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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

Additional Registrar of Assurances-IV, Kolkata

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21/12/25
Additional Registrar of Assurances-IV, Kolkata

16 DEC 2025

JOINT DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 16th day of December Two Thousand and Twenty-Five

BETWEEN

Le *U*

278239

No..... Sold to..... ARGHA SAHA
ADVOCATE
Address..... HIGH COURT, CALCUTTA

Rs.....

Date..... 11 NOV 2025

SIPRA DEY

Licence No. BA

1070

1, N. S. Road, Kolkata- 700 001



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 DEC 2025

1. (I) **AJANYA PLAZA PRIVATE LIMITED** (CIN: U70109WB2012PTC173787, PAN: AAKCA2531R), (II) **AJANYA PROPERTIES PRIVATE LIMITED** (CIN: U70100WB2012PTC173611, PAN: AAKCA2270R), (III) **SUSHOBHAN PLAZA PRIVATE LIMITED** (CIN: U70109WB2012PTC173510, PAN: AAQCS9729P), (IV) **SUSHOBHAN BUILDERS PRIVATE LIMITED** (CIN: U70109WB2012PTC173607, PAN: AAQCS9730G), (V) **SUSHOBHAN PROPERTIES PRIVATE LIMITED** (CIN: U70109WB2012PTC173533, PAN: AAQCS9725B), (VI) **SUSHOBHAN CONSTRUCTION PRIVATE LIMITED** (CIN: U70109WB2012PTC173772, PAN: AARCS0080J), (VII) **DADIMATA MARKETING PRIVATE LIMITED** (CIN: U51909WB2012PTC182690, PAN: AAECD2937L), (VIII) **BAGLAMUKHI REALTORS PRIVATE LIMITED** (CIN: U45400WB2013PTC194197, PAN: AAFCB5174Q), (IX) **APNAPAN REALESTATE PRIVATE LIMITED** (CIN: U45400WB2013PTC195164, PAN: AALCA8473F), (X) **SKYDOME HOUSING PRIVATE LIMITED** (CIN: U52100WB2013PTC194263, PAN: AAUCS5606D), (XI) **BHUJADHARI APARTMENT PRIVATE LIMITED** (CIN: U45400WB2013PTC195167, PAN: AAFCB5841A), (XII) **ASTDURGA PROMOTERS PRIVATE LIMITED** (CIN: U45400WB2013PTC195165, PAN: AALCA8474C), (XIII) **BHAVSAKTI REALESTATE PRIVATE LIMITED** (CIN: U45400WB2013PTC194196, PAN: AAFCB5176N), (XIV) **KEJRIWAL PROPERTIES PRIVATE LIMITED** (CIN: U70102WB2014PTC202160, PAN: AAFCK5424N), (XV) **PALMVIEW PROMOTERS PRIVATE LIMITED** (CIN: U52100WB2013PTC194254, PAN: AAHCP6886B), (XVI) **HILLSIDE ACRES PRIVATE LIMITED** (CIN: U52100WB2013PTC194253, PAN: AADCH4071L) and (XVII) **KEJRIWAL REAL ESTATE PRIVATE LIMITED** (CIN: U70102WB2014PTC202366, PAN: AAFCK5559C), all are companies incorporated under the Companies Act and having their registered office at 1, Netaji Subhas Road, Post Office - G.P.O., Police Station- Hare Street, Kolkata - 700001, all are jointly represented by their Authorised Signatory **Mr. Ravi Khaitan (PAN- ALLPK0522D)**, son of Late Nirmal Kumar Khaitan, 152/2, Block-B, Bangur Avenue, Kolkata - 700055, hereinafter collectively referred to as the "**First Owners**"

AND

2. (I) **INTENT PROPERTIES PRIVATE LIMITED** (CIN: U70102WB2012PTC186164, PAN: AADCI0447F), a Company incorporated under the Companies Act, 1956 having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101, Kolkata-700001, (II) **CHIRANTAN DEVCON PRIVATE LIMITED** (CIN: U70102WB2012PTC186181, PAN: AECC9938N), a Company incorporated under the Companies Act, 1956 having its registered office at 84A, Chitta Ranjan Avenue, 1st Floor, Suite No. 2, Kolkata-700012, (III) **PRATYAKSHA VILLA PRIVATE LIMITED** (CIN: U45400WB2012PTC187218, PAN: AAGCP9577J), a Company incorporated under the



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Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata-700001, **(IV) ALEKSI INFRAPROJECTS PRIVATE LIMITED** (CIN: U70102WB2012PTC186165, PAN: AAKCA9698M), a Company incorporated under the Companies Act, 1956 having its registered office at Narayani Building, Room No-101, 27, Braboume Road, 1st Floor, Kolkata-700001, **(V) VACHI NIRMAAN PRIVATE LIMITED**, (CIN: U45400WB2012PTC187217, PAN: AAECV2814J), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata, West Bengal, India, 700001, **(VI) LENIENT BARTER PRIVATE LIMITED**, (CIN: U74900WB2014PTC200262, PAN: AACCL6510D), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata-700001; **(VII) SQUASH ENCLAVE PRIVATE LIMITED**, (CIN:U45400WB2014PTC199963,PAN:AAUCS3336G), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata, West Bengal, India, 700001, **(VIII) HELOT HIRISE PRIVATE LIMITED**, (CIN:U45400WB2014PTC200258 ,PAN: AADCH4063Q), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata-700001, **(IX) FERVENT BUILDCON PRIVATE LIMITED** (CIN: U74900WB2014PTC200260, PAN: AACCF3630J), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata-700001, **(X) SHIRLEY VENTURES PRIVATE LIMITED** (CIN: U45400WB2014PTC199804, PAN: AAUCS8397K), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata-700001, **(XI) DUMPLING HEIGHTS PRIVATE LIMITED** (CIN: U45400WB2014PTC200220, PAN: AAFCD0329R), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata-700001, **(XII) LIMEJUICE ENCLAVE PRIVATE LIMITED** (CIN: U45400WB2014PTC199961, PAN: AACCL6806G), a Company incorporated under the Companies Act, 1956 having its registered office at 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D, Customs House, Kolkata-700001, **(XIII) DARPAD DEALERS PRIVATE LIMITED**, (CIN: U51909WB2012PTC182790, PAN: AAECD2940D), a Company incorporated under the Companies Act, 1956 having its registered office at 14 Netaji Subhas Road First Floor, Kolkata, West Bengal, India, 700001, **(XIV) MAHATRU TRADING COMPANY PRIVATE LIMITED**, (CIN: U51909WB2012PTC185544, PAN: AAICM1472F), a Company incorporated under the Companies Act, 1956 having its registered office at 14 Netaji Subhas Road First Floor, Kolkata, West Bengal, India, 700001,



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



192025260392007708

GRN Details

GRN:	192025260392007708	Payment Mode:	SBI Epay
GRN Date:	16/12/2025 17:05:33	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5216475436833	BRN Date:	16/12/2025 17:06:15
Gateway Ref ID:	2535017752950	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	161220252039200769	Payment Init. Date:	16/12/2025 17:05:33
Payment Status:	Successful	Payment Ref. No:	2003371020/7/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr NAVIN KUMAR BHARTIA
Address:	25B RAJNIGANDHYA APARTMENT BALLYGUNGE KOLKATA 700019
Mobile:	9831462846
Period From (dd/mm/yyyy):	16/12/2025
Period To (dd/mm/yyyy):	16/12/2025
Payment Ref ID:	2003371020/7/2025
Dept Ref ID/DRN:	2003371020/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003371020/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2003371020/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	20000
Total				20001

IN WORDS: TWENTY THOUSAND ONE ONLY.



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



192025260391013748

GRN Details

GRN:	192025260391013748	Payment Mode:	SBI Epay
GRN Date:	16/12/2025 11:23:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9676803787219	BRN Date:	16/12/2025 11:35:44
Gateway Ref ID:	928635562	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	161220252039101373	Payment Init. Date:	16/12/2025 11:23:16
Payment Status:	Successful	Payment Ref. No:	2003371020/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Navin Kumar Bhartia
Address:	25 B, Ballygunge Park Road
Mobile:	9831462846
Period From (dd/mm/yyyy):	16/12/2025
Period To (dd/mm/yyyy):	16/12/2025
Payment Ref ID:	2003371020/2/2025
Dept Ref ID/DRN:	2003371020/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003371020/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2003371020/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2003371020/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				75820

IN WORDS: SEVENTY FIVE THOUSAND EIGHT HUNDRED TWENTY ONLY.

(XV) **BADIBERI DADIMATA MERCANTILE PRIVATE LIMITED**, (CIN: U51909WB2012PTC182852, PAN: AAFCB0564Q), a Company incorporated under the Companies Act, 1956 having its registered office at 14 Netaji Subhas Road First Floor, Kolkata, West Bengal, India, 700001, (XVI) **ROXY CONSTRUCTIONS PRIVATE LIMITED**, (CIN: U70102WB2014PTC202115, PAN: AAGCR9294L), a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Heritage, Room No.301D, 3rd Floor, 16 Strand Road, Kolkata G.P.O., Kolkata, West Bengal, India, 700001,, , all are represented jointly represented by their Authorised Signatory **Mr. Navin Kumar Bhartia** [PAN: ADTPB8802D], son of Late Satyanarain Bhartia, residing at 25B, Ballygunge Park, Kolkata – 700019, hereinafter collectively referred to as the "**Second Owners**"

Both the above "**First Owners**" and "**Second Owners**" shall hereafter collectively be referred to as the "**Owners**"(which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include their respective successors-in-interest and permitted assigns) of the **First Part**.

AND

NAVINSOHAM DTC PROJECT LLP (LLPIN: ACJ-4083), a Limited Liability Partnership incorporated under provisions the Limited Liability Partnership Act, 2008, having its registered office at Diamond Heritage, Unit No. 1411, 14th Floor, 16 Strand Road, Kolkata-700001, represented by its one of the Designated Partners **Mr. Navin Kumar Bhartia** [PAN: ADTPB8802D], son of Late Satyanarain Bhartia, residing at 25B, Ballygunge Park, Kolkata – 700019, (hereinafter referred to as "the **Developer**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being their respective heirs executors administrators legal representatives successors and/or assigns) of the **Second Part**:

WHEREAS:

- A. The Owners are the absolute owners of **ALL THOSE** pieces and parcels of contiguous land containing an area of **322 Decimals** be the same a little more or less equivalent to **195 Cottahs** comprised in several daps under several khatians





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situate and lying at Mouza- Gopalpur, J.L. No. 02, under Police Station Airport, in the District of North 24-Parganas (fully described in the **FIRST SCHEDULE** hereunder written and shown as a single contiguous plot in the plan annexed hereto duly bordered thereon in '**Red**' and hereinafter referred to as "the **said Property**"), free from all encumbrances, mortgages, charges, liens, lis pendens and liabilities and are in peaceful possession thereof.

