal Corporation.



IN WITNESS WHEREOF the parties have set and subscribe their respective hands, seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by  
the OWNERS at Kolkata in the presence of:

Partha Nandy  
10, K.S. Roy Road  
Kolkata-700001

Trishan Mani Bose  
10, K.S. Roy Road  
Kolkata-700001.

- (1) COMPANION TRADERS PRIVATE LIMITED
- (2) COMPASS VINIMAY PRIVATE LIMITED
- (3) BRIGHTEX MERCHANTS PRIVATE LIMITED
- (4) CITILINE VYAPAAR PRIVATE LIMITED
- (5) APURVA COMMO TRADE PRIVATE LIMITED
- (6) ANJANI MARKETING PRIVATE LIMITED
- (7) AJANTA DEALERS PRIVATE LIMITED
- (8) KUSUM AGENTS PRIVATE LIMITED
- (9) LAXMI TRADECON PRIVATE LIMITED
- (10) MILESTONE DISTRIBUTORS PRIVATE LIMITED
- (11) NEPTUNE DEALERS PRIVATE LIMITED
- (12) NUTSHELL MARKETING PRIVATE LIMITED
- (13) ORACLE COMMERCE PRIVATE LIMITED
- (14) PURBASHA MERCHANTS PRIVATE LIMITED
- (15) GENTEX COMMERCE PRIVATE LIMITED
- (16) JETAGE VINIMAY PRIVATE LIMITED
- (17) SYMPHONY COMMODITIES PRIVATE LIMITED
- (18) SOLIDEX VINIMAY PRIVATE LIMITED
- (19) FRONTRADE VINIMAY PRIVATE LIMITED
- (20) GOODWIN SALES AGENCY PRIVATE LIMITED
- (21) GOODWILL VINIMAY PRIVATE LIMITED
- (22) FINETRADE SALES AGENCIESPRIVATE LIMITED
- (23) GENTEX TRADING PRIVATE LIMITED
- (24) INTEGRAL VINIMAY PRIVATE LIMITED
- (25) DIGNITY TRADERS PRIVATE LIMITED
- (26) GAINWELL SUPPLIERS PRIVATE LIMITED
- (27) ULEKH SALES AGENCY PRIVATE LIMITED
- (28) S. N. TOWERS PRIVATE LIMITED
- (29) NATURAL TOWERS PRIVATE LIMITED
- (30) LORD SINHA DEVELOPERS PRIVATE LIMITED

Authorized Signatory

(MANISH KUMAR SHARMA)



**SIGNED, SEALED AND DELIVERED**  
by the **PROMOTER** at Calcutta in the  
presence of :

1. *Partha Nandy*

2. *Tushar Lamba Dore,*

For ACQUET TRADING (P) LTD.

*T. Chakraborty*

Director

Authorised Signatory

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**SIGNATURE OF THE PROMOTER**

Drafted by me

*Awami Kumar Roy*  
Advocate.

*High Court*  
*Calcutta*

*WB/1927/1978*

# SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger

### Major Information of the Deed

Deed No :	I-1904-16037/2025	Date of Registration	07/11/2025
Query No / Year	1904-2002929002/2025	Office where deed is registered	
Query Date	30/10/2025 3:36:08 PM	A.R.A - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K.S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 7003296463, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4338] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 4,46,65,212/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article 48(g))	Rs. 684/- (Article E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Deeshan Estate – Deeshan Estate) . . Premises No: 622, . Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 10 Chatak 39 Sq Ft		4,04,08,962/-	Width of Approach Road: 40 Ft.,
Grand Total :				11.0206Dec	0/-	404,08,962/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5675 Sq Ft.	0/-	42,56,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 1135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 4, Area of floor : 1135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5675 sq ft	0/-	42,56,250/-	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>COMPANION TRADERS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>COMPASS VINIMAY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>BRIGHTEX MARCHANTS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>CITILINE VYAPAAR PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>APURVA COMMOTRADE PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>ANJANI MARKETING PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>AJANTA DEALERS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>KUSUM AGENTS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>LAXMI TRADECON PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>MILESTONE DISTRIBUTORS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>NEPTUNE DEALERS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>NUTSHELL MARKETING PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>ORACLE COMMERCE PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative






14	<b>PURBASHA MERCHANTS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>GENTEX COMMERCE PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>JETAGE VINIMAY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>SYMPHONY COMMODITIES PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>SOLIDEX VINIMAY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	<b>FRONTRADE VINIMAY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO.57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	<b>GOODWIN SALES AGENCY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	<b>GOODWILL VINIMAY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	<b>FINETRADE SALES AGENCIES PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	<b>GENTEX TRADING PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	<b>INTEGRAL VINIMAY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	<b>DIGNITY TRADERS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	<b>GAINWELL SUPPLIERS PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	<b>ULEKH SALES AGENCY PRIVATE LIMITED</b> 121, CHITTARANJAN AVENUE, 4th AVENUE, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

