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16/11/2025



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

AA 225107

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Additional Registrar of Assurances-IV, Kolkata



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

- 8 NOV 2025

THIS AGREEMENT made this 13th day of OCTOBER Two Thousand and Twenty Five BETWEEN

1 PARTIES:

1.1 FIRST OWNERS:

1.1.1 RAMESH VERMA (having PAN: ABQPV0593A, Aadhaar: 4988 1165 9242), son of Babulal Verma, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office - Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Cuttack, Tulasipur, Odisha, Pin Code - 753008;

Deed mala Verma
Anand Verma
Pratik Verma
Soham Mishra
Sachin Kumar Mondal

Sushil Kumar Thakur
Ramesh Kumar Thakur
Anurag Kumar Thakur
Anshu Verma
Radha Rani Jena

Ramesh Verma
Danish Verma
Suresh Verma
Sujan Mondal

PN. Jha
A.T.V.

520972

Sl. No. _____ Date _____
To: _____
By: _____
1000

11 OCT 2025

11 OCT 2025

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

Signature

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Signature

13 OCT 2026



[Handwritten mark]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 OCT 2026



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



192025260300633478

GRN Details

GRN:	192025260300633478	Payment Mode:	SBI Epay
GRN Date:	13/10/2025 10:30:56	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4199408991656	BRN Date:	13/10/2025 10:31:15
Gateway Ref ID:	1095844598	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	131020252030063346	Payment Init. Date:	13/10/2025 10:30:56
Payment Status:	Successful	Payment Ref. No:	2002806760/1/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr OM PRAKASH JHUNJHUNWALA
Address:	829/A LAKE TOWN BLOCK A KOLKATA 700 089
Mobile:	9051038868
Email:	RAUNAKGROUP1@YAHOO.CO.IN
Period From (dd/mm/yyyy):	13/10/2025
Period To (dd/mm/yyyy):	13/10/2025
Payment Ref ID:	2002806760/1/2025
Dept Ref ID/DRN:	2002806760/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002806760/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002806760/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002806760/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	75920

IN WORDS: SEVENTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



131020252030063346

GRIPS Payment Detail

GRIPS Payment ID:	131020252030063346	Payment Init. Date:	13/10/2025 10:30:56
Total Amount:	75920	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4199408991656	BRN Date:	13/10/2025 10:31:15
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr OM PRAKASH JHUNJHUNWALA
Mobile:	9051038868

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260300633478	Directorate of Registration & Stamp Revenue	75920
Total			75920

IN WORDS: SEVENTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

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

referred to as "the **THIRD OWNER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators legal representatives and/or assigns) of the **THIRD PART**; **AND**

1.4 FOURTH OWNER:

1.4.1 RAUNAK PROPERTIES PRIVATE LIMITED (PAN: AABCR8161K and CIN U70200WB1999PTC089838), a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at P-829/A, Lake Town, Block -A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata - 700089, represented by its authorized director namely **MR. RAUNAK JHUNJHUNWALA (PAN : AEYPJ0495G, Aadhaar: 2329 8128 4549)**, son of Mr. Sushil Kumar Jhunjunwala, by faith Hindu, by occupation Business, residing at P-829/A, Lake Town, Block -A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata - 700089 hereinafter referred to as "the **FOURTH OWNER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **FOURTH PART**; **AND**

1.5 DEVELOPER:

SHR CONSTRUCTION LLP (having PAN: ADMFS3714Q and LLPIN: AAK-6730) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at P-829/A, Lake Town, Block - A, Police Station and Post Office Lake Town, Kolkata 700089, constituted by its Designated Partner **SRI SUSHIL KUMAR JHUNJHUNWALA (PAN: ACGPJ1702J, Aadhaar: 8183 5403 5135)** son of Late Kishori Lal Jhunjunwala, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-829/1, Lake Town, Block - "A", Police Station - Lake Town, Kolkata - 700089, and **SRI OM PRAKASH JHUNJHUNWALA (PAN ACRPJ7984M, Aadhaar: 7849 2825 4778)**, son of Late Kishori Lal Jhunjunwala by nationality Indian, by faith Hindu by occupation Business residing at 336, Canal Street 2nd Floor, Sreebhumi, Post Office - Sreebhumi, Police Station- Lake Town, Kolkata 700048 hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **FIFTH PART**;

SECTION-I # DEFINITIONS:

2 DEFINITIONS & INTERPRETATION:

[Handwritten signatures and initials]

S.M. *S* *R* *V* *S* *A* *A.P.D.V* *Shri* *Seja* *Ravi*

- 2.1 **DEFINITIONS:** Unless in this Agreement there be something contrary or repugnant to the subject or context:-
- 2.1.1 **"Added Areas"** shall mean and refer to areas adjoining the Subject Property that the Developer may include in the Project Site for conjoint development of the Building Complex and/or for sharing of any Shared Facilities.
- 2.1.2 **"Appropriate Authorities"** shall according to the context mean all or any of the Bidhannagar Municipal Corporation any municipal body or authority, if having or acquiring jurisdiction, Municipal Engineering Directorate, WBHIDCO, New Town Development Authority or any other Development Authority if having or acquiring jurisdiction, Collector, B.L.&L.R.O., D.L.&L.R.O., Collector, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Real Estate Authorities, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Environment Authorities, Fire Service Authorities, Insurance Companies, Income Tax Authorities, Goods and Service Tax Authorities, Central or State Government or any department thereof and/or its officers and functionaries also all other State, Executive, Judicial or Quasi Judicial authorities, Local Authority, Government Company, Statutory Bodies and/or other authorities and also all Courts, Tribunals and forums having jurisdiction over the relevant activity and include the concerned Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital connectivity and other utilities whatsoever or howsoever.
- 2.1.3 **"Assured Attributes"** in respect of whole or any part of the Subject Property shall include the following:
- (i) Good Marketable title of the Owners in respect of their respective portions of the Subject Property as absolute freehold owners free from all Encumbrances;
 - (ii) Vacant peaceful possession of the entirety of the Subject Property with proper physical and legal demarcations and existing boundary wall surrounding the same and existing gate and as a consolidated parcel of land without any third party right, title or interest in respect of any portion or share within the Subject Property;
 - (iii) Property mutated in the names of the respective owners in records of the concerned BLLRO and Municipality and other authorities and amalgamation and conversion of the entire Subject Property for the purposes commensurate with its development hereunder and with all approvals, clearances and no objection certificates pertaining to ownership and title including those under Urban Land (Ceiling & Regulation) Act, 1976 and other applicable laws;

S.M. & J. A.P.D.V. Rami

- (iv) Fit for Project;
- (v) future transferability of the entire development at the Subject Property by the Developer in terms of this Agreement;
- (vi) all other benefits, if any, expectant upon compliance of all the obligations of the respective Owners hereunder.

- 2.1.4 **"Agreed Ratio"** shall mean the ratio of sharing or distribution between the First Owners, the Second Owners, the Third and the Fourth Owner and the Developer in Realizations and several other matters referred to herein in respect of the Project which shall be (a) the Special Ratio in respect of the part of the Realizations as mentioned in clause 14.1.1 hereto; and (b) the Normal Ratio for rest of the Realizations i.e. 31.18% of the First Owners in the Internal Agreed Proportion, 3.03% of the Second Owners, 4.27% of the Third Owner, 3.52% of the Fourth Owner and 58% belonging to the Developer as mentioned in clause 14.1.2 hereto.
- 2.1.5 **"Building Complex"** shall mean the Subject Property and the New Buildings thereat with the Common Areas and Installations.
- 2.1.6 **"Building Plans"** shall mean the one or more plans for construction of the New Buildings to be caused to be sanctioned by the Developer in the names of the Owners from the Appropriate Authorities and include all modifications and/or alterations as may be made thereto
- 2.1.7 **"Common Areas and Installations"** shall mean and include the areas installations and facilities at the Subject Property and/or any part or parts thereof as are mentioned in the **SECOND SCHEDULE** for use by the Transferees of Building Complex in common with the Owners, the Developer and other persons permitted by the Developer. Changes if and as made by the Developer to any items mentioned in Second Schedule shall ipso facto have the effect of modifying such Schedule automatically.
- 2.1.8 **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services, in common to the transferees thereof; collection and disbursement of the common expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.
- 2.1.9 **"Completion of Construction"** in respect of any Unit or New Building or part thereof shall mean the obtaining of the Completion Certificate from Architect in respect thereof.

S.M. [Signature] [Signature] [Signature] [Signature] [Signature] [Signature] [Signature] [Signature] [Signature] [Signature]

Renni

- 2.1.10 "Co-owners" shall mean the Transferees of Units or portions in the Building Complex who have taken or deemed to have taken possession of their respective Units.
- 2.1.11 "Developer's Realization Share" shall mean and include the share of the Developer in the Realizations as per the Agreed Ratio to belong to the Developer and is also morefully mentioned in the **SIXTH SCHEDULE** hereunder written.
- 2.1.12 "Developer's Allocation" shall mean the Developer's Realization Share and include all other properties and rights of the Developer in terms hereof.
- 2.1.13 "First Owners' Realization Share" shall mean and include the share of the First Owners in the Realizations as per the Agreed Ratio to belong to the First Owners in the Internal Agreed Proportion and is also morefully mentioned in the **SIXTH SCHEDULE** hereunder written.
- 2.1.14 "First Owners' Allocation" shall mean the First Owners' Realization Share and include all other properties and rights of the First Owner in terms hereof.
- 2.1.15 "Second Owners' Realization Share" shall mean and include the share of the Second Owners in the Realizations as per the Agreed Ratio to belong to the Second Owners in the Internal Agreed Proportion and is also morefully mentioned in the **SIXTH SCHEDULE** hereunder written.
- 2.1.16 "Second Owners' Allocation" shall mean the Second Owners' Realization Share and include all other properties and rights of the Second Owners in terms hereof.
- 2.1.17 "Third Owner's Realization Share" shall mean and include the share of the Third Owner in the Realizations as per the Agreed Ratio to belong to the Third Owner and is also morefully mentioned in the **SIXTH SCHEDULE** hereunder written.
- 2.1.18 "Third Owner's Allocation" shall mean the Third Owner's Realization Share, and include all other properties and rights of the Third Owner in terms hereof.
- 2.1.19 "Fourth Owner's Realization Share" shall mean and include the share of the Fourth Owner in the Realizations as per the Agreed Ratio to belong to the Fourth Owner and is also morefully mentioned in the **SIXTH SCHEDULE** hereunder written.
- 2.1.20 "Fourth Owner's Allocation" shall mean the Fourth Owner's Realization Share and include all other properties and rights of the Fourth Owner in terms hereof.
- 2.1.21 "Owners' Realization Share" shall mean and include the First Owners' Realization Share, the Second Owners' Realization Share the Third Owner's Realization Share and the Fourth Owner's Realization Share.

S.M. *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]*

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- 2.1.22 "Owners' Allocation" shall mean and include the First Owners' Allocation, the Second Owners' Allocation, the Third Owner's Allocation and the Fourth Owner's Allocation.
- 2.1.23 "Encumbrances" shall include but not be limited to mortgages, charges, liens, hypothecations, security interest, benami transaction, tax defaults, lis pendens, attachments, leases, tenancies, occupancy rights, bargadar (if applicable), Scheduled Caste, Scheduled Tribe, licenses, uses, debutters, trusts, wakf, acquisition, requisition, vesting, claims, demands and liabilities whatsoever or howsoever.
- 2.1.24 "Extras and Deposits" shall mean the amounts mentioned in **FOURTH SCHEDULE** hereto subject to any variations as per **Clause 14.9** hereto.
- 2.1.25 "Force Majeure" shall mean any event or combination of events or circumstances including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics and other natural disasters; (b) Explosions or accidents, air crashes; (c) Strikes, lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations, injunctions, prohibitions or stay granted by court of law, Arbitrator, Government otherwise than due to any default of the party claiming force majeure; (f) Non functioning of any existing or new Appropriate Authorities due to any reason whatsoever and (g) any other event or circumstance or combination of events or circumstances which is/are beyond the control of a Party.
- 2.1.26 "Government" shall mean the Central or State Government or any Department thereof and includes any Local Authority or Statutory Bodies or authorities having jurisdiction and shall also include any Government Company.
- 2.1.27 "Internal Agreed Proportion" shall mean the proportion of sharing of the Owners' Allocation inter se amongst the First Owners, the Second Owners, the Third Owner and the Fourth Owner as mentioned in the **FIFTH SCHEDULE** hereto.
- 2.1.28 "New Buildings" shall mean the one or more buildings to be constructed from time to time at the Subject Property.
- 2.1.29 "Owners' Named Representatives" shall, unless changed by an intimation in writing given by the respective Owners to the Developer hereafter in terms of **Clause 18.3**, mean insofar as the First Owners 1.1.1 to 1.1.5 are concerned Mr. Ramesh Verma, insofar as the First Owners 1.1.6 to 1.1.8 are concerned Mr. Suresh Verma, insofar as the Second Owners are concerned Mr. Islam Mondal and insofar as the Third Owner is Concerned Mrs. Radha Rani Jena herself, and insofar as the Fourth Owner is concerned Mr. Ranak Jhurijhunwala.