- B. The names of the Owners are recorded as 'raiya' in the L.R. Record of Rights in respect of the said Property. Details of deed of conveyances and title documents to the said Property in favour of the Owners hereto are mentioned in the **Third Schedule** hereunder written.
- C. In view of the complexities involved in the construction of new buildings, the Owners approached the Developer for construction of new housing complex by applying modern techniques and in accordance with the applicable laws and to commercially exploit the same and upon mutual discussions and negotiations by and between the Parties, the Developer agreed to develop the said Property for mutual benefit and for the consideration, on *inter-alia* the following understanding:
- (i) the Owners would provide the land contained in the said Property for construction of a new housing complex thereat as per the building plan caused to sanctioned by the Developer from the concerned authorities;
 - (ii) the Developer would be responsible for marketing and commercial exploitation of the Saleable Areas in Project and the Owners shall execute a power of attorney in favour of the Developer to enter in agreement for sale and deed of conveyance of Saleable Areas with the Intending Buyers;
 - (iii) the Owners and the Developer would share the gross revenue generated from the sale of the Saleable Areas in the Project in the ratio 36%:64%;
 - (iv) none of the Parties would back out from the joint venture whether the same leads to risk of loss or reward of profit from the Project.
- D. To avoid any misunderstanding, the Parties are desirous of recording the detailed terms and conditions agreed between them with regard to the construction of the new housing complex and commercially exploiting the same as a joint venture project as hereinafter contained:

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



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1. **DEFINITIONS AND INTERPRETATIONS:**

1.1 In these presents unless there be something contrary or repugnant to the subject or context:

- (a) **"Act"** or **"said Act"** shall mean the Real Estate (Regulation and Development) Act, 2016 or any other act or law as may be applicable to the Project and wherever the context so permits include the rules framed thereunder and notifications passed in connection therewith;
- (b) **"Architect"** shall mean the person(s) as may be appointed by the Developers in consultation with the Owners.
- (c) **"Association"** shall mean any Association of Persons, Society, Company or other body that may be formed of the Intending Buyers of the Saleable Areas along with the Owners and the Developer in respect of the Unsold Areas for operation, maintenance and management of the Common Areas and Installations and other Common Purposes (defined below);
- (d) **"Building Plan"** shall mean the plans to be sanctioned by the concerned authorities for construction of new multi-storied buildings at the said Property and include any other revised building plans and all sanctionable modifications thereof and/or alterations thereto as may be necessary and/or required from time to time as per the recommendation of the Architect.
- (e) **"Common Areas and Installations"** shall mean and include the areas, installations and facilities as be expressed by the Developer in consultation with the Owners for common use of the Intending Buyers, the Owners and the Developer.
- (f) **"Common Expenses"** shall mean and include all costs, charges and expenses incurred for operation, maintenance and management of the Common Areas and Installations and other Common Purposes (defined below).
- (g) **"Common Purposes"** shall mean and include the purposes of operation, maintenance and management of the Common Areas and Installations; rendition of common services in common to the Intending Buyers; collection





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and disbursement of the Common Expenses; regulating mutual rights, obligations and liabilities of the Intending Buyers; and dealing with the matters of common interest of the Intending Buyers.

- (h) **"Deposits"** shall mean certain deposits to be taken by the Developer from the Intending Buyers of the Saleable Areas for the purposes as mentioned in Clause 8.2 hereunder written and such deposits shall not form part of the Gross Revenue of the Project.
- (i) **"Extras"** shall mean certain charges and expenses to be taken by the Developer from the Intending Buyers of the Saleable Areas for the purposes as mentioned in Clause 8.1 hereunder written and such charges shall not form part of the Gross Revenue of the Project.
- (j) **"Developer's Share of Gross Revenue"** shall mean 64% (sixty-four percent) of the Gross Revenue/Realizations.
- (k) **"Owners' Share of Gross Revenue"** shall mean 36% (thirty-six percent) of the Gross Revenue/Realizations, which shall be further distributed among the Owners as per their share in the said Property as more fully described in the Third Schedule hereunder written.
- (l) **"Gross Revenue Sharing Ratio"** shall mean the ratio of sharing of the Gross Revenue/Realizations between the Owners and the Developer being 36%:64% respectively.
- (m) **"Intending Buyers"** shall mean the persons desirous of owning/acquiring the Saleable Areas at the said Property from the Parties hereto and include the Owners and the Developer for the Unsold Areas.
- (n) **"New Buildings"** shall mean the new buildings, as be sanctioned by the concerned authorities and other structures to be constructed and installations to be installed by the Developer at the said Property and shall include the Parking Spaces for four wheelers, two wheelers, etc. thereat.
- (o) **"Parking Spaces"** shall mean and include the covered, open and mechanized parking spaces at the said Property for parking of cars/two wheelers as planned by the Developer in consultation with the Architect and the Owners.





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- (p) **"Project"** shall mean (i) construction of the New Buildings at the said Property in accordance with Buildings Plan and making the same fit for occupation, (ii) sale of the Saleable Areas at the said Property in favour of Intending Buyers and (iii) all acts deeds matters and things to be done or caused to be done in respect of the aforesaid as per the terms of this Agreement.
- (q) **"Project Advocates"** shall mean the person(s) as may be appointed by the Developers in consultation with the Owners.
- (r) **"Project Bank Account"** shall mean the bank account to be opened for all Realizations/Gross Revenue generated from the Project and operated only for distribution of such Realizations between the Parties hereto as and in the manner mentioned in Clause 7 hereunder and its sub-clauses.
- (s) **"Realizations"** or **"Gross Revenue"** shall mean the sale proceeds, booking amounts, advances, and other incomings realized from sale of the Saleable Areas forming part of this joint venture agreement or any part thereof and from transfer of any rights/privileges at the said Property as mentioned in clause 7 hereunder and its sub-clauses but shall not include Extra, Deposits and Goods & Services Tax as mentioned in clauses 8.1, 8.2 and 8.3 respectively hereunder.
- (t) **"said Property"** shall mean **ALL THOSE** pieces and parcels of contiguous land containing an aggregate area **322 Decimals** be the same a little more or less equivalent to **195 Cottahs** comprised in several dags under several khatians situate and lying at Mouza- Gopalpur, J.L. No. 02, under Police Station Airport, in the District of North 24-Parganas, fully described in the **First Schedule** hereunder written and wherever the context so permits or intends shall include the New Buildings.
- (u) **"Saleable Areas"** shall mean and include the Units, Parking Spaces, terraces attached to Units and other areas at the said Property capable of being transferred independently or as appurtenant to any Unit and shall also include any other right/privilege at the said Property capable of being commercially exploited or transferred for money.



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- (v) **"Specifications"** shall mean the specifications as per which the New Buildings shall be constructed, erected and completed as may be mutually agreed by the Parties in writing.
 - (w) **"Units"** shall mean and include the residential flats, commercial spaces, offices and other constructed spaces to be constructed by the Developer in the New Buildings at the said Property.
 - (x) **"Unsold Areas"** shall mean the areas, out of the Saleable Areas to be identified between the Parties as aforesaid, in respect of which no agreement for sale is entered into with the Intending Buyers even upon the concerned authorities issuing its completion certificate in respect of the New Buildings at the said Property.
 - (y) The term or expression **'Party'** according to the context refers to the Owners or the Developer and the term or expression **'Parties'** refers to the Owners and the Developer jointly.
- 1.2 The paragraph heading and clause titles appearing in this agreement are for reference only and shall not affect the construction or interpretation of any terms hereof.
- 1.3 A singular word includes the plural, and vice versa.
- 1.4 A word which suggests one gender includes the other genders.
- 1.5 A Clause includes sub-clause/s, if any, thereof.
- 1.6 If a word has been defined, another part of speech of such word shall have the corresponding meaning.

2. **AGREEMENT:**

- 2.1 The Parties confirm to have entered into this Agreement for development of the said Property and construction of the New Buildings and commercially exploiting the same for mutual benefit on joint venture basis on the terms and conditions herein recorded.





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- 2.2 The Developer has caused to be satisfied itself about the marketable title of the Owners in respect of the said Property.
- 2.3 The Owners confirm to have agreed to provide and hereby provide and grant license to the Developer in respect of the lands contained in the said Property, free from all encumbrances and liabilities, and permit and grant the Developer the sole and exclusive right and authority to construct and develop New Buildings at the said Property in the manner mentioned hereunder AND the Developer agrees and confirms (i) to pay all costs for construction of the New Buildings and other expenses relating to the Project as herein contained, (ii) to be responsible to construct such New Buildings at the said Property as per the agreed Specifications and in the manner mentioned hereunder, (iii) to be responsible for the marketing and sale of the Saleable Areas thereat and (iv) to comply with all its other obligations herein contained, as and on the terms and conditions herein contained.
- 2.4 All Realizations made by the Developer from bookings and agreements for sale of the Saleable Areas shall be deposited in the Project Bank Account as mentioned in clause 7.1 herein below AND the Gross Revenue generated from the Saleable Areas of the Project shall be shared and distributed between the Owners and the Developer in the Gross Revenue Sharing Ratio of 36%:64% respectively as per the provisions mentioned in clause 7.2 herein and its sub-clauses.
- 2.5 The Owners shall be entitled to (a) the Owners' Share of Gross Revenue, (b) 36% of the Unsold Areas and (c) other rights and benefits hereby agreed to be granted to the Owners hereunder or intended so to be AND the Developer shall be entitled to (a) the Developer's Share of Gross Revenue, (b) 64% of the Unsold Areas, (c) other rights and benefits hereby agreed to be granted to the Developer hereunder or intended so to be and (d) Extra, Deposits and GST (Goods and Services Tax) as herein mentioned.
- 2.6 The Parties admit and acknowledge that each of the promises herein contained is the consideration for the other.
- 2.7 As a pre-condition to entering into this Development Agreement, the Owners have expressly informed the Developer that:
- (a) the flat owners/allottees of the Project to be developed at the said Property together with the owners/allottees of adjacent project i.e. Unimark Royale-1 shall be entitled to use the club facilities upon payment of necessary club





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subscription charges for use and enjoyment of the club facilities and the Developer has expressly agreed to the same; and

- (b) the Owners have negotiated and/or are negotiating to purchase/acquire/include in the Project, additional land lying adjacent to the said Property as part of the instant Project and the Developer has expressly agreed to include the same as part of the same housing complex on the same terms and conditions as contained herein and the Parties shall execute necessary supplemental agreements to implement such understanding upon such additional land being purchased/acquired.