28	<b>S N TOWERS PRIVATE LIMITED</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	<b>NATURAL TOWERS PRIVATE LIMITED</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
30	<b>LORD SINHA DEVELOPERS PRIVATE LIMITED</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>ACQUET TRADING P LTD</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-1XX4 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr MANISH KUMAR SHARMA (Presentant ) Son of Mr MAHESH KUMAR SHARMA Date of Execution - 07/11/2025, , Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office</p>	 Nov 7 2025 4:25PM	 Captured LT 07/11/2025	 07/11/2025



9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ARXXXXXX6P, Aadhaar No.: 80XXXXXXX7070 Status: Representative, Representative of: COMPANION TRADERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), COMPASS VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), BRIGHTEX MERCHANTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), CITILINE VYAPAAR PRIVATE LIMITED (as AUTHORISED SIGNATORY), APURVA COMMODITRADE PRIVATE LIMITED (as AUTHORISED SIGNATORY), ANJANI MARKETING PRIVATE LIMITED (as AUTHORISED SIGNATORY), AJANTA DEALERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), KUSUM AGENTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), LAXMI TRADE CON PRIVATE LIMITED (as AUTHORISED SIGNATORY), MILESTONE DISTRIBUTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY), NEPTUNE DEALERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), NUTSHELL MARKETING PRIVATE LIMITED (as AUTHORISED SIGNATORY), ORACLE COMMERCE PRIVATE LIMITED (as AUTHORISED SIGNATORY), PURBASHA MERCHANTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), GENTEX COMMERCE PRIVATE LIMITED (as AUTHORISED SIGNATORY), JETAGE VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), SYMPHONY COMMODITIES PRIVATE LIMITED (as AUTHORISED SIGNATORY), SOLIDEX VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), FRONTRADE VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), GOODWIN SALES AGENCY PRIVATE LIMITED (as AUTHORISED SIGNATORY), GOODWILL VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), FINETRADE SALES AGENCIES PRIVATE LIMITED (as AUTHORISED SIGNATORY), GENTEX TRADING PRIVATE LIMITED (as AUTHORISED SIGNATORY), INTEGRAL VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), DIGNITY TRADERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), GAINWELL SUPPLIERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), ULEKH SALES AGENCY PRIVATE LIMITED (as AUTHORISED SIGNATORY), S N TOWERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), NATURAL TOWERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), LORD SINHA DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

2	Name	Photo	Finger Print	Signature
	<b>Mr JITENDRA BHUKANIA</b> Son of Mr RADHEY SHYAM BHUKANIA Date of Execution - 07/11/2025, Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office	 <small>Nov 7 2025 4:28PM</small>	 <small>Captured</small> <small>LT 07/11/2025</small>	 <small>07/11/2025</small>

9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth: XX-XX-1XX7, PAN No.: AYXXXXXX5E, Aadhaar No.: 65XXXXXXX0949 Status: Representative, Representative of: ACQUET TRADING P LTD (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA NANDY</b> Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110	 <small>07/11/2025</small>	 <small>Captured</small> <small>07/11/2025</small>	 <small>07/11/2025</small>

Identifier Of Mr MANISH KUMAR SHARMA, Mr JITENDRA BHUKANIA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	COMPANION TRADERS PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
2	COMPASS VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
3	BRIGHTEX MERCHANTS PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
4	CITILINE VYAPAAR PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
5	APURVA COMMOTRADE PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
6	ANJANI MARKETING PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
7	AJANTA DEALERS PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
8	KUSUM AGENTS PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
9	LAXMI TRADECON PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
10	MILESTONE DISTRIBUTORS PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
11	NEPTUNE DEALERS PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
12	NUTSHELL MARKETING PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
13	ORACLE COMMERCE PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
14	PURBASHA MERCHANTS PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
15	GENTEX COMMERCE PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
16	JETAGE VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
17	SYMPHONY COMMODITIES PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
18	SOLIDEX VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
19	FRONTRADE VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
20	GOODWIN SALES AGENCY PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
21	GOODWILL VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec
22	FINETRADE SALES AGENCIES PRIVATE LIMITED	ACQUET TRADING P LTD-0.367354 Dec



23	GENTEX TRADING PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec
24	INTEGRAL VIKRAM PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec
25	DIGNITY TRADERS PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec
26	GAINWELL SUPPLIERS PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec
27	ULEKH SALES AGENCY PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec
28	SN TOWERS PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec
29	NATURAL TOWERS PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec
30	LORD SINHA DEVELOPERS PRIVATE LIMITED	ACQUET TRADING P LTD 0 367354 Dec

#### Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	COMPANION TRADERS PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
2	COMPASS VIKRAM PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
3	BRIGHTEX MERCHANTS PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
4	CITILINE VYAPAAR PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
5	APURVA COMMODOTRADE PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
6	ANJANI MARKETING PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
7	AJANTA DEALERS PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
8	KUSUM AGENTS PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
9	LAXMI TRADECON PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
10	MILESTONE DISTRIBUTORS PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
11	NEPTUNE DEALERS PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
12	HUTSHELL MARKETING PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
13	ORACLE COMMERCE PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
14	PURBASHA MERCHANTS PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft
15	GENTEX COMMERCE PRIVATE LIMITED	ACQUET TRADING P LTD-189 16666700 Sq Ft



16	JETAGE VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
17	SYMPHONY COMMODITIES PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
18	SOLIDEX VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
19	FRONTRADE VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
20	GOODWIN SALES AGENCY PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
21	GOODWILL VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
22	FINETRADE SALES AGENCIES PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
23	GENTEX TRADING PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
24	INTEGRAL VINIMAY PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
25	DIGNITY TRADERS PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
26	GAINWELL SUPPLIERS PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
27	ULEKH SALES AGENCY PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
28	S N TOWERS PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
29	NATURAL TOWERS PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft
30	LORD SINHA DEVELOPERS PRIVATE LIMITED	ACQUET TRADING P LTD-189.16666700 Sq Ft

**Endorsement For Deed Number : I - 190416037 / 2025**

**On 07-11-2025**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**  
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48

(g) of Indian Stamp Act 1899.

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

Presented for registration at 14:05 hrs on 07-11-2025, at the Office of the A.R.A. - IV KOLKATA by Mr MANISH

KUMAR SHARMA ,

**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

4,46,65,212/-

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

Execution is admitted on 07-11-2025 by Mr MANISH KUMAR SHARMA, AUTHORISED SIGNATORY, NEPTUNE DEALERS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, COMPANION TRADERS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, COMPASS VINIMAY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, BRIGHTEX MARCHANTS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, CITILINE VYAPAAR PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, APURVA COMMOTRADE PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, ANJANI MARKETING PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, AJANTA DEALERS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, KUSUM AGENTS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, LAXMI TRADECON PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, MILESTONE DISTRIBUTORS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, NUTSHELL MARKETING PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, ORACLE COMMERCE PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, PURBASHA MERCHANTS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, GENTEX COMMERCE PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, JETAGE VINIMAY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, SYMPHONY COMMODITIES PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, SOLIDEX VINIMAY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, FRONTRADE VINIMAY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, GOODWIN SALES AGENCY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District-Kolkata, West



Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, GOODWILL VINIMAY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, FINETRADE SALES AGENCIES PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, GENTEX TRADING PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, DIGNITY TRADERS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, GAINWELL SUPPLIERS PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, ULEKH SALES AGENCY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th AVENUE, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; AUTHORISED SIGNATORY, S N TOWERS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, NATURAL TOWERS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, LORD SINHA DEVELOPERS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, INTEGRAL VINIMAY PRIVATE LIMITED (Private Limited Company), 121, CHITTARANJAN AVENUE, 4th FLOOR, ROOM NO. 57, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 07-11-2025 by Mr JITENDRA BHUKANIA, AUTHORISED SIGNATORY, ACQUET TRADING P LTD (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 684 00/- ( E = Rs 600 00/- , I = 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 600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2025 2:25PM with Govt. Ref. No. 192025260327885028 on 06-11-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7385637093155 on 06-11-2025, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 75,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 269704, Amount: Rs.100.00/-, Date of Purchase: 08/08/2025, Vendor name: S Mukherjee  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2025 2:25PM with Govt. Ref. No: 192025260327885028 on 06-11-2025, Amount Rs: 75,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7385637093155 on 06-11-2025, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 696908 to 696961  
being No 190416037 for the year 2025.



Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2025.11.18 18:23:29 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 18/11/2025  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa  
DATED THIS 7<sup>th</sup> DAY OF November 2025  
aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa

BETWEEN

COMPANION TRADERS  
PRIVATE LIMITED & ORS.

..OWNERS

A N D

M/S. ACQUET TRADING  
PRIVATE LTD  
PROMOTER

DEVELOPMENT AGREEMENT

MR. AWANI KUMAR ROY  
Advocate  
10. Kiran Shankar Roy Road  
Kolkata-700001.

269704

AWANI KUMAR ROY  
Advocate  
10, Kiron Shankar Roy Road,  
1st Floor, Kolkata-700 001

NAME.....  
ADD.....  
Rs.....

- 8 AUG 2025

SURANJAN MUKHERJEE  
Licensed Estate Vendor  
C.C. Court  
2 & 3, K. S. Roy Road, Kol-1

- 8 AUG 2025

- 8 AUG 2025