S.M

Ravi

area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner.

- 2.1.40 "**Transferees**" shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be Transferred and include Owners and Developer (with regard to Units out of unsold areas if allotted to them respectively in terms hereof).
- 2.1.41 "**Units**" shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Buildings at the Subject Property capable of being exclusively held used or occupied by a person.
- 2.1.42 "**Special Ratio**" and "**Special Ratio Designated Amount**" shall have the meaning ascribed to them in clause 14.1.1 hereto and "**Normal Ratio**" shall have the meaning ascribed to it in clause 14.1.2 hereto.

2.2 INTERPRETATION:

- 2.2.1 Reference to any clause shall mean such clause of this Agreement and include any sub-clauses thereof. Reference to any Schedule shall mean such Schedule to this Agreement and include any parts of such Schedule.
- 2.2.2 Headings, Clause Titles, Capitalized expressions and Bold expressions, unless defined herein are given for convenience only.
- 2.2.3 Words of any gender are deemed to include those of the other gender;
- 2.2.4 Words using the singular or plural number also include the plural or singular number, respectively;
- 2.2.5 The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Articles of this Agreement, as the case may be;
- 2.2.6 Reference to the word "include" shall be construed without limitation;
- 2.2.7 The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to be a breach of this Agreement;
- 2.2.8 Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions.

for S.M. 

- 3.3.4 That except the Fourth Owner, no other person or persons has got any right, title and interest in its portion of the Subject Property in any manner or on any account whatsoever.
- 3.3.5 That there is no notice of acquisition or requisition received or pending in respect of its portion of the Subject Property or any part thereof and its portion of the Subject Property or any part thereof does not contain any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or ceiling surplus land under West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or any other law whatsoever.
- 3.3.6 That neither its portion of the Subject Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Realization or any other Public Demand.
- 3.3.7 That there is no suit, dispute, claim or other legal proceeding, civil, criminal or revenue have ever been filed or is pending by or against it and/or any other person affecting or in anyway relating to the Subject Property and there is no legal proceeding, dispute or claim affecting its portion of the Subject Property and/or the Fourth Owner.
- 3.3.8 That there is no injunction, status quo, prohibition or other order or condition in any way relating to or affecting its portion of the Subject Property in any manner.
- 3.3.9 That it has not entered upon any agreement or contract with any other person in connection with its portion of the Subject Property or any part thereof or its development/sale/transfer nor have executed any power of attorney in favour of any person nor have otherwise dealt with the Subject Property or any part thereof prior to execution of this Agreement.
- 3.3.10 The Fourth Owner is a distinct independent person and has good right, full power, absolute authority and indefeasible title to enter into this Agreement and perform and discharge the obligations contained herein.
- 3.3.11 That all original documents of title in respect of the Subject Property are in its custody and no other person has any right or entitlement in respect of the same.
- 3.3.12 That it has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby its portion of the Subject Property or any part thereof can or may be impeached, encumbered or affected in title or would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

S.M. & S. D. & A. P. D. V. John Super Ravi

- 4.2 With effect from the date of execution hereof and on the terms and condition contained herein, the Developer shall have valuable unassailable interest in the Subject Property and the sole and exclusive rights, authorities and entitlements to (a) develop and construct or cause to be developed and constructed the Building Complex at the Subject Property; (b) Transfer the Transferable Areas; (c) Administer the entire Building Complex and all Transferable Areas therein in the manner and until the period as morefully contained herein; (d) the Developer's Allocation; (e) the 70% of the specified Extras (balance 30% thereof to be paid to the Owners) and 100% of Deposits and entire remaining Extras all in terms of clause 14.9 hereto and (f) all other properties benefits and rights hereby agreed to be granted to the Developer or to which the Developer is entitled hereunder.
- 4.3 With effect from the date of execution hereof and on the terms and condition contained herein, the consideration in lieu whereof the Owners have granted the development rights to unto and in favor of the Developer is (i) receipt of the refundable / adjustable Security Deposit which the Owners have already received and (ii) Developer agreeing to undertake the development of the Project in terms hereof; and (iii) the Owners' Allocation to be received by the Owners in the manner stipulated herein, (iv) 30% of Specified Shared Extras to be paid by the Developer to the Owners in terms of clause 14.9 hereto and (v) all other properties benefits and rights hereby agreed to be granted to them respectively or to which they are respectively entitled hereunder on and subject to the terms and conditions hereinafter contained, and further in consideration of, the obligations, covenants, terms and conditions contained herein and on the part of the Developer to be observed, fulfilled and complied with in the manner and within the time stipulated hereunder.
- 4.4 The Building Complex shall be constructed or caused to be constructed by the Developer at its own costs and expenses. The Owners hereby agrees to sell and transfer the shares in land attributable to the Transferable Areas in favour of the concerned Transferees and the consideration for the same shall be the Owners' Realization Share. The consideration for transfer of shares in land attributable to unsold areas allocated to the Developer shall be the cost of construction of the unsold areas allocated to the Owners
- 4.5 The agreement and the rights of the Developer shall be and remain valid and subsisting at all times and cannot be unilaterally cancelled by the Owners or any of them except only in accordance with any specific terms and conditions mentioned herein.
- 4.6 All previous development contracts between the parties shall be superseded by this agreement. However the Developer's rights over the Subject Property shall be and continue to be with effect from the dates of the previous development contracts and the Developer shall be entitled and continue to be entitled to the benefits of all acts, deeds and things done, executed, implemented, planned and/or in progress fully and in all manner and all

S.M. & S. & S. D. S. A.P.D.V

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amounts so far paid or incurred by the Developer shall have the same validity as it was or is or can be.

5. OBLIGATIONS OF OWNERS:

5.1 ATTRIBUTES REQUIRED FOR SUBJECT PROPERTY: The Owners shall be wholly responsible and liable to cause and ensure the availability of their respective portions of the Subject Property towards the Project in terms hereof. In connection with the Subject Property as a whole and each and every part thereof, the Owners shall be bound to comply with and meet the Assured Attributes pertaining to the respective portions of the Subject Property. The parties have further agreed in this regard as follows:

5.1.1 Marketable Title: The Owners shall make out and cause to be made out good marketable title of the Owners to their respective portions of the Subject Property. The Owners shall have complete responsibility in respect of the ownership and title of their respective portions of the Subject Property and for ensuring a marketable title in respect of the Subject Property to the Developer and all Transferees and the Owners agree not to create any Encumbrance or do any act deed or thing which may result in any defect in their title to the respective parts or shares in the Subject Property.

5.1.2 Free from Encumbrances: The Owners shall cause and ensure that their respective portion of the Subject Property is and shall be free of and from all kinds of Encumbrances and/or any claims or disputes by any contributory or participant of the Owners and there shall be no restriction or prohibition under any laws for its development and/or Transfer in any manner by or due to any act or omission of the Owners. The Subject Property and each and every part thereof shall also be free from any vesting under the Estates Acquisition Act, the Land Reforms Act and/or the Urban Land (Ceiling & Regulation) Act or any other law (if applicable) and there shall be proper no lien custody of all original title deeds and government records in respect of the Subject Property and every part thereof.

5.1.3 Assessment, Amalgamation and Mutation: The Subject Property is and shall continue to be a single municipal premises mutated in the name of the Owners and amalgamated into one holding with the appropriate authority. The Owners shall cause the names of all their names to be mutated in respect of the entirety of the Subject Property in the records of the Municipality/Panchayat, B.L & L.R.O., and other appropriate authorities.

5.1.4 Conversion: The Owners shall, if not already done, apply for and obtain conversion of their respective portions of the Subject Property into purposes

S.M. &

S. B. S. H. P. D. V.

Don't sign
Ravi

Owners, the Second Owners and the Third Owner shall deal with and remove the same. The Developer shall at its own cost and expenses be entitled to modify, change, alter, relocate, construct any boundary wall, internal dividing wall or fencing as the Developer may deem fit and proper

5.3 TIME AND COSTS AND EXPENSES FOR OBLIGATIONS OF OWNERS: Unless otherwise expressly mentioned:-

5.3.1 The Developer shall not be liable for any costs, charges, outgoings and expenses on any account whatsoever in respect of the several obligations of the Owners contained herein and the respective Owners shall be exclusively liable for the fees, costs, charges and expenses in respect of their respective obligations.

5.3.2 The time for compliance of the several obligations of the Owners shall, unless otherwise expressly mentioned, be within **60 days** from the date of execution hereof or if the situation for the same arises later then within **60 days** of the situation arising.

5.4 CO-OPERATION OF DEVELOPER: The Developer agrees to provide necessary co-operation to the Owners in carrying out the obligations of the Owners hereinabove contained.

5.5 TITLE DEEDS:

5.5.1 All original Title Deeds (including the records of rights, succession certificates, heirship certificates, documents of title, instruments, orders, cause papers etc. in respect of or evidencing ownership of the Owners and those forming part of the chain of title) relating to the Subject Property have already been deposited with the Developer by the Owners.

5.5.2 The Developer shall be entitled from time to time and at all times to produce, give copies and extracts of and from the said original Title Deeds before government and semi government bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi-judicial forums, service providers, buyers/transferees of their respective areas in the Building Complex and financial institutions providing finance to the Developer and buyers/transferees and other persons and authorities as may be required by the Developer.

5.5.3 Upon completion of the Project, the original Title Deeds shall be handed over to the Maintenance In-charge of the Building Complex.

S.M *S* *S* *S* *S* *P.D.V*

Abhinav Singh
Ravi

6. POSSESSION:

- 6.1 It is recorded that the Owners have already delivered to the Developer vacant and peaceful possession of the Subject Property for the purpose of the Project.

7. PLANNING:

- 7.1 The planning and layout for the development of the Subject Property including, inter alia, on the aspects mentioned hereinbelow, shall be done by the Developer:

- (i) The planning and designing of the Building Complex and each of them and the decision of multiple New Buildings, Units and other Transferable Areas and the specifications each thereof;
- (ii) The number and area of Residential Units and Non Residential Units in one or more New Buildings and other portions of the Subject Property;
- (iii) The identification and demarcation of portions of the Subject Property and/or the New Buildings thereon for the different uses;
- (iv) The Parking Areas, bays and facilities for the Transferees, visitors and outsiders.
- (v) The location, dimension, area, specification, quality and design of Common Areas and Installations.

- 7.2 The Owners through the Owners' Named Representatives shall be at liberty to provide their suggestions and inputs in the planning of the Building Complex without increasing costs of the Developer in respect of the Project but the incorporation of the same shall be at the sole discretion of the Developer in consultation with the Architect.

8. DEVELOPMENT IN PHASES:

- 8.1 The Developer shall subject to the Subject Property being made available to it in its entirety and with Assured Attributes, plan, commence and continue the construction and development of the Subject Property to be carried out in two phases with possibility of adding one more phase on inclusion of any Added Areas as the Developer may deem fit and proper.

- 8.2 Subject to Clause 8.1, the Developer shall be free to decide, commence and carry out the development of the Subject Property with any Added Areas that may be included by the Developer in the development site from time to time in terms hereof, in whole or in parts as the Developer may deem fit and proper.