3. **AUTHORITY TO CONSTRUCT, TITLE DEEDS, PROJECT FINANCE:**

- 3.1 **Authority to the Developer to undertake construction:** The Owners hereby allow the Developer to enter upon the said Property only to undertake the construction of the New Buildings as a mere licensee. In this regard, it is made clear that nothing contained in this agreement shall be construed as making over of possession of the said Property unto the Developer by the Owners within the meaning of Section 53A of The Transfer of Property Act, 1882.
- 3.2 **Title Deeds:** Simultaneously with the execution hereof, the original title deeds and other papers and documents of the said Property establishing the title of the Owners thereto have been delivered by the Owners to the Developer and the same shall be kept in the custody of the Developer. The Developer shall be entitled to give inspection and/or production of such original title deeds before any of the authorities, banks or Intending Buyers. In case the Developer obtains project finance from any financial institution then the Developer shall be entitled to deposit the title deeds with such financial institution for obtaining such finance. Upon completion of construction of the Saleable Areas in entirety and formation of the Association of the Buyers, the original title deeds of the said Property shall be delivered by the Developer to such Association. In case of the Developer obtains any project finance it shall be the obligation of the Developer to get Title Deeds released from the financial institution and deliver the same to the Association.
- 3.3 **Project Finance:** The Developer may arrange for financing of the Project (**Project Finance**) by a Bank/Financial Institution (**Banker**). Such Project Finance can be secured on the strength of the security of the Developer's Share of Gross Revenue and construction work-in-progress/receivables to the extent pertaining to the Developer's entitlement but collateral security may be created by depositing the original title deeds of the said Property, in which event the Developer shall be





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entitled to handover the original title deeds and link deeds to the Banker. The Owners shall also sign and deposit the title deeds of the said Property with the Banker but on the clear understanding that the Banker shall have no right of recovery against the Owners and the Owners' Share of Gross Revenue. For this purpose, the Owners undertake to sign and execute all necessary documents and if required by the Banker, the Owners shall join as consenting party to create a charge in favour of Banker for availing such Project Finance. It is clarified that the Developer shall solely remain liable and responsible for repayment of the amounts so borrowed together with the interest and penal interest accrued due thereon and shall keep the Owners and/or its officers saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including litigation costs. In case owing to any loans or finances obtained by the Developer as aforesaid, the Owners or any of them suffers any losses damages actions claims demand or proceedings due to any non-repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of such loan or liability whatsoever, the Developer shall indemnify and keep the Owners fully saved harmless and indemnified in respect thereof.

4. OBLIGATIONS OF THE OWNER:

- 4.1 **Mutation, Conversion, Land Filling, Boundary and Taxes:** The Owners have, at their own costs and expenses, caused to be mutated their names in respect of major portion of the said Property in the records of the concerned B.L. & L.R.O. The Owners shall, at their own costs and expenses, cause to be (a) mutated their names in the records of the concerned B.L.&L.R.O. as owner/raiyat of the remaining portion of the said Property, (b) converted the nature of use of the land comprised in the said Properties to 'residence/bastu/bahutal abason' in the records of the concerned B.L.&L.R.O, (c) do the land filling wherever necessary upto road level and (d) construct pucca boundary wall as per approved drawing by the architect on all sides of the said Property. It is made clear that the Developer shall not liable to pay or contribute any costs or expenses in respect thereof. In the event any fees or government levy or arrear taxes required to be paid for such mutation and conversion is paid by the Developer the same shall be deemed to have been paid by the Developer on behalf of the Owners and the Owners shall reimburse the same to the Developer in the manner mentioned below. All municipal rates taxes, khajana and other outgoings payable in respect of the said Property up to the date of sanction of the Building Plans shall be borne paid and discharged by the Owners. In the event any such municipal rates taxes, khajana and other outgoings are paid






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by the Developer, then the Owners shall reimburse the same to the Developer. If the owners fail to reimburse the expenses incurred by the Developer within 15 days of their incurrence, such expenses shall be adjusted against the Owners' Share of Gross Revenue.

- 4.2 **Ensure Continuing Marketability:** The Owner shall ensure that they will keep their title to the said Property marketable and free from all encumbrances and liabilities whatsoever till completion of the Project.
- 4.3 **Title and Indemnity:** Notwithstanding the aforesaid, in case any encumbrance, defect or deficiency in title is found to be affecting the said Property or any part thereof or any person lawfully claims title thereto, the Owners shall remove and cure the same at its own costs and expenses promptly and within 90 days of receiving a notice from the Developer and shall keep the Developer and the Intending Buyers saved harmless and indemnified of and from any losses, damages, costs, claims, demands, actions and proceedings in this regard. The Developer shall assist the Owners to the best of their ability for the aforesaid.
- 4.4 **Liabilities/Disputes:** Any old and /or future liability /disputes arising in relation to the said Property shall be resolved /settled exclusively at the cost and consequences of the Owners. The Owners shall ensure that the said Property remains free from all encumbrances and its title remains clear and marketable till the Project is completed. It is expressly agreed between the Parties hereto that in case any amount is required to be paid for ensuring the marketability of title of the Owners to the said Property till the date of the completion of the Project in all respect, the same shall be borne and paid by the Owners.

5. **CONSTRUCTION OF THE NEW BUILDINGS:**

- 5.1 **Survey & Soil Testing:** The Developer shall at its own costs and expenses carry out necessary survey and soil testing and other preparatory works required for construction of the New Buildings at the said Property.
- 5.2 **Preparation and Sanction of Buildings Plan:**
- (a) The Developer shall cause to be prepared from the Architects the plan for development of the said Property and construction of the New Buildings and after the same are prepared, the Developer shall deliver a copy of such proposed plan to the Owners for their record. While causing to be prepared



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the Building Plan from the Architects, the Developer shall try to utilize the maximum FAR (Floor Area Ratio) available on the said Property.

- (b) The Developer shall apply for and obtain sanction of plan from the concerned authorities by making payment of the sanction fees for development of the said Property and construction of the New Buildings.
- (c) The Developer shall be entitled to make such modifications, additions or alterations to the sanctioned Building Plan as approved by the Architects.
- (d) All costs, charges, fees and expenses that may be required for preparation and sanction of the Building Plan and/or modifications thereof shall be borne and paid by the Developer.

5.3 **Approvals for Development:** The Developer shall, at its own costs and expenses, apply for and obtain all other permissions, clearances, no objection certificates and other approvals in its name as may be required for carrying out construction of the New Buildings.

5.4 **Construction:**

- (a) The Developer shall solely be responsible to construct and build the New Buildings (including the Common Areas and Installations) as per the Specifications mutually agreed between the Parties, upon due compliance of the Buildings Plan and laws, rules and regulations applicable over the same.
- (b) The Developer shall be in the control, management and supervision of all construction activities at the said Property.
- (c) At any time during the construction of the New Buildings, the Owners and/or its authorized agents shall be at liberty to view the construction and the progress thereof.

5.5 **Construction Costs:** All costs and expenses required for construction of New Buildings shall be borne and paid by the Developer;

5.6 **Construction Team:** The entire team of people required for planning and construction of the New Buildings, including the Architect, shall be such persons





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as may be selected by the Developer. All persons employed by the Developer for the purpose of construction such as architect, contractors, engineers, labourers, caretakers, etc. shall be the persons under appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc., or their acts in any manner and shall have no responsibility towards them or any of them and all the responsibilities in that behalf shall be that of the Developer.

- 5.7 **Utilities required for development of the Project:** The Developer shall be entitled to apply for and obtain temporary and/or permanent connections of water, electricity, drainage, sewerage and/or other utilities inputs and facilities from the appropriate authorities required for development of the Project, at its own cost. Without affecting its entitlement as aforesaid, the Developer shall be entitled to use the existing connections of water, electricity, drainage, sewerage and/or other utilities inputs and facilities at the said Property and costs for user of such existing utilities and facilities shall be a part of cost of the Project and be borne and paid by the Developer.
- 5.8 **General Authority:** The Developer shall be authorized and empowered in the name of the Owners to apply for and obtain all permissions, approvals and clearances from any authority whether local, state or central for the development of the Project and also to sign and execute all papers and applications and get the same submitted to and sanctioned by the appropriate authorities from time to time for making constructions, reconstructions, modifications, additions and/or alterations in the New Buildings or any portion thereof and/or for obtaining any utilities and permissions and/or doing all acts deeds and things in compliance of the Buildings Plan and laws applicable over the same as they may be advised by their Architect or directed by the municipal or other authorities.
- 5.9 **Time for Construction:** The Developer shall construct the New Buildings within 06 (six) years from the date of sanction of the Building Plan with a grace period of 12 (twelve) months. The time line of completion of the Project may be extended to a further maximum period of 6 (six) months as may be agreed by the parties in writing. The New Buildings shall be deemed to be complete upon the Developer completing construction of the same in phases as per the agreed Specifications and the issuance of the completion certificate in phases by both the Architect and the concerned authorities in respect thereof.





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- 5.10 **Cost of Construction of the New Buildings:** It is expressly agreed and made clear that the Owners shall not be liable to contribute or pay any fees charges and costs towards the construction or development of the New Buildings thereat.

6. **MARKETING, PRICING AND TRANSFER OF SALEABLE AREAS:**

- 6.1 **Marketing and Pricing:** The Developer shall be responsible for the marketing of the Saleable Areas in the New Buildings, i.e. to say (i) advertise and publicize via all medias, put hoardings, print and distribute pamphlets/brochures, etc. for the Project, (ii) appoint consultants, marketing agents, brokers, selling agents for the Project and (iii) do all other acts deeds and things required for the marketing of the Saleable Areas in the New Buildings to sell the same to Intending Buyers. All costs and expenses for marketing of the Project shall be exclusively borne and paid by the Developer. The base-rate for sale of the Saleable Areas shall be fixed by the Developer and the Owners mutually from time to time keeping in view the market-demand and market-prices in the vicinity and shall be reviewed regularly as and when required.
- 6.2 **Brokerage:** The Parties have agreed that all brokerage as be payable to the marketing agents for mediating sale of the Saleable Areas shall borne and paid by the Developer alone and the Owners shall not be liable therefore.
- 6.3 **Transfer:** The sale and transfer of the Saleable Areas shall be carried out and conducted by the Parties jointly on the following terms and conditions:
- (i) **Bookings and Allotments:** The Developer alone shall accept bookings and make allotments in respect of any Unit, Parking Space or other Saleable Areas in favour of any Intending Buyer at the rates mutually fixed by the Parties from time to time and to cancel revoke or withdraw the same if the situation so warrants according to the Developer.
 - (ii) **Execution and Registration of Agreements for Sale and Deeds of Conveyance:** All agreements, nomination agreements, supplemental agreements, rectification deeds, deeds of conveyance, etc. relating to sale of the Saleable Areas shall have both the Owners and the Developer as Parties and the representative of the Developer shall execute and register the same in favour of Intending Buyers. The Owners shall execute a power of attorney in favour of the Developer and/or its representatives to enter in agreement for sale and deed of conveyance of Saleable Areas with the Intending Buyers.






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- (iii) **Scheme of Sale and Transfer:** The Saleable Areas shall be sold conveyed and transferred jointly by the Owners and the Developer by documents which shall be prepared by the Project Advocates in consultation with the Owners and the Developer.
- (iv) **Sale and Transfer to be free from all encumbrances:** The sale of the Saleable Areas (including the land comprised in the said Property or any share thereof as being property appurtenant to any Saleable Area) in favour of Intending Buyers/Association shall be free from encumbrances created made done or suffered by the Owners or the Developer and any claim, liability or encumbrance (not being any encumbrance created pursuant to any Intending Buyer taking housing loan) if so found to be affecting such Saleable Area shall be promptly and diligently cleared by the Party responsible for the same.
- (v) **Documentation:** All booking forms, agreements, contracts, nomination deeds, sale deeds, rectification deeds and other documents for sale of the Saleable Areas in the New Buildings shall be prepared and finalized by Project Advocates in consultation with the Owners and the Developer.

7. PROJECT BANK ACCOUNT, REALIZATIONS AND ACCOUNTING:

- 7.1 **Project Bank Account:** The Parties have agreed that they shall open a current account with a Bank and the same shall be operated by the Developer and all Realizations, being the sale proceeds, consideration, advances and other incomings received from the sale of the Saleable Areas or any part thereof or in any way relating to the Project in such bank account.
 - (a) All Intending Buyers shall be required to be and shall be directed to make payments of the Realizations receivable from the Intending Buyers against sale of the Saleable Areas by issuing all cheques, Pay Orders and other negotiable instruments or by NEFT, RTGS or like mode only in the name of the said Project Bank Account and all booking forms, agreements for sale and other relevant documents for the purpose shall specify the requirement of payment of the Realizations by the Intending Buyers in the name of or to the Project Bank Account as aforesaid.






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- (b) All cheques/pay orders/demand drafts and other negotiable instruments received, or payments received by NEFT, RTGS or like mode in respect of the said Realizations shall be received by Developer for the purpose of distribution in the Gross Revenue Sharing Ratio in the manner mentioned hereinafter.
- (c) All receipts for the payments received by the Developer as aforesaid shall be issued by the Developer and the same shall be binding on the Owners and shall be a valid discharge to the persons making such payment.
- (d) The Developer shall every month submit the MIS reports of the sales and also share statement of Project Bank Account quarterly to the Owners to make the accounting transparent.

7.2 **Distribution of Realizations:** All Realizations from sale of the Saleable Areas shall be distributed between the Owners and the Developer in the Gross Revenue Sharing Ratio from time to time as be mutually agreed between the Parties and in compliance of the provisions of the said Act.

7.2.1 It is made clear that if any part of the Realizations is required to be kept aside in escrow for the Project under the provisions of the said Act, such part of the Realizations shall be kept aside in escrow in the Project Bank Account itself by the Developer.

7.2.2 All benefits of interest accruing on the amounts lying credited in the Project Bank Account shall be shared and distributed between the Owners and the Developer in the Gross Revenue Sharing Ratio.

7.3 **Cancellation of Booking:** In case of cancellation of any booking or agreement for sale of any Intending Buyer in respect of any Saleable Area, the Developer shall refund the advances/part payments until then received from such Intending Buyer at actual and in case the Owners' Share in such booking amount has been paid to them, then the Owners shall reimburse their share in such booking amount to the Developer within 30 days of such refund by the Developer to the Intending Buyer. Any amount forfeited from the Intending Buyer due to cancellation of any booking or agreement for sale shall be shared and distributed between the Parties in the Gross Revenue Sharing Ratio after adjustment of brokerage if so paid to any marketing agent/person for such transaction.



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- 7.4 **Accounting of Gross Revenue:** The accounting and reconciliation of accounts with regard to the Gross Revenue/Realizations in respect of the Project shall be done monthly by the Parties. The Owners shall be emailed the MIS reports of the sales collection etc.

- (a) All bank statements of the Project Bank Account and records with regard to sale of the Saleable Areas shall be kept at the corporate office of the Developer.
- (b) The final accounting of the Gross Revenue/Realization and its distribution in respect of the Project shall be completed within 06 (six) months of completion of the New Buildings and sale of all the Saleable Areas thereat or earlier if the parties mutually agree and all amounts and balances, if any lying in the Project Bank Account shall be distributed in the Gross Revenue Sharing Ratio and in the event if it is found that any party has withdrawn amounts more than its entitlements, such party shall pay to the other party its entitlement forthwith.

8. **EXTRA, DEPOSITS AND GST:**

- 8.1 **Extras:** In addition to the price of units comprised in the Saleable Areas, the Developer shall be entitled to charge the Intending Buyers of the Saleable Areas certain expenses concerning the Project mentioned under the heading 'Extras' in the **SECOND SCHEDULE** hereunder written.
- 8.2 **Deposits:** The Developer shall also be entitled to take deposits from the Intending Buyers on certain heads to secure itself in regard to the obligations and liabilities of the Intending Buyers mentioned under the heading "Deposits" in the **SECOND SCHEDULE** hereunder written.
- 8.3 **GST:** The Goods and Services Tax ('GST') charged to and received from the Intending Buyers shall be transferred in a separate bank account to be operated by the Developer to meet the payments on account of GST. In case any other tax, levy or imposition by any name called is introduced or becomes chargeable to and received from the Intending Buyers in addition to GST then the same shall also be transferred to such separate account. The Developer shall make timely payment of GST and other taxes collected from the Intending Buyers to the concerned authority.






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- 8.4 Upon completion of construction of the New Buildings and formation of the association of the Intending Buyers, the Developer shall transfer the Deposits lying with it to such association of the Intending Buyers after necessary adjustments of outstanding dues.

9. UNSOLD AREAS:

- 9.1 Out of the Saleable Areas in the Project, in respect of which no bookings and/or agreement for sale are made upon the receipt of the completion of construction of the New Buildings and issuance of the completion certificate by the concerned authorities (herein defined and referred to as "**Unsold Areas**") shall be identified and allocated by and between the Parties hereto amongst themselves within 12 months thereafter on the basis of the Gross Revenue Sharing Ratio (i.e. 36% of the Unsold Areas as identified together with the proportionate undivided share in the land of the said Property and in the Common Areas and Installations attributable thereto shall be allocated to the Owners (hereinafter referred to as "**the Owners' Areas**") and 64% of the Unsold Areas as identified together with the proportionate undivided share in the land of the said Property and the Common Areas and Installations attributable thereto shall be allocated to the Developer (hereinafter referred to as "**the Developer's Areas**"). Such separate allocation shall be done on pari-passu basis (having regard to location, floor, nature of use, etc.) and in a manner so that there is no extra advantage arising therefrom to either the Owners or the Developer.
- 9.2 All Deposits mentioned in here above in respect of the Owners' Areas in the New Buildings shall be the liability of the Owners and those in respect of the Developer's Areas shall be liability of the Developer and the same shall be paid after identification and allocation of the respective areas of the Parties hereto as be mutually agreed between them. The Owners and Developer shall be liable to pay rates and taxes in respect of the unsold portion of their respective allocated constructed areas of the Project.
- 9.3 Further, the Owners shall bear and pay the maintenance charges and other outgoings in respect of the Owners' Areas and those payable in respect of the Developer's Areas shall be borne and paid by the Developer.
- 9.4 In case of separate identification and allocation of the Unsold Areas as stipulated in Clause 9.1 hereinabove, the Parties have agreed that:





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- (a) The Owners' Areas shall absolutely belong to the Owners and the Developer's Areas shall absolutely belong to the Developer.
- (b) The Owners shall be entitled to sell and transfer the Owners' Areas independent of the Developer to Intending Buyers at such consideration and on such terms and conditions as it may deem fit and proper without the consent of the Developer and/or to retain and own the same for its sole benefit and likewise the Developer shall be entitled to sell and transfer the Developer's Areas independent of the Owners to Intending Buyers at such consideration and on such terms and conditions as it may deem fit and proper without the consent of the Owners and/or to retain and own the same for its sole benefit. However, the deed of conveyance for transferring the Owners' Areas as well as the Developer's Areas (including the undivided proportionate share in the land and common areas appertaining thereto) shall be executed by both the Owners as well as the Developer jointly in respect of the Owners' Areas as well as the Developer's Areas.

10. ADJUSTABLE SECURITY DEPOSIT

10.1 It is agreed between the parties hereto that Developer shall pay Security Deposit to the Owners in the following manner and on the following terms:

10.2 The Developer has paid to the First Owners a sum of Rs.10,00,000/- (Rupees Ten Lakh) only and same has been paid equally among the First Owners and also paid to the Second Owners a sum of Rs.10,00,000/- (Rupees Ten Lakh) only and same has been paid equally among the Second Owners as and by way of interest free adjustable security deposit on or before the execution of this Agreement (the receipt whereof the Owners doth hereby admits and acknowledges as well in the Memo hereunder written).

10.3 The Developer shall pay to the First Owners a sum of Rs.40,00,000/- (Rupees forty lakh) only, payable equally among the First Owners and shall also to the Second Owners a sum of Rs.40,00,000/- (Rupees forty lakh) only, payable equally among the Second Owners as and by way of interest free adjustable security deposit within 30 (thirty) days from the date hereof.