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9. **SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**

- 9.1 **SURVEY AND SOIL TESTING:** The Developer shall at its own costs and expenses carry out necessary survey and soil testing and other preparatory works in respect of the Subject Property.
- 9.2 **BUILDING PLANS PREPARATION AND APPROVAL:** The Developer shall at its own costs and expenses from time to time cause to be prepared the proposed plans and send a copy of the same to the Owners' Named Representatives. The Developer may prepare single or multiple building plans in respect of the development of the Building Complex or any part/phase each thereof. The Owners' Named Representative shall within **15 days** of receiving the proposed plans offer their suggestions, if any, thereon to the Developer who shall upon consultation with the Architects finalize the Plans and may or may not be incorporate such suggestions. The plans finalized by the Developer as aforesaid shall be binding on the other parties.
- 9.3 **SANCTION OF PLANS:** The Developer shall from time to time submit the finalized building plans for sanction of the same and obtain the sanction.
- 9.4 **GIFTS AND RELEASES:** The Developer shall be entitled to gift, earmark, identify, declare and/or release portions of the Subject Property to or for creation, inclusion and/or widening of road with the benefits of FAR, height etc., and for that to execute and/or register any instrument in favour of any concerned Appropriate Authorities on behalf of itself and/or the Owners or any of them.
- 9.5 **MODIFICATIONS AND ALTERATIONS:** The Developer shall be entitled from time to time to cause modifications and alterations to the building plans or revised building plans in such manner and to such extent as the Developer may deem fit and proper and also to include any modifications or alterations in any subsequent plans or completion plans as the Developer may deem fit and proper. The Developer may renew or revalidate any plans with or without any modification or alteration as the Developer may deem fit and proper **Provided That** in case due to any such modification or alteration the total constructible area of the concerned Building Complex gets reduced by more than 2%, the Developer shall obtain the prior written consent / approval of the Owners in respect thereof, which consent shall not be unreasonably withheld, refused or delayed.
- 9.6 **SIGNATURE AND SUBMISSION:** The Owners shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and do all acts deeds and things as may be required by the Developer in connection with the obtaining of sanctions, modifications, alterations, renewals, revalidations and approvals

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required to be obtained by the Developer for commencing or carrying out the constructions and developments at the Subject Property.

9.7 APPROVALS FOR DEVELOPMENT: Save those required to be obtained by the Owners hereunder, the Developer shall in its own name or in the name of the Owners apply for and obtain all permissions, clearances, no objection certificates and other approvals required for obtaining building plan sanction and also carrying out the development at the Subject Property, including those required from Pollution Control Authority, Fire Service Authorities, Police Authorities, Municipal Authorities any other concerned Appropriate Authorities.

10. CONSTRUCTION OF THE BUILDING COMPLEX:

10.1 DEMOLITION: The Developer shall be entitled from time to time to demolish all existing buildings and structures at the Subject Property as per its planning and requirement. The Developer may continue usage of the existing constructions or such parts thereof as may be required for its project office, storage, administration, security and other related purposes. The net surplus of proceeds of debris shall be paid by the Developer to the First Owners.

10.2 CONSTRUCTION: The Developer shall at its own cost and expenses, construct and build the New Buildings and other constructions and developments at the Subject Property and erect and install the Common Areas and Installations in accordance with the Planning of the Developer and upon due compliance of the Building Plans and laws affecting the same. The Developer shall have the sole and complete rights and obligations in respect of all aspects of development and construction including the construction, elevation, beautification, pathways, walkways, driveways, division or demarcation of the Subject Property into different portions by way of walls or fencing or any other means whatsoever, putting up of signages etc.

10.3 GOOD CONSTRUCTION: The Developer shall construct erect and carry out the development at the Subject Property in a good and workman like manner with good quality of materials and specifications as mentioned in the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall construct and build the New Buildings in accordance with the Building Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. The construction shall be done by the Developer in compliance of the all the legal requirements and applicable laws including RERA without any liability on the part of Owners in respect of such construction.

10.4 MANAGEMENT AND CONTROL: With effect from the date of execution of this Agreement, the Developer shall have exclusive and unobstructed right to administer the Building

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Complex and the Subject Property. The rights and authorities of the Developer shall include the following:

- 10.4.1 The Developer shall be free to set up site office, put up the hoardings/boards, bring out brochures and commence the preparatory works for Transfer of the proposed Complex at the Developer's cost.
- 10.4.2 The Developer shall be entitled to display the board/hoardings of its group companies at the site of the Subject Property at any time after execution of this Agreement till the date of completion of the Building Complex and thereafter on any portion of the developed Complex.
- 10.4.3 The Developer shall obtain completion and structural engineering certificate from the Architect of the Building Complex and shall also obtain necessary Building Completion/Occupancy Certificate from the appropriate person or authority.
- 10.4.4 The Developer shall decide the nature and scope of Common Areas and Installations and interlinking amongst different phases and also with Added Areas, rules, regulations, charges, terms and conditions of use.
- 10.4.5 The name of the Building Complex shall be such as the Developer may decide. The names of each building thereof shall also be decided by the Developer.
- 10.5 TEAM:** The Architect for the Project and the entire team of people required for the execution of the Building Complex Project shall be such person as may be selected and appointed by the Developer in its sole discretion. All persons employed by the Developer for the purpose of construction such as architects, contractors, labourers, care-takers etc., shall be the persons under the 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 whatsoever and shall have no responsibility towards the architect and/or contractors labourers caretaker etc. or for the compliance of the provisions of labour laws, payment of wages, payment of P.F., E.S.I. etc., maintenance of records of labourers etc. and all the responsibilities in this regard shall be of the Developer and the Owners shall at all time be kept indemnified, protected and harmless against any action, if taken against the Owners for non compliance or violation of the said requirements.
- 10.6 UTILITIES:** The Developer shall be entitled to apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the proposed Complex, at its own cost and expenses.

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- 10.7 REAL ESTATE LAWS:** The Developer shall comply with all necessary requirements under the Real Estate Laws and required to be complied with by a promoter constructing a building thereunder. The Owners shall co-operate with the Developer in respect thereof and shall also comply with all necessary requirements under the Real Estate Laws required to be complied with by a landowner and/or as and being the Owners hereunder.
- 10.8 INSURANCE:** All insurance of the New Buildings construction except title insurance shall be the obligation of the Developer. Title Insurance in respect of the Land if applicable shall be the obligation of the Owners for their respective portions.
- 10.9 COMMON AREAS AND INSTALLATIONS:** The Developer shall identify the Common Areas and Installations in the Subject Property meant jointly or individually for all or any of the following:-
- (i) Individual New Buildings, Units, and other types of development and/or the Subject Property as a whole and/or different segments and/or phases thereof;
 - (ii) Different types and category of Transferees and/or use of the Transferable Areas;
- 10.10** The Developer shall provide for the availability of Common Areas and Installations on a phase wise basis providing for –
- (i) Passages, pathways and driveways for ingress and egress by users of the Subject Property as developed from time to time;
 - (ii) Electricity, drainage and sewerage and water connections with necessary constructions and equipments therefor;
 - (iii) Lifts/staircases/elevators wherever applicable in the New Buildings;
 - (iv) Any other area, installation or facility that the Developer may provide at the Subject Property.
- 10.11** The Developer shall be entitled, without any obligation or liability upon the Owners, to:-
- (i) Erect, install and/or operationalize the Common Areas and Installations in phases and gradually;
 - (ii) Allow or permit only provisional and/or partial use of any of the Common Areas and Installations until completion of the Development of the entire Subject Property or until such earlier time as the Developer may deem fit and proper;;

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- 10.17 COSTS AND EXPENSES:** Unless otherwise expressly agreed and mentioned elsewhere herein as cost and expenses to be borne by Owners, all costs and expenses for preparatory works, sanctioning of plans (including fees of the Architects and all fees costs and charges payable for sanction, modification, alteration and/or revision of building plans), all costs of construction and development of Building Complex on the Subject Property, and the activities mentioned above shall be borne and paid by the Developer. The costs of administration of the Building Complex shall be part of the Common Expenses to be paid by the Transferees and the parties in respect of their respective shares and/or portions of unsold areas. In case upon sanction of Building Plans in respect of any Phase any additional area (over and above the area sanctioned as per the original sanction of such Phase) is thereafter possible to be constructed on the same area as covered by such Building Plans and the Developer decides to avail such possibility, the additional sanction fee attributable to land cost, if any shall be paid by the Owners (in the Internal Agreed Proportion) and the Developer in the ratio of 50:50 and all other sanction fee and costs and expenses in respect of sanction and construction for such additional area shall be borne and paid by the Developer and the entire Realizations from such additional area shall be shared between Developer and Owners in the Agreed Ratio and Extras in respect thereof in the ratio mentioned in clause 14.9 hereto.
- 10.18 COMPLETION OF CONSTRUCTION:** For the purpose of "Completion" the construction of any New Building shall be deemed to have been completed on the Developer causing to be constructed the same internally as per the agreed specifications together with ingress and egress therefrom by staircase and lift and together with availability of temporary or permanent water, electricity and drainage connections (if and to the extent applicable for such constructed area) and the issuance of Occupancy Certificate (including partial occupancy certificate) of the Architect.
- 10.19 POST CC WORKS:** Nothing contained herein shall affect the obligations of the Developer to obtain the Completion Certificate by the Bidhannagar Municipal Corporation and also carry out building elevation works, decoration and beautification works, landscaping works, pavements, permanent water connection (municipal/borewell) and/or sewerage connection and all other clearances and certificates under applicable laws required to be obtained upon issuance of such Completion Certificate in respect of the Building Complex which all shall, unless carried out earlier, be done by the Developer within a period of not exceeding 12 months after Completion of Construction of the entire Building Complex.
- 10.20 INSPECTION BY OWNERS:** The Owners' Named Representatives and their authorized representatives shall have at all times upon prior intimation to the Developer, the right and liberty to inspect the construction work at the Subject Property by following all safety protocols of the Developer and without however interfering with such works of construction.

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11 TRANSFER AND MANNER:

11.1 TRANSFER: The Transfer of the Building Complex and all Transferable Areas therein shall be under the control and management of the Developer. The parties shall Transfer the Transferable Areas to the Transferees selected by the Developer wherein the proportionate shares in the land attributable to the concerned Transferable Areas shall be Transferred or agreed to be Transferred by the Owners in the manner hereinafter provided and the constructed areas and all other rights, title or interest shall be Transferred or agreed to be so done by the Developer and the Owners collectively in the manner hereinafter provided. The Transfer of the proportionate share in the land shall be completed upon construction of the Transferable Areas or at such other time as the Developer may require and the consideration for the same and any other right, title or interest thereunder Transferred by the Owners shall be the Realizations forming part of the Owners' Allocation in respect of the area under Transfer.

11.2 MANNER OF TRANSFER: The parties agree to the following terms and conditions in respect of the Transfer:-

11.2.1 Authority of Developer: The Developer shall have the sole and exclusive rights to conduct the day to day Transfer in respect of the Building Complex and all Transferable Areas therein but at the rates and subject to the conditions hereinafter contained.

11.2.2 Rate and Price for Transfer: The minimum rate per Square feet of carpet area of Units in the Building Complex shall be @Rs.9,000/- (Rupees Nine Thousand) per Square feet of carpet area. All future transfers shall adhere to the aforesaid minimum rates for which the Developer shall not be required to take prior approval of the Owners. However for Transfers below the said minimum rates, the Developer shall be required to take prior written consent of the Owners, which shall not be unreasonably withheld.

11.2.3 Publicity and Branding: The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex in all media. The branding in respect of the Building Complex shall be done by the Developer using its own name and brand and those of the marketing agents and other connected persons. All publicity materials and branding shall bear the name and logo of the Developer. The name and logo of the Owners collectively (if so provided by them) shall be provided in such materials and branding and the Owners shall jointly provide one name and logo for such purpose.

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costs shall be adjusted and if any unsold area is allocated or retained by the Owners pursuant to clause 15 hereof, the concerned Owner/s shall not be liable to pay the said cost in respect of such area.

- 11.5 INTEREST ETC., TO TRANSFEREES ETC.:** If any liability, interest, damage or compensation payable to any Transferee or other person relating to the Building Complex, otherwise than due to delay or default on the part of the Developer or the Owners in compliance of their respective obligations towards them in accordance with the agreements to be entered with the Transferees, the same shall be payable by the parties in the Agreed Ratio. Any such liability, interest, damage or compensation payable to any Transferee or other person relating to the Building Complex arising due to default of any of the Owners shall be borne and paid by the concerned Owners and those arising due to default of the Developer shall be borne and paid by the Developer.
- 11.6 LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas launched from banks, institutions and entities granting such loans. The Owners and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as be required in this regard by such banks, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Project/Subject Property except the flat and appurtenances under sale or Transfer and save those occasioned due to cancellation of the agreement with the Transferee and to the extent to be mentioned in the agreement for sale to be entered with them. The liability arising out of any such cancellation shall be to the account of the party which is in default.
- 12. FINANCE AND MORTGAGE:** The Developer may obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors by mortgaging and charging the Developer's Allocation only as also the land of the Subject Property without however creating any financial obligation upon the Owners and without creating any charge or lien on the Owners' Realization Share/ Owners' Allocation (without affecting the right to mortgage the land). The different entities comprising the Owners agree from time to time to provide joint or separate consents, confirmation and no objections or other documents as may be required for such mortgage or charge to be created by the Developer and also agree to sign necessary loan and other agreements and power of attorney with the bankers or financiers in connection with the above. The Developer shall make any loan agreement with any financiers by disclosing the Development Agreement and its terms and conditions. In any event, in default of making repayment of any loan or advance, the Developer shall ensure that the Owners Realization Share / Owners'

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there shall also be two separate bank accounts in the name of the Developer, one for retaining the amounts required under Real Estate Laws (hereinafter referred to as "**Retention Escrow Account**") and the other for disbursements (hereinafter referred to as "**Disbursement Escrow Account**"). The Signatories to the Master Escrow Account, Retention Escrow Account and Disbursement Escrow Account shall have representations from Owners (taken together as one Party) and Developer. Maximum of one person can be nominated by Owners taken together and two persons from Developer as signatory to each of the Escrow Account. The same persons shall be nominated for all the said Escrow Accounts. The following transactions shall be done from these accounts:

- 14.2.2 The amounts required to be compulsorily maintained under the Real Estate Laws shall be remitted from the Master Escrow Account to the Retention Escrow Account. The balance remaining in Master Escrow Account shall be remitted to the Disbursement Escrow Account. Further all amounts that can be withdrawn from the Retention Escrow Account shall also be remitted to the Disbursement Escrow Account.
- 14.2.3 It is agreed by and between the Parties that a standing mandate will be given in all the three Escrow Bank accounts for the automatic transfers from Master Escrow Account to the Retention Escrow Account and Disbursement Escrow Account and from the Retention Escrow Account to the Disbursement Escrow Account.
- 14.2.4 Standing mandate will be given in the Disbursement Escrow Account for automatic transfer of amounts received therein, into the designated bank account of the respective Owners (hereinafter referred to as "**Owners' Designated Bank Accounts**") and designated bank account of the Developer (hereinafter referred to as "**Developer's Designated Bank Account**") in the following manner:

A. For sum upto Special Ratio Designated Amount :-

- (i) An amount equivalent to 4.762 % (four decimal seven hundred sixty-two percent) of the Realizations as Goods and Service Tax (GST) based on current applicable rate of 5% on sale of Transferable Areas shall first be transferred to Developer's Designated Bank Account. Variations, if any, in the rate or any other tax if applicable in future, shall be intimated by the Developer to the banker from time to time as may be required because of change in/ of Applicable Laws and / or change in applicable tax rate.
- (ii) 4.72% (four decimal seventy-two Percent) of amount remaining after payment of the sum as mentioned in clause 14.2.4 (A) (i), shall be paid to the Developer's Designated Bank Account towards Owners' share and

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Developer's Share in Marketing Expenses including GST at currently applicable rates;

- (iii) 1% (one percent) of amount remaining after payment of the sum as mentioned in clause 14.2.4 (A)(i), subject to a maximum sum of Rs.1 (one) crore shall be kept in a separate bank account of the Developer (hereinafter referred to as "Cancellation Reserve Account". The amounts in Cancellation Reserve Account shall be used to refund and pay to the Transferees against cancellations of bookings, allotments and/or agreements. If the amounts are insufficient, then the parties shall contribute the deficit as per demands raised by the Developer at the material time. The residue in the Cancellation Reserve Account remaining upon expiry of three months of Completion of Construction of the concerned Phase shall be paid to the Owners and the Developer in the Agreed Ratio.
- (iv) Balance of the Special Ratio Designated Amount in the Distribution Escrow Account shall be remitted to the parties in the Special Ratio till the Special Ratio Designated Amount is remitted in full.

B. After Payment of Special Ratio Designated Amount as aforesaid:-

- (i) An amount equivalent to 4.762 % (four decimal seven hundred sixty-two percent) of the Realizations as Goods and Service Tax (GST) based on current applicable rate of 5%, on sale of Transferable Areas shall first be transferred to Developer's Designated Bank Account. Variations, if any, in the rate or any other tax if applicable in future, shall be intimated by the Developer to the banker from time to time as may be required because of change in/ of Applicable Laws and / or change in applicable tax rate.
- (ii) 4.72% (four decimal seventy-two percent) of amount remaining after payment of the sum as mentioned in clause 14.2.4 (B) (i), shall be paid to the Developer's Designated Bank Account towards Owners' share and Developer's Share in Marketing Expenses including GST at currently applicable rates;
- (iii) 1% (one percent) of amount remaining after payment of the sum as mentioned in clause 14.2.4(B)(i), shall be kept in the Cancellation Reserve Account if the balance therein is or becomes less than 1 crore and to be used in terms of clause 14.2.4(A)(iii) above.

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(iv) After payment and transfer of the sum as mentioned in Clause 14.2.4(B)(iii) above, all amount remaining above shall be distributed as follows :

- (a) 10% (Ten percent) (out of which 9.10% i.e. out of 31.18% share of First Owners and 0.90% out of 3.03% share of Second Owners) of the amount in the Distribution Escrow Account shall be paid to the Developer's Designated Bank Account towards pro-tanto adjustment of the Security Deposit, until the entire amount of Rs.5,41,45,160/- (Rupees Five Crores Forty One Lakhs Forty Five Thousand One Hundred Sixty only) out of which Rs.4,70,80,235/- (Rupees Four Crores Seventy Lakhs Eighty Thousand Two Hundred Thirty Five only) from First Owners and Rs.70,64,925/- (Rupees Seventy Lakhs Sixty Four Thousand Nine Hundred Twenty Five only) from Second Owners is fully adjusted from respective First Owners and Second Owners;

Once the Entire Security Deposit of Rs.4,70,80,235/- (Rupees Four Crores Seventy Lakhs Eighty Thousand Two Hundred Thirty Five only) from First Owners and Rs.70,64,925/- (Rupees Seventy Lakhs Sixty Four Thousand Nine Hundred Twenty Five only) from Second Owners is fully adjusted from First Owners and Second Owners, this 9.10% and 0.90% shall be transferred to First Owners and Second Owners respectively in their respective Internal Agreed Ratio;

- (b) 58% (Fifty Eight Percent) shall be transferred to Developer's Designated Bank Account towards Developer's Realization Share ; and
- (c) Balance 32% (Thirty Two Percent) of the Realizations shall be transferred to respective Owners' Designated Bank Account of the Owners as payment towards Owners' Realizations Share in the following manner :
- (c1) 22.08% (Twenty Two Point Zero Eight Percent) to the First Owners in Internal Agreed Ratio;
- (c2) 2.13% (Two Point One Three Percent) to the Second Owners in Internal Agreed Ratio

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(c3) 4.27% (Four Point Two Seven Percent) to the Third Owner;

(c4) 3.52% (Three Point Five Two Percent) to the Fourth Owner;

14.3 For the sake of clarity it is hereby clarified that all the payments to Developer and Owners shall be made only in compliance with the Real Estate Laws and if any change in the bank accounts or disbursements as contemplated in clause 14.2 hereto are required to be made to comply with the Real Estate Laws, the same shall be done in a manner that the apportionment and distribution of amounts contemplated in clause 14.2 hereto is achieved and any deficit because of such compliance of Real Estate Laws shall be paid to the Owners as and when such funds are released from the rera construction after adjustment of the unadjusted Security Deposit, if any. Furthermore, if the rates of GST are changed or new taxes are imposed due to change in Applicable Laws, the Developer shall be entitled to instruct the banks holding the escrow accounts to revise the percentages to give effect to such change and are hereby authorized by the Owners to do so. However, if required, the Owners agree to co-operate and sign any paper or document for effectuating the same.

14.4 It is agreed and understood between the Parties that subject to Clause 14.9 in respect of portion of amounts in which the Owners are to be paid a share, all other sum received as Extra Charges and Deposits towards Transferable Areas and / or any part or portion of the Project can be received by and in the name of the Developer and will be deposited in such account as may be decided by the Developer at its sole discretion.

14.5 After commencement of Transfers in each phase, the Developer shall be responsible and liable to provide a phase-wise monthly statement to the Owners within 10 (ten) days from the end of the respective month, containing the details of the following:

- a) Transferable Area wise sales during the month;
- b) Transferable Area wise sales upto that month;
- c) Transferable Area wise Realizations received by the Developer during the month;
- d) Transferable Area wise Realizations received by the Developer upto that month;
- e) Amount accrued to the respective Owners during the month as Owners' Realization Share;
- f) Amount accrued to the Owners upto that month as Owners' Realization Share;
- g) Amount paid to the respective Owners as Owners' Realization during the month;

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- h) Amount paid to the respective Owners' as Owners' Realization Share upto that month;
 - i) Amount adjusted towards Security Deposit from respective Owners during the month;
 - j) Amount adjusted towards Security Deposit from respective Owners upto that month;
- 14.5.1 In the alternative to monthly statements, the Developer may provide online viewing rights of the digital platform containing the aforesaid data in respect of the Project from which the Owners can download the same.
- 14.6 Upon Completion of Construction of each Phase of the Project as certified by the Architect (hereinafter "**Phase Completion Date**"), the Developer shall prepare a final statement of accounts (hereinafter "**Final Statement**") and send it to the Owners within 60 [sixty] Days from Phase Completion Date containing the details as mentioned in clause 14.5 above till Phase Completion Date and also containing details of Unsold Transferable Areas remaining in the concerned Phase.
- 14.7 The Developer shall within 30 (Thirty) days from the date of sending the Final Statement, shall make payment of the final amount due to the respective Owners as per the Final Statement and if instead amounts are receivable from the Owners or any of them, the respective Owners shall pay the same to the Developer within such 30 days. Any delay by the Developer or the Owners in making payment of any of the amounts stipulated in this clause shall make the defaulting party liable to pay interest on each of such delayed payments @ 15 % p.a till the date actual payment is made to the party entitled to receive the same.
- 14.8 **DEVELOPER'S PART:** Except amounts payable to the Owners as Owners' Realization Share, the entirety of the Realizations shall belong to and be appropriated by the Developer to its own benefit and advantage.
- 14.9 **EXTRAS & DEPOSITS:** The Owners shall be entitled to 30% of Extras that may be charged by the Developer from the Transferees as per clause 1 of **Fourth Schedule** hereto (hereinafter referred to as "**the Specified Shared Extras**"). The Owners shall however not have any share in the Deposits and the remaining Extras. The Developer shall pay to the Owners their share of the Specified Shared Extras on a monthly cumulative basis within 7 (Seven) days of each month in which the same is received by the Developer from the Transferees. In case any unsold areas are retained/separately allocated for the Owners, the concerned Owners shall be liable to pay to the Developer 70% of the Specified Shared Extras (at rates as charged by the Developer from the other Transferees at the material time) and 100% of the remaining Extras and all Deposits and payments of the same shall be made on or before the concerned Owners taking possession of their respective areas. In

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case any unsold areas are retained/separately allocated for the Developer, the Developer shall be liable to pay to the Owners 30% of the Specified Shared Extras (at rates as charged by the Developer from the other Transferees at the material time) and payments of the same shall be made simultaneously with the payment by the Owners of its 70% of Specified Shared Extras and 100% of the remaining Extras and Deposits for unsold areas allotted to Owners as above. The Developer shall be free to add or alter the particulars of Extras and Deposits as mentioned in the said Fourth Schedule. However such changes shall at all-time be applicable to all Transferees.