10.4 The said Security Deposit of Rs.1,00,00,000/- (Rupees One Crore) only shall be fully refundable (interest free) by the Owners to the Developer in the manner that the said sum Rs.1,00,00,000/- (Rupees One Crore) only shall be paid by way of adjustment of 100% Owners' Share of Gross Revenue, received from every





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intending purchaser, till such time, the said Rs.1,00,00,000/- (Rupees One Crore) only is fully adjusted.

11. COMMON PURPOSES AND TITLE DEEDS:

11.1 As a matter of necessity the Owners and the Developer and all Intending Buyers deriving right title or interest from them shall in occupying, using and enjoying their respective areas would be bound and obliged to observe fulfill and perform the rules regulations obligations covenants and restrictions from time to time put in force by the Owners and the Developer for the quiet and peaceful use enjoyment and management of the New Buildings and in particular the Common Areas and Installation and to pay, regularly and punctually, municipal and other rates and taxes, water tax, electricity charges, and all other taxes, impositions, levies, fees, cess, betterment fees or development charges, statutory liabilities under any statute rules and regulations and other outgoings whether existing or as may be imposed or levied or enhanced at any time in future on or in respect of their respective areas in the New Buildings and also to pay proportionate share of the common expenses and monthly maintenance charges, generator operation charges etc., at such rate as be determined by the Developer for the New Buildings.

11.2 The Developer shall form an Association of the persons who have purchased Units in the New Buildings for the operation maintenance and management of the Common Areas and Installations and other Common Purposes and until such time as such Association is formed, the Developer or its nominee shall be responsible to and look after such activities.

12. MUTUAL COVENANTS:

12.1 The Parties do hereby agree and covenant with each other to render necessary co-operation to the other Party at all stages of the Project.

12.2 The Owners do hereby further agree and covenant with the Developer not to let out, grant lease/license, mortgage, charge, sell, transfer, alienate or otherwise encumber or part with possession of or create any interest of a third party into or upon their share in the said Property or any part or portion of the said Property or any construction thereon as from the date hereof save only in accordance with the in terms hereof.

13. OTHER OBLIGATIONS OF THE DEVELOPER:






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13.1 The Developer agrees, covenants and undertakes to comply with the following:

- (a) obtain registration of the Project under and comply with all the provisions of the said Act or any other laws applicable to the Project;
- (b) obtain necessary insurance policy (from a reputable insurance company) to keep the New Buildings insured;
- (c) maintain proper security of the said Property and also the goods, articles, equipments etc. lying thereat and keep the said Property free from any kind of encroachments;
- (d) provide the Owners monthly statements about the Gross Revenue generated from sale of the Saleable Areas.

14. FORCE MAJEURE:

14.1 The Parties shall not be held responsible for any consequences or liabilities under this Agreement if any of the Party is prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (i) acts of god, pandemic, lockdown, etc. (ii) acts of nature such as earthquake, storm, lightning, flood, etc. (iii) acts of war (iv) fire (v) insurrection (vi) terrorist action (vii) civil unrest (viii) riots (ix) any notice, order of injunction, litigation, attachments, etc., not occasioned at the instance or due to any laches, negligence, omission or act of the Party committing the default (x) any rule or notification of the government or any other public authority and (xi) any act of government such as change in legislation or enactment of new law or restrictive laws or regulations.

15. DEFAULTS:

- 15.1 The Parties have expressly agreed that neither Party shall be entitled to claim losses from the other Party on account of loss of business, anticipated loss of profits, loss of goodwill, etc.
- 15.2 Nothing contained hereinabove shall affect the right of either party to sue the other for specific performance of this contract and/or damages.





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16. INDEMNITY:

- 16.1 Both the parties shall indemnify and keep the other party saved harmless and indemnified of and from all or any loss damage cost claim demand action prosecution penalty or proceeding that they or any of them may suffer or incur owing to any default or negligence of the other in carrying out their respective obligations in terms of this Agreement.

17. MISCELLANEOUS:

- 17.1 The Intending Buyers shall be entitled to take housing loans from any Banks or Financial Institutions for the purpose of payment of the price/consideration and deposits and/or stamp duty, registration fees etc. payable by them in respect of their respective Saleable Areas.
- 17.2 In case any additional area beyond what has been sanctioned for the said Buildings Plan is permitted to be constructed at the said Property, due to changes in any law, rules, regulations or bye-laws or otherwise, the Gross Revenue realized from sale and transfer of such additional construction and all appertaining right title and interest therein and in the said Property shall accrue to and belong to the Owners and the Developer in the same Gross Revenue Sharing Ratio of 36%:64% respectively and such additional construction shall be developed on the same principles herein contained. In this regard, it is clarified that all fees costs and expenses for sanction and construction of such additional area beyond what is sanctioned under the said Buildings Plan shall be borne and paid by the Developer.
- 17.3 The carpet area and built-up area of all the Units in the New Buildings, shall be such as be determined by the Architect.
- 17.4 The name of the Project shall be such name as may be mutually decided between the parties.
- 17.5 The Developer shall be entitled to put neon-sign, sign boards or signage on the roof of the over-head water tanks and lift machine rooms of the New Buildings.
- 17.6 The Developer hereby undertakes that without prior written consent of the Owners, the Developer shall not be entitled in any manner to assign and/or transfer this Development Agreement and/or rights under this Agreement to any one whosoever. Likewise, the Owners hereby undertake that without prior written consent of the





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Developer, the Owners shall not be entitled in any manner to assign and/or transfer this Development Agreement and/or rights under this Agreement to any one whosoever.

- 17.7 Each party represents and warrants that it has the full right and authority to enter into this Agreement. Each party represents and warrants that it has and covenants that it shall continue to have full right and authority to perform its obligations hereunder. The signatories of each party represent and warrant that they have full right and authority to execute this Agreement on behalf of each such party.
- 17.8 If any of the provisions of this Agreement is held or found to be unenforceable, illegal or void, all other provisions will nevertheless continue to remain in full force and effect. The parties shall nevertheless be bound to negotiate and settle a further provision to this Agreement in place of the provision which is held or found to be unenforceable, illegal or void, to give effect to the original intention of the parties and which would be enforceable, legal and valid.
- 17.9 The failure of either party to insist upon performance of any of the terms or provisions of the Agreement, or to exercise any option, right or remedy contained in this Agreement, shall not be construed as a waiver or as a relinquishment for exercise of such term, provision, option, right or remedy in future, and the same shall continue and remain in full force and effect. No waiver by either party of any term or provision hereof shall be deemed to have been made unless expressed in writing and signed by such party.
- 17.10 This instrument constitutes the entire agreement between the parties as to the said Property and/or the subject matter hereof and supersedes all previous writings, if any, with respect thereto.
- 17.11 No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by the Parties.
- 17.12 This Agreement has been executed in three counterparts, each of which shall be deemed to be an original and both counterparts shall together constitute one and the same instrument. The cost of stamp duty, registration fees and miscellaneous charges for registration of this Agreement shall be borne and paid by the Developer. The original of this Agreement shall be kept in the custody of the Developer.





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- 17.13 Nothing contained herein shall be construed to create a partnership between the Parties under the Indian Partnership Act, 1932 or an Association of Persons between the Parties under the Income Tax Act, 1961.

18. NOTICE AND AUTHORITY:

- 18.1 Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the Parties on the other shall be deemed to have been served if served by hand with acknowledgement receipt or registered post/speed post with acknowledgment due at the address of the other Party mentioned below or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post/speed post without the same being served:

To the Owners: Mr. Dinesh Jalan
E-mail: dinesh@dtcgroup.in
Mr. Navin Kumar Bhartia
E-mail: nbhartia@sohamestates.com

To the Developer: Mr. Navin Kumar Bhartia
E-mail: nbhartia@sohamestates.com

- 18.2 None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid:

- 19. ADJUDICATION OF DISPUTES:** In the event of any disputes or differences between the Parties hereto concerning or arising out of this Agreement or in any way connected with the Project, the Parties shall try to resolve the same amicably through mutual discussions, negotiations, mediation by common friends, and in case they fail to resolve the same within 30 days, either Party may refer the disputes under the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The decision of the arbitrator, as the case may be, shall be final and binding on both Parties. The arbitration shall be held at Kolkata and in English language.

- 20. JURISDICTION:** Only the Hon'ble High Court at Calcutta and the Courts having territorial jurisdiction over the said Property shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove.



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THE FIRST SCHEDULE ABOVE REFERRED TO:**(said Property)**

All that piece and parcel of land admeasuring **322 Decimals** be the same a little more or less equivalent to **195 Cottahs** comprised in several dag numbers under several khatians as described in the table below, lying and situated at Mouza- Gopalpur, J.L. No. 2, Police Station- Airport (previously Rajarhat), within the local limits of Rajarhat-Gopalpur Municipality, District- North 24 Parganas, West Bengal.

Sl No.	R.S. & L.R. No.	L.R. Khatian Nos.	Area (in Decimal)
1	3508	8498	12
2	3509	8490,8491,8492,8493,8494	55.12
3	3511	8506,11815	16.125
4	3520	12019,12049	16.43
5	3521	12019,12050	11
6	3522	12046	10
7	3526	12032,12034,12082,12083,12084	45.99
8	3527	11909,12051,12052,12053	40
9	3528	12085	1.87
10	3529	8507,8508,11814,11815	21.88
11	3530	8501,8502,8507,8509	46
12	3581	12017,12031	15
13	3582	12018,12031,12033	24
14	3588	11907	7.31
Total			322

THE SECOND SCHEDULE ABOVE REFERRED TO :**(Extra and Deposits)****EXTRAS shall include:**

- (a) Cost of formation of service maintenance company/society/association;






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- (b) Cost towards installation of Air Conditioner, if any.

DEPOSITS (which shall be interest free) shall include:

- (a) Deposit on account of maintenance charges, common expenses, municipal rates and taxes, etc.;
- (b) Deposit on account of Sinking Fund.