- 14.10 ACKNOWLEDGMENTS:** The Developer shall be and is hereby authorized to issue receipts on behalf of itself and the Owners for the amounts so received which shall fully bind both the Owners and the Developer.
- 14.11 ERRORS AND OMISSIONS:** All payments made by the parties to each other shall be subject to any errors or omissions and the consequent accounting and settlement after detection.
- 14.12 CONSEQUENCES OF CANCELLATION:** In case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realizations (net amount so refundable after adjustment of all charges debited by the Developer) becomes refundable or payable to any Transferee, the Owners and the Developer shall be liable to refund and pay the same to the extent received by them respectively and the Developer shall be entitled to pay the same from Cancellation Reserve Account and if the same is insufficient to claim reimbursement of such amount from the Owners. If any interest or compensation is payable to any Transferee otherwise than due to default of the Owners or the Developer, then the Owners and the Developer shall bear and pay the same in the Agreed Ratio and the share of the Owners in the same shall also be paid/claimed by the Developer as aforesaid. However, in case the such interest or compensation is payable to any Transferee due to default of the Owners, the Owners shall bear and pay the same entirely and in case such interest or compensation is payable due to any default of the Developer, the Developer shall bear and pay the same entirely.
- 14.13 RECORDS AND INSPECTION:** The records of Transfer of the Building Complex shall be kept at the place of business of the Developer at its office and the Developer shall not change the same without giving advance **15 days** notice to the Owners in respect of the new place so fixed by the Developer. The Owners' Named Representative shall if so required have upon giving a prior 72 hours notice to the Developer be provided access and liberty to inspect such separate accounts of the Developer relating to transactions for Transfer of the Building Complex. For the purpose of accounting and settlement, the parties shall, if so required by the Developer or found necessary, make all necessary entries and

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- (ii) Neither party shall execute and register the sale deeds and other instruments in respect of completion of sale or transfer in respect of any part of the Building Complex, till such time the Developer has commenced execution of the sale deeds for the Transferable Areas sold by the Developer;
- (iii) Any transfer by any party shall be at its own respective risks and consequences, save and except as provided herein;
- (iv) The Transfers by the parties shall preferably be by and through marketing agents appointed by the Developer.

15.9 Notice of completion of the Owners' Allocation: The delivery of the separately identified allocation of the Owners shall be intimated by the Developer to the Owners by way of 15 days notice, in writing. Before issuing notice to the Owners to take possession as aforesaid, the Developer shall carry out Completion of Construction thereof. It is also specifically agreed that the Owners shall respectively pay applicable Extras and Deposits to the Developer for the separately allocated Units at par with other Transferees, subject to the Clause 14.9 hereto.

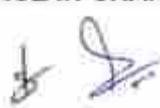
15.10 The areas agreed to be transferred or transferred to Transferees prior to the separate identification of Owners' and Developer's Allocations shall continue to be Transferred by the Developer and be deemed to have been transferred jointly by the Owners and the Developer.

15.11 The detailed terms and conditions of such division identified as the Owners' and Developer's Lots may, if so desired by either party, be documented in a separate document that may be entered into by the parties.

16. COMMON PURPOSES AND MAINTENANCE IN-CHARGE:

16.1 COMMON PURPOSES: Each of the Owners and the Developer and all Transferees of their respective allocations shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes in consultation with the Owners' Named Representatives. Furthermore, while dealing with and/or entering into any agreements and other documents of transfer of their respective allocations or any part thereof, the Owners and the Developer shall respectively necessarily incorporate all rules, regulations restrictions and conditions framed by the Developer in consultation with the Owners' Named Representative as aforesaid.

16.2 MAINTENANCE IN-CHARGE:

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- 16.2.1 The Developer shall form one or more Associations (which may be a Society or Company or Association or Co-operative Society as may be deemed proper and expedient) for the Common Purposes for the different segments or phases of the Building Complex and till such time as the Associations is/are formed or till such time as the Developer may upon Completion of Construction of the concerned phase or segment desire, the Developer or its nominee shall be in charge for the Common Purposes.
- 16.2.2 Until formation of the Association and handover of the charge of the Common Purposes or any aspect thereof to the Association, the Developer shall be free to appoint different agencies or organizations for any activities relating to Common Purposes at such consideration and on such terms and conditions as the Developer may deem fit and proper in consultation with the Owners' Named Representatives. All charges of such agencies and organizations shall be part of the Common Expenses.
- 16.2.3 Notwithstanding any formation of Association or handover of charge to it, neither the Association nor the members thereof or any Transferee shall be entitled to frame any rule or regulation or decide any condition which may affect any right or privileges of the parties hereto.

17 GST AND TDS ETC.:

- 17.1 The Owners and the Developer shall respectively discharge statutory compliances in respect of TDS or Income Tax related compliances as well as Goods and Service Tax in respect of their respective rights, benefits and obligations under or arising out of this agreement. As for the Transferable Areas other than those separately allocated to the parties, the Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax. If there be any statutory requirement which obliges the Owners to register or pay, then the Owners shall comply with same.
- 17.2 The respective Owners will bear the Pass Through Charges or any other tax and imposition levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force pertaining to the respective portions of the Owners' Allocation (with regard to Transferable Area, if any allotted to Owners), if and as applicable. The respective Owners shall also be liable to pay the Pass Through Charges, if applicable, on their areas and/or shares of the Transferable Areas not Transferred as on the date of Completion Certificate or any other date as per the laws for the time being in force or otherwise and also on any areas demarcated as Owners' Allocation in terms of Clause 15, if and when applicable;

S. M. & S. D. D. P. D. V. P. D.

S. M. & S. D.

18 COVENANTS BY THE FIRST OWNERS, THE SECOND OWNERS AND THE THIRD OWNER:

18.1 The First Owners, the Second Owners and the Third Owner do hereby covenant with the Developer as follows:-

18.1.1 That the First Owners, the Second Owners and the Third Owner hereby covenant that each and every representation made by the First Owners, the Second Owners and the Third Owner hereinabove are all true and correct and agree and covenant to perform each and every representation and covenant and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this Agreement by the First Owners, the Second Owners and the Third Owner and all consequences (other than consequential losses) in respect thereof shall be for and to the account of and borne and paid by the First Owners, the Second Owners and the Third Owner.

18.1.2 That with effect from the date of execution hereof the First Owners, the Second Owners and the Third Owner shall neither deal with, transfer, let out or create any Encumbrance in respect of their part or share of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

18.1.3 That the First Owners, the Second Owners and the Third Owner shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer. Mr. Ramesh Verma and/or their family members or entities under the 75% majority control and management of the said named persons and/or their family members shall have not less than 75% representation in the entities forming part of the First Owners until Completion of Construction in respect of the entire New Buildings in the Building Complex.

18.1.4 That the First Owners, the Second Owners and the Third Owner shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.

18.1.5 That the First Owners, the Second Owners and the Third Owner shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms hereof, construction and development at the Subject Property by the

for S. M. B. I. J. D. S. A. P. D. V. P. M.

for
S. M.

- 18.2.3 That the Fourth Owner shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer, Mr. Sushil Kumar Jhunjhunwala and/or their family members or entities under the 75% majority control and management of the said named persons and/or their family members shall have not less than 75% representation in the entities forming part of the Fourth Owner until Completion of Construction in respect of the entire New Buildings in the Building Complex.
- 18.2.4 That the Fourth Owner shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.
- 18.2.4 That the Fourth Owner shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms hereof, construction and development at the Subject Property by the Developer and/or Transfer of the Developer's Allocation and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.
- 18.2.5 That for all or any of the purposes contained in this Agreement, the Fourth Owner shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time.
- 18.2.6 That all obligations of the Fourth Owner hereto shall be complied with by all of them and failure of any one of them shall be failure of all the Fourth Owner.
- 18.2.7 That the Fourth Owner shall ensure that none of them shall act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement and shall not allow any differences between the Fourth Owner *inter-se* or with the other Owners or any other person to affect or disturb the Project in any manner and shall keep the Developer and all persons deriving right from the Developer fully saved harmless and indemnified from and against all losses, damages, costs, claims, demands, actions or proceeding that may be suffered sustained and/or incurred by them or any of them in this regard.

18.3 **Authority of Owners' Named Representatives:** Only the Owners' Named Representatives shall be and is hereby authorized by the respective Owners to deal with the Developer in all matters involving the Project. The acts of the Owners' Named Representatives in all matters referred to herein shall bind the respective Owners, except

S.M. A *S. D.* *A.P.D.V* *Ravi* *Sujin* *Shen*

that no notice of termination or revocation of this Agreement or the Power of Attorney can be issued by the Owners' Named Representatives and can only be issued by respective Owners. The respective named representatives of the First Owners, the Second Owners and the Third Owner can only be changed by them collectively and unanimously hereafter and be effective upon being communicated to the Developer in writing. The named representatives of the Fourth Owner can be changed by it hereafter and be effective upon being communicated to the Developer in writing.

18.4 COVENANTS BY THE DEVELOPER: The Developer doth hereby covenant with the Owners as follows:-

18.4.1 That each and every representation made by the Developer hereinabove are all true and correct and agrees and covenants to perform each and every representation.

18.4.2 That the Developer doth hereby agree and covenant with the Owners not to do any act deed or thing whereby any right or obligation of the Owners hereunder may be affected or the Owners is prevented from making or proceeding with the compliance of the obligations of the Owners hereunder.

18.4.3 That the Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.

19 FORCE MAJEURE: Notwithstanding anything elsewhere to the contrary contained in this Agreement, the parties hereto shall not be considered to be in default in performance of the obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of the Force Majeure and time for performance shall remain suspended during the duration of the Force Majeure.

20. POWERS OF ATTORNEY:

20.1 The Owners shall execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons being namely (1) Mr. Omprakash Jhunjunwala and (2) Mr Sushil Kumar Jhunjunwala both are sons of Late Kishorilal Jhunjunwala or such other person as may be nominated from time to time granting all necessary powers and authorities to effectuate and implement this Agreement (including for preparation and sanction of Building Plans, construction and development of the Subject Property, sale or otherwise transfer of the Transferable Areas and all share right title and interest of the Owners in the Project, save and except unsold areas if allocated to the

S.M. [Signature] & *S. [Signature]* R.D.V. Rami [Signature]

Provided That upon construction of building complex, all taxes and outgoings shall be borne paid and discharged by the Transferees for the alienated areas and for non alienated areas therein by the Developer.

22 ADDED AREAS:

- 22.1 The Developer may negotiate with the owners or occupiers of any other property adjacent to the Subject Property for including the same within the Subject Property on such terms and conditions as the Developer may deem fit and proper including by sharing of any Common Areas and Installations and also by taking advantage of road width of the portion of the Subject Property abutting the same. All benefits and/or additional benefits arising out of such inclusion shall exclusively belong to the Developer.
- 22.2 The Developer (or any group or associate company or organization or person related to the Developer or its management) may negotiate with the owners or occupiers of any other property adjacent to the Subject Property for development of the same and for such purpose to share any Common Areas and Installations in the Building Complex and/or Shared Facilities with the said other property and also to take benefits and advantage of road width of the portion of the Subject Property abutting the same and any unutilized FAR in the developments at the said other property. All benefits and/or additional benefits arising out of such development of the said other property shall exclusively belong to the Developer.
- 22.3 In neither of the aforesaid eventualities contained in clauses 22.1 or 22.2 above, the Owners or any of them shall raise any objection, dispute, obstruction, interference or claim whatsoever. On the contrary, the Owners shall co-operate with and assist the Developer fully and in all manner required by the Developer and sign, execute, register and/or submit any contract or instrument as the Developer may require without asking for any additional or other amounts or consideration whatsoever.
- 22.4 In case the Owners or any of them or any person claiming through under or in trust for it or any group or associate company or organization or person acquire any property not forming part of the Subject Property but adjacent thereto, then the Owners shall be bound to give a first right of refusal in respect thereof to the Developer on the same terms and conditions as contained herein
- 22.5 **DUE DATE FOR PAYMENT GENERALLY:** Any amount required to be paid or contributed by any party in terms hereof shall, unless otherwise expressly mentioned herein, be paid by the concerned party to the other party within **15 days** of the concerned party raising its demand in respect thereof and failure to pay shall attract interest @ **18%** per annum thereon.

S. M. [Signature] [Signature] [Signature] P.D.V. [Signature] [Signature]

22.6 CONTROL AND MANAGEMENT: The authorized signatories named above of the different entities comprising the Owners (and their successors and/or heirs) is and shall continue to be in the control and management of such entities during the subsistence of this Agreement without the prior written consent of the Developer.

22.7 INDEMNITY BY FIRST OWNERS: At all times hereafter and without prejudice to any other obligations and / or specific indemnity provided by the First Owners herein, First Owners hereby further agrees to indemnify, defend and hold harmless the other Owners and the Developer against and in respect of any and all liabilities, losses (Other than consequential losses), costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered sustained and/or incurred by them or any of them by reason of :(i) the non-performance and non-observance of any of the terms and conditions of this Agreement by the First Owners; and/or (ii) acts of willful negligence by the First Owners; and/or (iii) acts of intentional misconduct by the First Owners; and/or (iv) any representation and warranty by the First Owners found to be misleading or untrue or any breach by the First Owners of any representation and warranty contained in this Agreement; and/or (v) any third party demand or claim or action in respect of any part or portion of the Project due to any defects in title or in respect of obligations of the Owners; and/or (vi) from any and all third party claims for loss of or damage owing to reasons arising out of or in any way connected with the First Owners' performance of this Agreement or arising out of any act or omission of the First Owners, and in turn of the persons claiming through or under the Agreement; and / or(vii) any Encumbrance created by the First Owners on the Subject Property or any part thereof; and/or (viii) non payments of taxes, duties, levies, fees etc. which are payable by the First Owners and/or (ix) due to act, omission, default, breach, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the First Owners.

22.8 INDEMNITY BY SECOND OWNERS: At all times hereafter and without prejudice to any other obligations and / or specific indemnity provided by the Second Owners herein, Second Owners hereby further agrees to indemnify, defend and hold harmless the other Owners and the Developer against and in respect of any and all liabilities, losses (other than consequential losses), costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered sustained and/or incurred by them or any of them by reason of :(i) the non-performance and non-observance of any of the terms and conditions of this Agreement by the Second Owners; and/or (ii) acts of willful negligence by the Second Owners; and/or (iii) acts of intentional misconduct by the Second Owners; and/or (iv) any representation and warranty by the Second Owners found to be misleading or untrue or any breach by the Second Owners of any representation and warranty contained in this Agreement; and/or (v) any third party demand

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or claim or action in respect of any part or portion of the Project due to any defects in title or in respect of obligations of the Owners; and/or (vi) from any and all third party claims for loss of or damage owing to reasons arising out of or in any way connected with the Second Owners' performance of this Agreement or arising out of any act or omission of the Second Owners; and in turn of the persons claiming through or under the Agreement; and / or (vii) any Encumbrance created by the Second Owners on the Subject Property or any part thereof; and/or (viii) non payments of taxes, duties, levies, fees etc. which are payable by the Second Owners and/or (ix) due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Second Owners.

22.9 INDEMNITY BY THIRD OWNER: At all times hereafter and without prejudice to any other obligations and / or specific indemnity provided by the Third Owner herein, Third Owner hereby further agrees to indemnify, defend and hold harmless the other Owners and the Developer against and in respect of any and all liabilities, losses (other than consequential losses), costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered sustained and/or incurred by them or any of them by reason of : (i) the non-performance and non-observance of any of the terms and conditions of this Agreement by the Third Owner; and/or (ii) acts of willful negligence by the Third Owner; and/or (iii) acts of intentional misconduct by the Third Owner; and/or (iv) any representation and warranty by the Third Owner found to be misleading or untrue or any breach by the Third Owner of any representation and warranty contained in this Agreement; and/or (v) any third party demand or claim or action in respect of any part or portion of the Project due to any defects in title or in respect of obligations of the Owners; and/or (vi) (vi) from any and all third party claims for loss of or damage owing to reasons arising out of or in any way connected with the First Owners' performance of this Agreement or arising out of any act or omission of the First Owners, and in turn of the persons claiming through or under the Agreement; and / or (vii) any Encumbrance created by the Third Owner on the Subject Property or any part thereof; and/or (viii) non payments of taxes, duties, levies, fees etc. which are payable by the Third Owner and/or (ix) due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Third Owner.

22.10 INDEMNITY BY FOURTH OWNER: At all times hereafter and without prejudice to any other obligations and / or specific indemnity provided by the Fourth Owner herein, Fourth Owner hereby further agrees to indemnify, defend and hold harmless the other Owners and the Developer against and in respect of any and all liabilities, losses, costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered sustained and/or incurred by them or any of them by reason of : (i)

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the non-performance and non-observance of any of the terms and conditions of this Agreement by the Fourth Owner; and/or (ii) acts of willful negligence by the Fourth Owner; and/or (iii) acts of intentional misconduct by the Fourth Owner; and/or (iv) any representation and warranty by the Fourth Owner found to be misleading or untrue or any breach by the Fourth Owner of any representation and warranty contained in this Agreement; and/or (v) any third party demand or claim or action in respect of any part or portion of the Project due to any defects in title or in respect of obligations of the Fourth Owner; and/or (vi) from any and all third party claims for loss of or damage owing to reasons arising out of or in any way connected with the First Owners' performance of this Agreement or arising out of any act or omission of the First Owners, and in turn of the persons claiming through or under the Agreement; and / or(vii) any Encumbrance created by the Fourth Owner on the Subject Property or any part thereof; and/or (viii) non payments of taxes, duties, levies, fees etc. which are payable by the Fourth Owner and/or (ix) due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Fourth Owner.

22.11 INDEMNITY BY DEVELOPER: without prejudice to any other obligations and / or specific indemnity provided by the Developer herein, Developer hereby further agrees to indemnify, defend and hold harmless the Owners against and in respect of any and all liabilities, losses, costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered sustained and/or incurred by any of the Owners by reason of :(i) the non-performance and non-observance of any of the terms and conditions of this Agreement by the Developer; and/or (ii) acts of willful negligence by the Developer; and/or (iii) acts of or intentional misconduct by the Developer; and/or (iv) any representation and warranty by the Developer found to be misleading or untrue or any breach by the Developer of any representation and warranty contained in this Agreement; and/or (v) any third party demand or claim or action in respect of any part or portion of the Project due to any defects or bad quality of construction, quality of materials and / or utilities used, and/ or deficiency in or inappropriate Common Areas and Facilities and / or amenities etc; and/or (vi) from any and all third party claims for loss of or physical damage to property or for death or injury and against all losses for personal injury and for damage to or loss of any property arising out of or in any way connected with the Developer's performance of this Agreement or arising out of any act or omission of the Developer, and in turn of the persons claiming through or under the Agreement; and / or (vii) any Encumbrance created by the Developer on the Subject Property or any part thereof it being clarified that the indemnity in respect of Encumbrance permitted hereunder including as per Clause 12 hereto shall only be as per such clause 12 hereto; and/or (viii) non-compliance of any Applicable Laws and / or breach of any of the terms and conditions or otherwise of any approvals, clearances, NOCs, sanctions, obtained by the Developer for the Project or any

J-S.M & R *J. D* *J.A P.D.V* *Prin. Secy* *John*

Allocation for such amounts. The amount and interest shall be adjustable firstly out of the share of Realizations receivable by the concerned Owners and any residue shall be adjustable against the allocable areas of the concerned Owners.

- 23.1.2 To exclude the portion or portions as may be the subject matter of such default from being part of the Subject Property and to continue the Project in the balance portion. In case of any such exclusion, the Subject Property shall be varied accordingly.
- 23.1.3 To sue the concerned Owners for specific performance of the contract and/or damages.
- 23.1.4 To seek such other remedy as available to the Developer hereunder or under law.
- 23.2 In case the performance of the contract by the Developer gets delayed owing to delay or default of any one or more amongst the Owners, the non defaulting Owners shall not be entitled to take recourse to any consequence of default against the Developer and the Developer shall not be liable to the non defaulting Owners for any loss, liability or consequence arising due to delay or default of any one or more the Owners.
- 23.3 **DEFAULTS BY THE DEVELOPER:** In case the Owners comply with and/or are ready and willing to carry out their obligations as stated herein and the Developer fails and/or neglects to construct the Building Complex within the stipulated period including grace period then in that case the Developer shall pay to the Owners a sum of Rs.2,00,000/- (Rupees two lakhs) only per month as pre-determined compensation Provided That in case the delay extends beyond 12 (twelve) months from the stipulated date including grace period, then the Owners will be entitled to sue the Developer for specific performance of the contract and/or damages.
- 23.4 **UNILATERAL CANCELLATION:** Notwithstanding anything contained anywhere else, neither party hereto can unilaterally cancel or rescind this Agreement at any time unless such party is entitled to do so by express terms of this Agreement contained elsewhere herein upon default of the other party.
- 23.5 **CHOICE OF REMEDIES:** It is clarified that the exercise of any one or more remedy by any party shall not be or constitute a bar for the exercise of any other remedy by the concerned party at any time. Furthermore, the liability of the Owners or Developer, as the case may be, to pay interest at the rate and in terms of the other clauses of this Agreement shall continue for the entire duration until payment/repayment of the entire dues irrespective of the exercise of the other remedies by the Developer and without affecting the other liabilities of the Developer hereunder.

S. M. S. & J. S. S. P. V. D. V. Ravi
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 S. M. S. & J. S. S. P. V. D. V. Ravi

24. **ACQUISITION AND REQUISITION:**

24.1 Except as contained in Clause 24.3 hereto, in case the Subject Property and/or any portion thereof is acquired or is requisitioned by the Government or any other Body or Authority hereafter but before the Completion of construction thereof by the Architect in respect thereof, then in that event, the parties shall contest and challenge such acquisition. If however, acquisition or requisition becomes inevitable, then the Developer shall have the following options:-

- (i) **Either** to exclude the portion or portions as may be the subject matter of such acquisition or requisition from being part of the Subject Property and to continue the Project in the balance portion. In such event, the compensation for the acquired or requisitioned portion shall be shared between the Owners in the same proportion Owners owns the land so acquisition or requisition by government in case there is no construction done on such part of land and in case construction is commenced on such land then compensation shall be shared in ratio of 31.18%: 3.03%: 4.27%: 3.52%: 58.00% as between the First Owners, the Second Owners, the Third Owner, the Fourth Owner and the Developer.

24.2 The Developer shall have a lien and first charge on the amount awarded in respect of such acquisition or requisition towards amounts receivable or recoverable by the Developer in either of the eventualities contemplated in Clause 24.1 above.

24.3 **ACQUISITION AND REQUISITION AFTER COMPLETION OF PROJECT DEVELOPMENT IN ANY PHASE:** In case the Subject Property or any part thereof is acquired or requisitioned after Completion of Construction in respect thereof or the Phase on the affected portion, then in that event the respective Transferees and allottee parties shall directly contest the acquisition or requisition proceeding and any compensation in respect of the respective areas of the Transferees and allottee parties shall be received by them respectively and the compensation for the remaining areas shall be received by the parties hereto in the Agreed Ratio.