(Note: The unadjusted Deposit Amounts shall be transferred to the Association to be formed for the Common Purposes)

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Details of Deeds of Owners to the said Property & their Share)
(Part-I)

First Owners				
Sl.No.	Owner Name	Deed No.	R.S. & L.R. Dag No.	Area Transferred (in Decimal)
1.	Ajanya Plaza Private Limited	13481/2012	3509	12
2.	Ajanya Properties Private Limited	13484/2012	3508	12
3.	Sushobhan Plaza Private Limited	13501/2012	3509	12
4.	Sushobhan Builders Private Limited	13502/2012	3509	12
5.	Sushobhan Properties Private Limited	13507/2012	3530	12
6.	Sushobhan Construction Private Limited	13511/2012	3509	12
7.	Dadimata Marketing Private Limited	13506/2012	3529	12
8.	Baglamukhi Realtors Private Limited	3674/2014	3526	10
9.	Apnapan Realestate Private Limited	3676/2014	3526	10
10.	Skydome Housing Private Limited	3684/2014	3522	9
11.	Bhujadhari Apartment Private Limited	3686/2014	3527	10
12.	Astdurga Promoters Private Limited	3687/2014	3527	10
13.	Bhavsakti Realestate Private Limited	3688/2014	3527	10
14.	Kejriwal Properties Private Limited	4858/2014	3582	10



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15.	Palmview Promoters Private Limited	4859/2014	3521	10
16.	Hillside Acres Private Limited	4860/2014	3520	10
17.	Kejriwal Real Estate Private Limited	4861/2014	3582	4
		4862/2014	3581	5
			Total	182

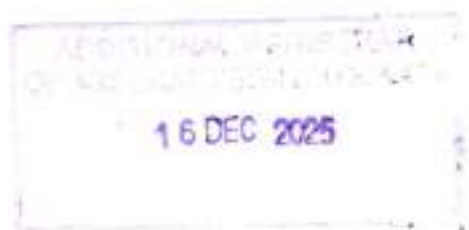
(Part-II)

Second Owners				
Sl.No.	Owner Name	Deed No.	R.S. & L.R. Dag No.	Area Transferred (in Decimal)
1	Intent Properties Private Limited	13483/2012	3511	9
2	Chirantan Devcon Private Limited	13504/2012	3509	7.12
3	Pratyaksha Villa Private Limited	15966/2012	3529	5
		498/2013	3529	1
4	Alexi Infraprojects Private Limited	498/2013	3511	7.125
		498/2013	3529	2.875
5	Vachi Nirmaan Private Limited	886/2013	3528	1.87
6	Lenient Barter Private Limited	5595/2014	3526	8.67
7	Squash Enclave Private Limited	5595/2014	3526	8.67
8	Helot Hirise Private Limited	5595/2014	3526	8.66
9	Fervent Buildcon Private Limited	3682/2014	3527	10
10	Shirley Ventures Private Limited	4863/2014	3581	10
11	Dumpling Heights Private Limited	4865/2014	3588	7.31
12	Limejuice Enclave Private Limited	4867/2014	3520	6.43
		4867/2014	3521	1
13	Darpad Dealers Private Limited	13503/2012	3529	1
		13503/2012	3530	10






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14	Mahatru Trading Company Private Limited	13508/2012	3530	12
15	Badiberi Dadimata Mercantile Private Limited	13510/2012	3530	12
16	Roxy Constructions Private Limited	4864/2014	3582	10
			Total	139.730

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

Kai Khairi

J. B. ...

EXECUTED AND DELIVERED on behalf of the within mentioned **OWNERS** at Kolkata.

NAVINSOHAM DTC PROJECT LLP

Designated Partner/Authorised Signatory

EXECUTED AND DELIVERED on behalf of the within mentioned **DEVELOPER** at Kolkata.

Witnesses to the above executants:

Anjali Sharm
Soham Group
Unit 1411, 14th Floor
Diamond Heritage
16 Strand Road, Kol- 700001

Tamal Des Paul
S/o Bipak Des Paul
1, N. S. Road Kol-700001

Drafted by
Saheli Mukherjee
WB 142/2007
Advocate
Alipore Judges' Court.



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 DEC 2025

MEMO OF RECEIPT

The Owners herein confirms having received from the Developer the sum of Rs.20,00,000/- (Rupees Twenty Lakh) only being the agreed interest free refundable security deposit in terms of this agreement.

WITNESSES:-

1. Anjali Shant
Soham Group
Unit 1411, 14th floor,
Diamond Heritage
16 Strand Rd. Kol-700001
2. Tarnal Das Paul
S/o Dipak Das Paul
1, N.S. Road 12st-700001



Signature of First Owners



Signature of Second Owners



✓

ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
16 DEC 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 DEC 2025

DATED THIS DAY OF DECEMBER 2025

BETWEEN

1. AJANYA PLAZA PRIVATE LIMITED & 32
ORS.

... Owners

AND

2. NAVINSOHAM DTC PROJECT LLP

... Developer

DEVELOPMENT AGREEMENT

Major Information of the Deed

Deed No :	I-1904-18338/2025	Date of Registration	16/12/2025
Query No / Year	1904-2003371020/2025	Office where deed is registered	
Query Date	15/12/2025 7:17:03 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ABHISHEK ROY BARASAT JUDGES COURT, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 6291993449, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 21,44,86,774/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 20,684/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Gopalpur Road, Mouza: Gopalpur, JI No: 2, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3511 (RS :-)	LR-8506	Bastu	Shali	9 Dec		60,00,003/-	Property is on Road
L2	LR-3509 (RS :-3509)	LR-8491	Bastu	Shali	7.12 Dec		47,46,669/-	Property is on Road
L3	LR-3529 (RS :-3529)	LR-11814	Bastu	Shali	5 Dec		33,33,335/-	Property is on Road
L4	LR-3511 (RS :-3511)	LR-11815	Bastu	Shali	7.125 Dec		47,50,002/-	Property is on Road
L5	LR-3529 (RS :-3529)	LR-11815	Bastu	Shali	2.875 Dec		19,16,668/-	Property is on Road
L6	LR-3529 (RS :-3529)	LR-11814	Bastu	Shali	1 Dec		6,66,667/-	Property is on Road
L7	LR-3528 (RS :-3528)	LR-12085	Bastu	Shali	1.87 Dec		12,46,667/-	Property is on Road
L8	LR-3526 (RS :-3526)	LR-12082	Bastu	Shali	8.67 Dec		57,80,003/-	Property is on Road
L9	LR-3526 (RS :-3526)	LR-12083	Bastu	Shali	8.67 Dec		57,80,003/-	Property is on Road
L10	LR-3526 (RS :-3526)	LR-12084	Bastu	Shali	8.66 Dec		57,73,336/-	Property is on Road
L11	LR-3527 (RS :-3527)	LR-11909	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L12	LR-3581 (RS :-3581)	LR-12017	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L13	LR-3588 (RS :-3588)	LR-11907	Bastu	Shali	7.31 Dec		48,73,336/-	Property is on Road

L14	LR-3520 (RS :-3520)	LR-12019	Bastu	Shali	6.43 Dec		42,66,669/-	Property is on Road
L15	LR-3521 (RS :-3521)	LR-12019	Bastu	Shali	1 Dec		6,66,667/-	Property is on Road
L16	LR-3529 (RS :-)	LR-8507	Bastu	Shali	1 Dec		6,66,667/-	Property is on Road
L17	LR-3530 (RS :-3530)	LR-8507	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L18	LR-3529 (RS :-3529)	LR-8508	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L19	LR-3530 (RS :-3530)	LR-8502	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L20	LR-3530 (RS :-3530)	LR-8501	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L25	LR-3582 (RS :-3582)	LR-12018	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L27	LR-3509 (RS :-3509)	LR-8494	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L28	LR-3508 (RS :-3508)	LR-8498	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L29	LR-3509 (RS :-3509)	LR-8493	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L30	LR-3509 (RS :-3509)	LR-8490	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L31	LR-3530 (RS :-3530)	LR-8509	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L32	LR-3509 (RS :-3509)	LR-8492	Bastu	Shali	12 Dec		80,00,004/-	Property is on Road
L33	LR-3526 (RS :-3526)	LR-12034	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L34	LR-3526 (RS :-3526)	LR-12032	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L35	LR-3522 (RS :-3522)	LR-12046	Bastu	Shali	9 Dec		60,00,003/-	Property is on Road
L36	LR-3527 (RS :-3527)	LR-12053	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L37	LR-3527 (RS :-)	LR-12051	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L38	LR-3527 (RS :-3527)	LR-12052	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L39	LR-3582 (RS :-3582)	LR-12033	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L40	LR-3521 (RS :-3521)	LR-12050	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L41	LR-3520 (RS :-3520)	LR-12049	Bastu	Shali	10 Dec		66,66,670/-	Property is on Road
L42	LR-3582 (RS :-3582)	LR-12031	Bastu	Shali	4 Dec		26,66,668/-	Property is on Road
L43	LR-3581 (RS :-3581)	LR-12031	Bastu	Shali	5 Dec		33,33,335/-	Property is on Road
		TOTAL :			321.73Dec	0 /-	2144,86,774 /-	
		Grand Total :			321.73Dec	0 /-	2144,86,774 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ajanya Plaza Private Limited 1 No. N S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx1r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Ajanya Properties Private Limited 1 No. N S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx0r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Sushobhan Plaza Private Limited 1 No. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx9p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Sushobhan Builders Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Sushobhan Properties Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Sushobhan Construction Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx0j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Dadimata Marketing Private Limited 1no. N.s. Road,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx7i,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Baglamukhi Realtors Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Apnapan Realestate Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	Skydome Housing Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Bhujadhari Apartment Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Astdurga Promoters Private Limited 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative







13	Bhavsakti Realestate Private Limited 1no, N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx6n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
14	Kejriwal Properties Private Limited 1no, N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	Palmview Promoters Private Limited 1no, N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	Hillside Acres Private Limited 1no N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx1l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	KEJRIWAL REAL ESTATE PRIVET LIMITED 1no, N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx9c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	Pratyaksha Villa Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx7j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	Vachi Nirmaan Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	Lenient Barter Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	Squash Enclave Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	Helot Hirise Private Limited 16, Strand Road, Diamond Herotage, 3rd Floor, Unit No. 301 D,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	Fervent Buildcon Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx0j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	Shirley Ventures Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, Init No. 301 D,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

25	Dumpling Heights Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	Limejuice Enclave Private Limited 16 Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	Roxy Constructions Private Limited 16, Strand Road, Diamond Heritage, 3rd Floor, 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
28	Chirantan Devcon Private Limited 84 A, Chitta Ranjan Avenue, 1st Floor, Suite No. 2., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx8n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	Intent Properties Private Limited 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
30	Darpad Dealers Private Limited 14, N.s. Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
31	Badiberi Dadimata Mercantile Private Limited 14, N.s. Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
32	Mahatru Trading Company Private Limited 14, N.s. Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx2f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
33	Aleksi Infraprojects Private Limited Narayani Building, Room No 101, 27, Brabourne Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Navinsoham DTC Project LLP Diamond Heritage, Unit No. 1411, 14th Floor, 16 Strand Road., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx8a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Navin Kumar Bhartia (Presentant) Son of Late Satyanarain Bhartia Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office	 Dec 16 2025 5:10PM	 Captured LTI 16/12/2025	 16/12/2025
25B, Ballygunge Park,, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: adxxxxxx2d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pratyaksha Villa Private Limited (as AUTHORISED SIGNATORY), Vachi Nirmaan Private Limited (as AUTHORISED SIGNATORY), Lenient Barter Private Limited (as AUTHORISED SIGNATORY), Squash Enclave Private Limited (as AUTHORISED SIGNATORY), Helot Hirise Private Limited (as AUTHORISED SIGNATORY), Fervent Buildcon Private Limited (as AUTHORISED SIGNATORY), Shirley Ventures Private Limited (as AUTHORISED SIGNATORY), Dumping Heights Private Limited (as AUTHORISED SIGNATORY), Limejuice Enclave Private Limited (as AUTHORISED SIGNATORY), Roxy Constructions Private Limited (as AUTHORISED SIGNATORY), Chirantan Devcon Private Limited (as AUTHORISED SIGNATORY), Intent Properties Private Limited (as AUTHORISED SIGNATORY), Darpad Dealers Private Limited (as AUTHORISED SIGNATORY), Badiberi Dadimata Mercantile Private Limited (as AUTHORISED SIGNATORY), Mahatru Trading Company Private Limited (as AUTHORISED SIGNATORY), Aleksi Infraprojects Private Limited (as AUTHORISED SIGNATORY), Navinsoham DTC Project LLP (as Designated Partner)				
2	Name Mr Ravi Khaitan Son of Late Nirmal Kumar Khaitan Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office	 Dec 16 2025 5:10PM	 Captured LTI 16/12/2025	 16/12/2025
152/2, Block B, Bangur Avenue, City:- Not Specified, P.O:- Bangur, P.S:-Bagmati, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: alxxxxxx2d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ajanya Plaza Private Limited (as AUTHORISED SIGNATORY), Ajanya Properties Private Limited (as AUTHORISED SIGNATORY), Sushobhan Plaza Private Limited (as AUTHORISED SIGNATORY), Sushobhan Builders Private Limited (as AUTHORISED SIGNATORY), Sushobhan Properties Private Limited (as AUTHORISED SIGNATORY), Sushobhan Construction Private Limited (as AUTHORISED SIGNATORY), Dadimata Marketing Private Limited (as AUTHORISED SIGNATORY), Baglamukhi Realtors Private Limited (as AUTHORISED SIGNATORY), Apnapan Realstate Private Limited (as AUTHORISED SIGNATORY), Skydome Housing Private Limited (as AUTHORISED SIGNATORY), Bhujadhari Apartment Private Limited (as AUTHORISED SIGNATORY), Asidurga Promoters Private Limited (as AUTHORISED SIGNATORY), Bhavsakti Realstate Private Limited (as AUTHORISED SIGNATORY), Kejriwal Properties Private Limited (as AUTHORISED SIGNATORY), Palmview Promoters Private Limited (as AUTHORISED SIGNATORY), Hillside Acres Private Limited (as AUTHORISED SIGNATORY), KEJRIWAL REAL ESTATE PRIVET LIMITED (as AUTHORISED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhishek Roy Son of Mr. Ajit Kumar Roy 16, Diamond Heritage, Soham Group, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	16/12/2025	16/12/2025	16/12/2025
Identifier Of Mr Navin Kumar Bhartia, Mr Ravi Khaitan,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Intent Properties Private Limited	Navinsoham DTC Project LLP-9 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Helot Hirise Private Limited	Navinsoham DTC Project LLP-8.66 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Fervent Buildcon Private Limited	Navinsoham DTC Project LLP-10 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Shirley Ventures Private Limited	Navinsoham DTC Project LLP-10 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Dumpling Heights Private Limited	Navinsoham DTC Project LLP-7.31 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Limejuice Enclave Private Limited	Navinsoham DTC Project LLP-6.43 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Limejuice Enclave Private Limited	Navinsoham DTC Project LLP-1 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Darpad Dealers Private Limited	Navinsoham DTC Project LLP-1 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Darpad Dealers Private Limited	Navinsoham DTC Project LLP-10 Dec

Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Dadimata Marketing Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Mahatru Trading Company Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Chirantan Devcon Private Limited	Navinsoham DTC Project LLP-7.12 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Badiberi Dadimata Mercantile Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Roxy Constructions Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Ajanya Plaza Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Ajanya Properties Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Sushobhan Plaza Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Pratyaksha Villa Private Limited	Navinsoham DTC Project LLP-5 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	Sushobhan Builders Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	Sushobhan Properties Private Limited	Navinsoham DTC Project LLP-12 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	Sushobhan Construction Private Limited	Navinsoham DTC Project LLP-12 Dec

Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	Baglamukhi Realtors Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	Apnapan Realestate Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	Skydome Housing Private Limited	Navinsoham DTC Project LLP-9 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	Bhujadhari Appartment Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	Astdurga Promoters Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	Bhavsakti Realestate Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	Kejriwal Properties Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Aleksi Infraprojects Private Limited	Navinsoham DTC Project LLP-7.125 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	Palmview Promoters Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	Hillside Acres Private Limited	Navinsoham DTC Project LLP-10 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	KEJRIWAL REAL ESTATE PRIVET LIMITED	Navinsoham DTC Project LLP-4 Dec

Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	KEJRIWAL REAL ESTATE PRIVET LIMITED	Navinsoham DTC Project LLP-5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Aleksi Infraprojects Private Limited	Navinsoham DTC Project LLP-2.875 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Pratyaksha Villa Private Limited	Navinsoham DTC Project LLP-1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Vachi Nirmaan Private Limited	Navinsoham DTC Project LLP-1.87 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Lenient Barter Private Limited	Navinsoham DTC Project LLP-8.67 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Squash Enclave Private Limited	Navinsoham DTC Project LLP-8.67 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Gopalpur Road, Mouza: Gopalpur, JI No: 2, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3511, LR Khatian No:- 8506	Owner:Intent Properties Pvt Ltd, Gurdian:Narayani Building, Address:27Baraboume Road 1st Floor,PS-Hare St Kol-1, Classification:৯৯, Area:0.09000000 Acre,	Intent Properties Private Limited
L2	LR Plot No:- 3509, LR Khatian No:- 8491	Owner:Chirantan Devcon Pvt Ltd, Gurdian:84/A, CR Avenue, 1st Floor, Address:PS-Bowbazar Kol-12 , Classification:৯৯, Area:0.07000000 Acre,	Chirantan Devcon Private Limited
L3	LR Plot No:- 3529, LR Khatian No:- 11814	Owner:প্রত্যক্ষা ভিলা প্রাইভেট লিমিটেড, Address:৪৪/এ., বি.আর. ডাবলিউ রোড - গৌরপুর গোপালপুর - ৭০০০১২, Classification:৯৯, Area:0.06000000 Acre,	Pratyaksha Villa Private Limited

L4	LR Plot No:- 3511, LR Khatian No:- 11815	Owner: অলেক্স ইনফ্রা- প্রজেক্ট প্রাইভেট লিমিটেড Address: 27, ব্রাহ্মণ রাস্তা থানা - রংপুর জিলা জেলাকোড - 700001, Classification: শসি, Area: 0.07000000 Acre,	Aleksi Infraprojects Private Limited
L5	LR Plot No:- 3529, LR Khatian No:- 11815	Owner: অলেক্স ইনফ্রা- প্রজেক্ট প্রাইভেট লিমিটেড Address: 27, ব্রাহ্মণ রাস্তা থানা - রংপুর জিলা জেলাকোড - 700001, Classification: শসি, Area: 0.03000000 Acre,	Aleksi Infraprojects Private Limited
L6	LR Plot No:- 3529, LR Khatian No:- 11814	Owner: প্রত্যকশা ভিলা প্রাইভেট লিমিটেড Address: 84/1, বি.জি. রাস্তা, এন্টিমিউ থানা - বৌদ্বার জেলাকোড - 700012, Classification: শসি, Area: 0.06000000 Acre,	Pratyaksha Villa Private Limited
L7	LR Plot No:- 3528, LR Khatian No:- 12085	Owner: বচী নির্মাণ প্রাইভেট লিমিটেড Address: 46/2, বি.জি. রাস্তা থানা - কাপীপুর জেলাকোড - 02, Classification: শসি, Area: 0.02000000 Acre,	Vachi Nirmaan Private Limited
L8	LR Plot No:- 3526, LR Khatian No:- 12082	Owner: লেনিয়েন্ট বার্টার প্রাইভেট লিমিটেড Address: 46/2, বি.জি. রাস্তা থানা - কাপীপুর জেলাকোড - 02, Classification: শসি, Area: 0.09000000 Acre,	Lenient Barter Private Limited
L9	LR Plot No:- 3526, LR Khatian No:- 12083	Owner: স্কোয়াশ এনক্লেভ প্রাইভেট লিমিটেড Address: পি-12, সিটি মার্গেট জিলা - রাস্তা থানা - বড় বাজার জেলাকোড - 02, Classification: শসি, Area: 0.09000000 Acre,	Squash Enclave Private Limited
L10	LR Plot No:- 3526, LR Khatian No:- 12084	Owner: হেলট হিরিস প্রাইভেট লিমিটেড Address: 46/2, বি.জি. রাস্তা থানা - কাপীপুর জেলাকোড - 02, Classification: শসি, Area: 0.08000000 Acre,	Helot Hirise Private Limited
L11	LR Plot No:- 3527, LR Khatian No:- 11909	Owner: ফারভেন্ট বিল্ডকন প্রাইভেট লিমিটেড Address: 46/2, বি.জি. রাস্তা, জেলা-2, Classification: শসি, Area: 0.10000000 Acre,	Fervent Buildcon Private Limited
L12	LR Plot No:- 3581, LR Khatian No:- 12017	Owner: শিরলি ভেন্টার প্রাইভেট লিমিটেড Address: পি-12, সিটি মার্গেট জিলা - রাস্তা থানা জেলা-1, Classification: শসি, Area: 0.10000000 Acre,	Shirley Ventures Private Limited
L13	LR Plot No:- 3588, LR Khatian No:- 11907	Owner: ডাম্পলিং হাইটস প্রাইভেট লিমিটেড Address: 27, বিজয়ী উলকন মার্গেট থানা - জেলাকোড - 1, Classification: শসি, Area: 0.07000000 Acre,	Dumpling Heights Private Limited
L14	LR Plot No:- 3520, LR Khatian No:- 12019	Owner: লাইমজুস এনক্লেভ প্রাইভেট লিমিটেড Address: 27, বিজয়ী উলকন মার্গেট থানা - জেলাকোড - 1, Classification: শসি, Area: 0.06000000 Acre,	Limejuice Enclave Private Limited
L15	LR Plot No:- 3521, LR Khatian No:- 12019	Owner: লাইমজুস এনক্লেভ প্রাইভেট লিমিটেড Address: 27, বিজয়ী উলকন মার্গেট থানা - জেলাকোড - 1, Classification: শসি, Area: 0.01000000 Acre,	Limejuice Enclave Private Limited
L16	LR Plot No:- 3529, LR Khatian No:- 8507	Owner: Darpad Dealers Pvt Ltd, Gurdian: 14 Netaji Subhash Road, Address: PS-Hare St 1st Floor, kol-1, Classification: শসি, Area: 0.01000000 Acre,	Darpad Dealers Private Limited