25 **NOTICES:** All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of despatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address unless communicated in writing to other party or return of the cover sent by registered speed post without the same being served. Notice to the Owners' Named Representatives shall always be deemed to be a sufficient notice to all the Owners herein. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

P. S. M. & S. J. D. J. P. D. V. Rai
Sujin Khan

26. **ARBITRATION:** In case there arises any dispute or difference between the parties, the same shall at first be attempted to be reconciled through the process of mediation and each party shall provide its best efforts in such reconciliation. If any dispute or difference is not reconciled through mediation as aforesaid within a period of 60 days, then all such disputes or differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the Subject Property or determination of any liability shall be referred to arbitration before a sole arbitrator as may be mutually appointed by the Parties or in accordance with the provisions of Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award made thereunder shall be final and binding on the parties. The seat of arbitration shall be Kolkata alone and the language used shall be English alone. In connection with the said arbitration, the parties have agreed and declared as follows:
- 26.1 The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- 26.2 The Arbitration Tribunal will be at liberty to give interim orders and/or directions.
- 26.3 The parties agree to abide by all their directions and/or awards and not to challenge the same in any manner whatsoever or howsoever.
- 26.4 The Owners together shall be considered as one party to the Arbitration proceeding and the Developer shall be the other party to the Arbitration proceeding.
- 27 **JURISDICTION:** Only the Courts within the Ordinary Original Civil Jurisdiction of the Calcutta High Court and those having territorial jurisdiction over the Subject 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.

THE FIRST SCHEDULE ABOVE REFERRED TO:

PART-I

(SUBJECT PROPERTY)

ALL THAT messuages tenements hereditaments and premises together with the pieces and parcels of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing containing an area of 3.2240 acre or 322.40 Sataks more or less situate lying at and comprising of entire L.R. Dag Nos. 4317, 4318, 4319 and 4332 and divided and demarcated portions of L.R. Dag Nos. 3459, 4320, 4322, 4325, 4326, 4327, 4328, 4331, 4334, 4314 and 4316 all in Mouza Gopalpur, J.L. No. 2 and being Holding No. AS/526/05/04, Street/Lane :

S.M. & R. S. D. S. P. D. V. Ravi
 Signature

Sl No.	L.R. Dag No.	Area within Subject Property in Satak	Owner No. 1.1.1 to Owner No. 1.1.4	Owner No 1.1.5 to 1.1.8	Owner No. 1.2.1 to 1.2.3	Owner Nos. 1.3.1	Owner No 1.4.1	L.R Khatian Nos.
1	3459	5.68	Ramesh Verma - 1.56	Suresh Verma - 1.56		Radha Rani Jena - 2.56		6514, 7585, 21881
2	4317	8	Ramesh Verma - 6.3	Suresh Verma - 1.7				6514, 7585,
3	4318	10	Ramesh Verma - 5	Suresh Verma - 5				6514, 7585
4	4319	51	Ramesh Verma - 5.6	Suresh Verma - 29.4	Sakila Bibi - 7.75, Sujan Mondal - 8.25			6502, 6514, 7585, 25311
5	4320	13.22	Ramesh Verma - 4.96	Suresh Verma - 4.96, Sneha Verma 3.3				6514, 7585, 24718
6	4322	22.54	Ramesh Verma - 8.265, Deepmala Verma - 2.6	Suresh Verma - 11.675				6514, 7585, 21753, 25720, 25721
7	4325	3		Pratik Verma - 3				7586
8	4326	3		Sneha Verma - 3				21292
9	4327	3.08	Verma Real Estate P Ltd. - 3.08					8488
10	4328	4	Verma Real Estate P Ltd. - 4					8488,

S.M. & P.V.D.V. Ravi Sujan

11	4332	116	Ramesh Verma - 46.62, Deepmala Verma 7.25	Suresh Verma - 52.88, Anand Verma 2	Islam Mondal 7.25		5629, 6514, 7585, 7598, 21753
12	4331	8				Raunak Properties P Ltd - 8	22758
13	4334	19				Raunak Properties P Ltd - 19	22758
14	4314	10.135	Ramesh Verma - 1, Manisha Verma 2	Suresh Verma 1		Radha Rani Jena - 6.135	6514, 7585, 21299, 21300, 21881, 24264
15	4316	45.75	Ramesh Verma 13.5, Manisha Verma 3		Suresh Verma 11.25	Radha Rani Jena - 18	6514, 7585, 21299, 21300, 21301, 21881, 24264
		322.405					

THE SECOND SCHEDULE ABOVE REFERRED TO:

COMMON AREAS AND INSTALLATIONS:

1. Lift
2. Stair & Lobby
3. Service Duct
4. Club Area
5. Driveways
6. Others to be decided by the Developer at the time of final planning

THE THIRD SCHEDULE ABOVE REFERRED TO:

S.M. & Co. & J. D. J. A. P.V.D.V. Ram. Arun Singh

(SPECIFICATIONS)

FOUNDATION	:	Earth Quake Resistant RCC Framed Structure.
BED ROOMS	:	Floor : Vitrified Tiles In all Bedrooms. Walls : Wall Putty.
KITCHEN	:	
Walls	:	Rectified Joint-Free Tiles Up To 2'.0" On Counter Walls and Wash Area.
Flooring	:	Vitrified Tiles.
Counter	:	Granite Counter.
Fittings	:	Stainless Steel Sink with reputed make fittings.
BATHROOM	:	
Walls	:	Rectified Joint-Free Tiles.
Flooring	:	Anti-Skid Ceramic Tiles.
Fittings	:	Reputed Sanitary Ware / CP Fittings.
LIVING / DINNING / LOBBY / PASSAGE	:	
Flooring	:	Vitrified Tiles.
Wall & Ceiling	:	Wall putty.
ELECTRICAL	:	Modular Switches and Copper wiring in concealed conduit with TV, Telephone points one geyser point all bathroom.

AC Point:

For 2 BHK flats – in all bedrooms

For 3 BHK flats – in all bedrooms

For 4 BHK flats – in all bedrooms

Washing Machine Point at one Balcony.

S.M. &  &  &  &  &  & P.V.D.V. Rami



BACKUP POWER:	:	Reasonable Power Back- for common areas.
LOBBY	:	Entrance Lobby – Exquisitely designed at ground floor.
OTHERS	:	Automatic Lift of Reputed Make Each Block. Provision with first time CCTV Surveillance equipments in common Areas Intercom.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(EXTRAS)

1. SPECIFIED SHARED EXTRAS

CATEGORIES	DESCRIPTION
EXTRAS	CLUB CHARGES
	GENERATOR CHARGES
	TRANSFORMER CHARGES

2. REMAINING EXTRAS :

CATEGORIES	DESCRIPTION
EXTRAS	ELECTRICAL METER CHARGES @Rs.5,000 per Unit
	ASSOCIATION FORMATION CHARGES @Rs.10,000/- per Unit
	ANY OTHERS CHARGED BY THE DEVELOPER IN NATURE OF REIMBURSEMENT OR AT ACTUALS

S.M. &       P.D.V. Rami 



	LEGAL : AGREEMENT FOR SALE
	DEED OF CONVEYANCE

3. DEPOSITS:

CATEGORY	DESCRIPTION
DEPOSIT	SINKING FUND
	ADVANCE MAINTANCE CHARGES
	ANY OTHERS AMOUNT IN NATURE OF DEPOSITS CHARGED BY THE DEVELOPER

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(INTERNAL AGREED PROPORTION)

A. Internal Agreed Ratio Between First Owners

First Owners 1.1.1 to 1.1.5 - 50%

First Owners 1.1.6 to 1.1.8 - 50%

B. Internal Agreed ratio between Second Owners:

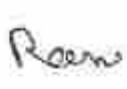
Second Owner No. 1.2.2 Islam Mondal - 50%

Second Owner No 1.2.1 Sakila Bibi - 25%

Second Oner No. 1.2.3 Sujan Mondal - 25%

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(AGREED RATIO)

S.M. &  &  P. D. V.   

- A. Special Ratio Between First Owners, Second Owners, Third Owners, Fourth Owners and Developer with regard to Realizations is as follows :

1.	First Owners	:	1%
2.	Second Owners	:	2.79%
3.	Third Owners	:	4.27%
4.	Fourth Owners	::	3.52%
5.	Developer	:	88.42%
	Total		100.00%

- B. Normal Ratio Between First Owners, Second Owners, Third Owners, Fourth Owners and Developer with regard to Realizations is as follows :

Sl No	Party		Sharing without security deposit adjustment	Sharing considering adjustment of security deposit
1.	First Owners	:	31.18%	22.08%
2.	Second Owners	:	3.03%	2.13%
3.	Third Owners	:	4.27%	4.27%
4.	Fourth Owners	:	3.52%	3.52%
5.	Developer	:	58.00%	68%
	Total		100.00%	100%

- C. Ratio Between First Owners, Second Owners, Third Owners, Fourth Owners and Developer with regard to Specified Shared Extras is as follows :

1.	First Owners	:	22.27%
2.	Second Owners	:	2.16%
3.	Third Owners	:	3.05%
4.	Fourth Owners	:	2.52%
5.	Developer	:	70.00%
	Total		100.00%

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(CHAIN OF TITLE AND PREVIOUS DEVELOPMENT CONTRACTS)

As per Appendix 2 hereto

THE EIGHTH SCHEDULE ABOVE REFERRED TO:

S.M. & E. & J. & P.V.D.V. Rami Super

(POWERS AND AUTHORITIES)

- i. The expression "Attorneys" used in this Schedule shall mean the Developer represented by both or either of by its Authorized Representatives (a) Om Prakash Jhunjhunwala son of Late Kishorilal Jhunjhunwala residing at 336, Canal Street, Satyam Apartment, Sreebhumi, Post Office : Sreebhumi, Police Station: Lake Town, Kolkata- 700048, having PAN **ACRPJ7984M** and Aadhaar No. **7849 2825 4778** (b) Sushil Kumar Jhunjhunwala son of Late Kishorilal Jhunjhunwala residing at P-829/A, Lake Town, Block -A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata - 700089, having PAN **ACGPJ1702J** and Aadhaar No. **8183 5403 5135** include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons by proper board resolution and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- i. Any other term or expression used in this Schedule shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in this Development Agreement hereinabove.
- ii. **KNOW ALL MEN BY THESE PRESENTS**, the Owners jointly and/or severally do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Owners and each of them to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Building Complex and Project and related purposes i.e., to say:-
1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
 2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
 3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
 4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Bidhnanagar Municipal Corporation,

S.M. & C. B. J. D. S. A. R.D.V. Raw Singh

12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To represent the Owners before any person or authority owning, occupying or having any right title or interest in the Building Complex or any Added Areas for all purposes contained in this Development Agreement and to enforce, obtain, take and/or grant the rights over any areas and/or to allow use of the common areas, installations, amenities, facilities, services, utilities at the Building Complex to the extent agreed to or decided by the Developer and in terms of this Development Agreement.
17. To negotiate with the owners or occupiers of any other property adjacent to the Subject Property for development of the same and for such purpose to share any Common Areas and Installations in the Building Complex and/or any areas or facilities to be shared with the said other property and also to take benefits and advantage of road width of the portion of the Subject Property and any unutilized FAR in the developments at the said other property.
18. To apply for and obtain any new or modified "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or

S.M. & Co. & J. B. S. A. P. D. V. Revi. Singh Solan

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revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.

19. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
20. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
21. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable
22. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.
23. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
25. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Building Complex.

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26. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
27. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
28. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of this Development Agreement, and in the manner permitted under this Development Agreement but without however creating any financial obligation of repayment upon the Owners.
29. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with any no objection certificates, consents, clearances, etc., from them.
30. To produce, deliver, deposit or give any original title deed or document or copies and extracts of and from the same relating to the Subject Property and/or the Complex to any person or financier or others in terms of this Development Agreement.
31. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of this Development Agreement.
32. To Transfer any separately allocated areas of the Developer with the Shares in Land and other appurtenances thereof only after demarcation of the same as per the terms of this Development Agreement to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in this Development Agreement and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas (except any separately allocated areas if identified and form part of the Owners Allocation) alongwith or independent of or independently the land comprised in the Subject Property

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Ravi Singh

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attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of this Development Agreement.