L17	LR Plot No:- 3530, LR Khatian No:- 8507	Owner:Darpad Dealers Pvt Ltd, Gurdian:14 Netaji Subhash Road, Address:PS-Hare St 1st Floor, Kol-1, Classification:৭৭, Area:0.10000000 Acre,	Darpad Dealers Private Limited
L18	LR Plot No:- 3529, LR Khatian No:- 8508	Owner:Dadimata Marketing Pvt Ltd, Gurdian:14 Netaji Subhash Road, Address:PS-Hare St 1st Floor, Kol-1, Classification:৭৭, Area:0.12000000 Acre,	Dadimata Marketing Private Limited
L19	LR Plot No:- 3530, LR Khatian No:- 8502	Owner:Mahatru Trading Co Pvt Ltd, Gurdian:14 Netaji Subhas Road, Address:1st Floor, PS-Hare st Kol-1, Classification:৭৭, Area:0.12000000 Acre,	Mahatru Trading Company Private Limited
L20	LR Plot No:- 3530, LR Khatian No:- 8501	Owner:Badiberi Dadimata Mercantile Pvt Ltd, Gurdian:14 Netaji Subhas Road, Address:1st Floor PS-Hare St Kol-1, Classification:৭৭, Area:0.12000000 Acre,	Badiberi Dadimata Mercantile Private Limited
L25	LR Plot No:- 3582, LR Khatian No:- 12018	Owner:রোয়ি কনস্ট্রাকশন প্রাইভেট লিমিটেড, Gurdian:৭৭৯, Address:৭৭৯, Classification:৭৭৯, Area:0.10000000 Acre,	Roxy Constructions Private Limited
L27	LR Plot No:- 3509, LR Khatian No:- 8494	Owner:Ajanya Plaza Pvt Ltd, Gurdian:52/1, Shakespeare Sarani, Address:PS-Beniapukur Kol-17, Classification:৭৭, Area:0.12000000 Acre,	Ajanya Plaza Private Limited
L28	LR Plot No:- 3508, LR Khatian No:- 8498	Owner:Ajanya Properties Pvt Ltd, Gurdian:52/1, Shakespeare Sarani, Address:PS-Beniapukur Kol-17, Classification:৭৭, Area:0.12000000 Acre,	Ajanya Properties Private Limited
L29	LR Plot No:- 3509, LR Khatian No:- 8493	Owner:Sushobhan Plaza Pvt Ltd, Gurdian:52/1, Shakespeare Sarani, Address:PS-Beniapukur Kol-17, Classification:৭৭, Area:0.12000000 Acre,	Sushobhan Plaza Private Limited
L30	LR Plot No:- 3509, LR Khatian No:- 8490	Owner:Sushobhan Builders Pvt Ltd, Gurdian:52/1, Shakespeare Sarani, Address:PS- Beniapukur Kol-17, Classification:৭৭, Area:0.12000000 Acre,	Sushobhan Builders Private Limited
L31	LR Plot No:- 3530, LR Khatian No:- 8509	Owner:Sushobhan Properties Pvt Ltd, Gurdian:52/1, Shakespeare Sarani, Address:PS Beniapukur Kol-17, Classification:৭৭, Area:0.12000000 Acre,	Sushobhan Properties Private Limited
L32	LR Plot No:- 3509, LR Khatian No:- 8492	Owner:Sushobhan Construction, Gurdian:Pvt Ltd, 52/1, Shakespeare, Address: Sarani, PS-Beniapukur Kol-17, Classification:৭৭, Area:0.12000000 Acre,	Sushobhan Construction Private Limited
L33	LR Plot No:- 3526, LR Khatian No:- 12034	Owner:ব্যাগলামুখী রিয়েল্টর প্রাইভেট লিমিটেড, Address:66, বঙ্গবন্ধু সড়ক, কোলকাতা-৭৫, Classification:৭৫, Area:0.10000000 Acre,	Baglamukhi Realtors Private Limited

L34	LR Plot No:- 3526, LR Khatian No:- 12032	Owner: অপনাপন প্রিভেট লিমিটেড প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.10000000 Acre,	Apnapan Realestate Private Limited
L35	LR Plot No:- 3522, LR Khatian No:- 12046	Owner: স্কাইডোম হাউসিং প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.09000000 Acre,	Skydome Housing Private Limited
L36	LR Plot No:- 3527, LR Khatian No:- 12053	Owner: ভূজধারি বাউন্ডারি, Gurdian: প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.10000000 Acre,	Bhujadhari Appartment Private Limited
L37	LR Plot No:- 3527, LR Khatian No:- 12051	Owner: অস্টার্গা প্রোমোটর্স, Gurdian: প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.10000000 Acre,	Astdurga Promoters Private Limited
L38	LR Plot No:- 3527, LR Khatian No:- 12052	Owner: ভাবসাক্তি প্রিভেট প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.10000000 Acre,	Bhavsakti Realestate Private Limited
L39	LR Plot No:- 3582, LR Khatian No:- 12033	Owner: কেজরিওয়াল প্রপার্টিজ প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.10000000 Acre,	Kejriwal Properties Private Limited
L40	LR Plot No:- 3521, LR Khatian No:- 12050	Owner: পালমবু প্রোমোটর্স প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.10000000 Acre,	Palmview Promoters Private Limited
L41	LR Plot No:- 3520, LR Khatian No:- 12049	Owner: হিলসাইড এক্রেস প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.10000000 Acre,	Hillside Acres Private Limited
L42	LR Plot No:- 3582, LR Khatian No:- 12031	Owner: কেজরিওয়াল প্রিভেট প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.04000000 Acre,	KEJRIWAL REAL ESTATE PRIVET LIMITED
L43	LR Plot No:- 3581, LR Khatian No:- 12031	Owner: কেজরিওয়াল প্রিভেট প্রা. লি., Address: 66, অমলাচলু বেন রোড, কোল-৪৪ . Classification: শসি, Area: 0.05000000 Acre,	KEJRIWAL REAL ESTATE PRIVET LIMITED

Endorsement For Deed Number : I - 190418338 / 2025

On 16-12-2025

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 16:25 hrs on 16-12-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Navin Kumar Bhartia .

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 21,44,86,774/-

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

Execution is admitted on 16-12-2025 by Mr Navin Kumar Bhartia. AUTHORISED SIGNATORY, Pratyaksha Villa Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Vachi Nirmaan Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Lenient Barter Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Squash Enclave Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Helot Hirse Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Fervent Buildcon Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Shirley Ventures Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Dumpling Heights Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Limejuice Enclave Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, Unit No. 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Roxy Constructions Private Limited (Private Limited Company), 16, Strand Road, Diamond Heritage, 3rd Floor, 301 D., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Chirantan Devcon Private Limited (Private Limited Company), 84 A, Chitta Ranjan Avenue, 1st Floor, Suite No. 2., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Intent Properties Private Limited (Private Limited Company), 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Darpad Dealers Private Limited (Private Limited Company), 14, N.s. Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Badiberi Dadimata Mercantile Private Limited (Private Limited Company), 14, N.s. Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Mahatru Trading Company Private Limited (Private Limited Company), 14, N.s. Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Aleks Infraprojects Private Limited (Private Limited Company), Narayani Building, Room No 101, 27, Brabourne Road, 1st Floor., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Designated Partner, Navinsoham DTC Project LLP (LLP), Diamond Heritage, Unit No. 1411, 14th Floor, 16 Strand Road., City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indefinitely by Mr Abhishek Roy, . . Son of Mr Ajit Kumar Roy, 16, Diamond Heritage, Soham Group, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-12-2025 by Mr Ravi Khaitan, AUTHORISED SIGNATORY, Ajanya Plaza Private Limited (Private Limited Company), 1 No. N S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Ajanya Properties Private Limited (Private Limited Company), 1 No. N S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Sushobhan Plaza Private Limited (Private Limited Company), 1 No. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Sushobhan Builders Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Sushobhan Properties Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Sushobhan Construction Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Dadimata Marketing Private Limited (Private Limited Company), 1no. N.s. Road,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Baglamukhi Realtors Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Apnapan Realestate Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Skydome Housing Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Bhujadhari Apartment Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Astdurga Promoters Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Bhavsakti Realestate Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Kejriwal Properties Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Palmview Promoters Private Limited (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, Hillside Acres Private Limited (Private Limited Company), 1no N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; AUTHORISED SIGNATORY, KEJRIWAL REAL ESTATE PRIVET LIMITED (Private Limited Company), 1no. N S Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Abhishek Roy, . . Son of Mr Ajit Kumar Roy, 16, Diamond Heritage, Soham Group, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,684.00/- (B = Rs 20,000.00/- ,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 20,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/12/2025 11:35AM with Govt. Ref. No: 192025260391013748 on 16-12-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 9576803787219 on 16-12-2025, Head of Account 0030-03-104-001-16
Online on 16/12/2025 5:06PM with Govt. Ref. No: 192025260392007708 on 16-12-2025, Amount Rs: 20,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 5216475436833 on 16-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp


1. Stamp: Type: Impressed, Serial no 278239, Amount: Rs.100.00/-, Date of Purchase: 11/11/2025, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/12/2025 11:35AM with Govt. Ref. No: 192025260391013748 on 16-12-2025, Amount Rs: 74,920/-,

Bank: SBI EPay (SBlePay), Ref. No. 9676803787219 on 16-12-2025, Head of Account 0030-02-103-003-02

Online on 16/12/2025 5:06PM with Govt. Ref. No: 192025260392007708 on 16-12-2025, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 5216475436833 on 16-12-2025, 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 767347 to 767400
being No 190418338 for the year 2025.



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.12.17 13:15:32 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 17/12/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.