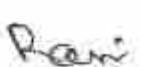
- 34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of this Development Agreement and to deposit the same in the specified accounts as per this Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
- 35. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
- 36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under this Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
- 37. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
- 38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of this Development Agreement.
- 39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Owners and the Developer and to exercise all rights and remedies available to the Owners and the Developer thereunder.
- 40. To ask, demand, sue for, recover, realize and collect Extras and Deposits (on the terms contained in this Development Agreement) which are or may be due payable or

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[Signature]

recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
42. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
44. To form a non-profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006) for maintenance of Common Areas.
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
46. For all or any of the purposes herein stated to apply for, sign, appear and represent the Owners before the Bidhanagar Municipal Corporation and all its departments, Kolkata Metropolitan Development Authority, NKDA, WBHIDCO, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity

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Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding, if any) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

47. To appear and represent the Owners before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

S.M. &      P.V.D.V.  

50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
51. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

III. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and related purposes which the Owners themselves could have lawfully done under their own hands and seal, if personally present.

IV. **AND** the Owners do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys has done under the powers of attorney previously executed by the Owners or their predecessors-in-title or otherwise or shall lawfully do or cause to be done in or about the premises aforesaid.

V. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of this Development Agreement or impair or affect the rights and entitlement of the Owners and by executing this Power of Attorney the obligations of the Owners or the Developer or consequences for non compliance under this Development Agreement shall not be affected. It is further clarified that the powers and authorities granted to the Attorneys are in addition to and not in derogation to those contained in the Powers of Attorneys executed previously by the Owners or their predecessors-in-title and particulars whereof are mentioned in the Appendix 2 hereto.

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

SIGNED SEALED AND DELIVERED by
the within named **FIRST OWNERS** at
Kolkata in the presence of:

Ravi Bajori
Aver

2, Hare Street
Kolkata

Dilip Kumar Mahanta

Ramesh Verma

RAMESH VERMA

Manisha Verma

(SMT.) MANISHA VERMA

Verma Real Estate Private Limited

Ramesh Verma
Director

VERMA REAL ESTATE PRIVATE LIMITED

Deepmala Verma

(SMT.) DEEPMALA VERMA

Anand Verma

ANAND VERMA

Suresh Verma

SURESH VERMA

Pratik Verma

PRATIK VERMA

Sneha Verma

(SMT.) SNEHA VERMA

SIGNED SEALED AND DELIVERED by the
withinnamed **SECOND OWNERS** at
Kolkata in the presence of:

Koushik BasuDilip Kumar MahantaSakila Mondal

SAKILA BIBI

(alias SAKHILA MONDAL)

Islam Mondal

ISLAM MONDAL

Sujan Mondal

SUJAN MONDAL

SIGNED SEALED AND DELIVERED by the
withinnamed **THIRD OWNER** at Kolkata in
the presence of:

Koushik BasuDilip Kumar MahantaRadha Rani Jena

RADHA RANI JENA

SIGNED SEALED AND DELIVERED by the
withinnamed **FOURTH OWNER** at Kolkata
in the presence of:

Praveen Bagaria Adv

Dilip Kumar Mahata
2 Hare Street
Kolkata

Raunak Properties Pvt. Ltd.

Rajesh Jaiswal

Director

RAUNAK PROPERTIES PRIVATE LIMITED

SIGNED SEALED AND DELIVERED by the
withinnamed **DEVELOPER** at Kolkata in the
presence of:

Praveen Bagaria Adv

Dilip Kumar Mahata

SHR CONSTRUCTION LLP

Sudhakar Thakur
Designated Partner

SHR CONSTRUCTION LLP

Dr. Prakash Kumar Thakur
Designated Partner

SHR CONSTRUCTION LLP

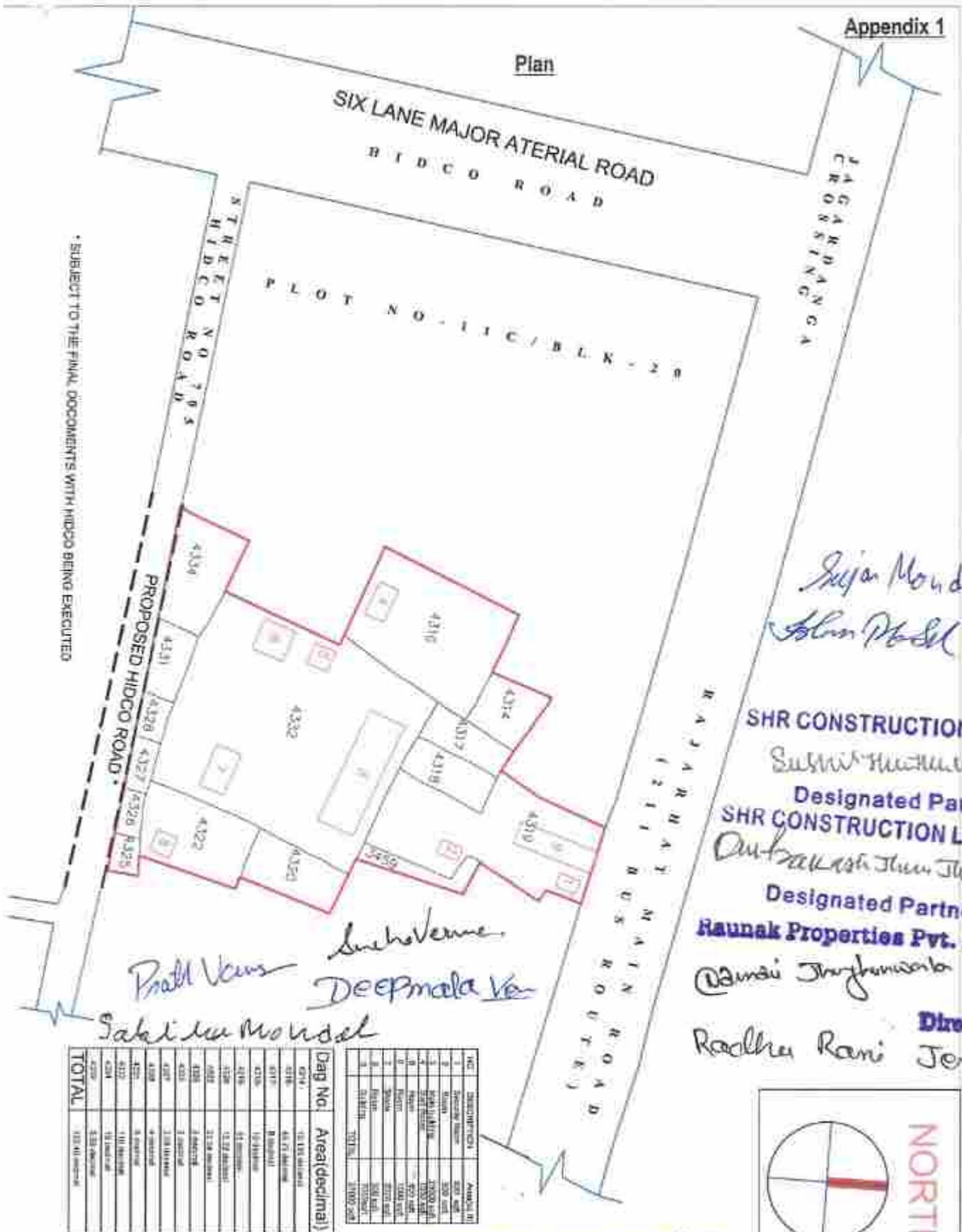


DRAFTED BY ME

Praveen Bagaria
Advocate
G/O. DSP LAW ASSOCIATES
4D, NICCO HOUSE
1B&2, HARE STREET
KOLKATA-700001

F-1415/2010

Plan



SUBJECT TO THE FINAL DOCUMENTS WITH HICO BEING EXECUTED

Sujata Mondal
Alam Pathak

SHR CONSTRUCTION LLP
Sushil Kulkarni
Designated Partner
SHR CONSTRUCTION LLP
Dattakrishna Thum Thumwala
Designated Partner
Raunak Properties Pvt. Ltd.
Omishi Jyothimamba
Director
Radhika Rani Jena

Prath Vyas
Sakshi Mondal
Anshu Verma
Deepmala Verma

Sl. No.	Diag No.	Area (decimal)
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2	4317	1000.00
3	4318	1000.00
4	4319	1000.00
5	4320	1000.00
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73	4388	1000.00
74	4389	1000.00
75	4390	1000.00
76	4391	1000.00
77	4392	1000.00
78	4393	1000.00
79	4394	1000.00
80	4395	1000.00
81	4396	1000.00
82	4397	1000.00
83	4398	1000.00
84	4399	1000.00
85	4400	1000.00
86	4401	1000.00
87	4402	1000.00
88	4403	1000.00
89	4404	1000.00
90	4405	1000.00
91	4406	1000.00
92	4407	1000.00
93	4408	1000.00
94	4409	1000.00
95	4410	1000.00
96	4411	1000.00
97	4412	1000.00
98	4413	1000.00
99	4414	1000.00
100	4415	1000.00
101	4416	1000.00
102	4417	1000.00
103	4418	1000.00
104	4419	1000.00
105	4420	1000.00
106	4421	1000.00
107	4422	1000.00
108	4423	1000.00
109	4424	1000.00
110	4425	1000.00
111	4426	1000.00
112	4427	1000.00
113	4428	1000.00
114	4429	1000.00
115	4430	1000.00
116	4431	1000.00
117	4432	1000.00
118	4433	1000.00
119	4434	1000.00
120	4435	1000.00
121	4436	1000.00
122	4437	1000.00
123	4438	1000.00
124	4439	1000.00
125	4440	1000.00
126	4441	1000.00
127	4442	1000.00
128	4443	1000.00
129	4444	1000.00
130	4445	1000.00
131	4446	1000.00
132	4447	1000.00
133	4448	1000.00
134	4449	1000.00
135	4450	1000.00
136	4451	1000.00
137	4452	1000.00
138	4453	1000.00
139	4454	1000.00
140	4455	1000.00
141	4456	1000.00
142	4457	1000.00
143	4458	1000.00
144	4459	1000.00
145	4460	1000.00
146	4461	1000.00
147	4462	1000.00
148	4463	1000.00
149	4464	1000.00
150	4465	1000.00
151	4466	1000.00
152	4467	1000.00
153	4468	1000.00
154	4469	1000.00
155	4470	1000.00
156	4471	1000.00
157	4472	1000.00
158	4473	1000.00
159	4474	1000.00
160	4475	1000.00
161	4476	1000.00
162	4477	1000.00
163	4478	1000.00
164	4479	1000.00
165	4480	1000.00
166	4481	1000.00
167	4482	1000.00
168	4483	1000.00
169	4484	1000.00
170	4485	1000.00
171	4486	1000.00
172	4487	1000.00
173	4488	1000.00
174	4489	1000.00
175	4490	1000.00
176	4491	1000.00
177	4492	1000.00
178	4493	1000.00
179	4494	1000.00
180	4495	1000.00
181	4496	1000.00
182	4497	1000.00
183	4498	1000.00
184	4499	1000.00
185	4500	1000.00
186	4501	1000.00
187	4502	1000.00
188	4503	1000.00
189	4504	1000.00
190	4505	1000.00
191	4506	1000.00
192	4507	1000.00
193	4508	1000.00
194	4509	1000.00
195	4510	1000.00
196	4511	1000.00
197	4512	1000.00
198	4513	1000.00
199	4514	1000.00
200	4515	1000.00
201	4516	1000.00
202	4517	1000.00
203	4518	1000.00
204	4519	1000.00
205	4520	1000.00
206	4521	1000.00
207	4522	1000.00
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211	4526	1000.00
212	4527	1000.00
213	4528	1000.00
214	4529	1000.00
215	4530	1000.00
216	4531	1000.00
217	4532	1000.00
218	4533	1000.00
219	4534	1000.00
220	4535	1000.00
221	4536	1000.00
222	4537	1000.00
223	4538	1000.00
224	4539	1000.00
225	4540	1000.00
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229	4544	1000.00
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231	4546	1000.00
232	4547	1000.00
233	4548	1000.00
234	4549	1000.00
235	4550	1000.00
236	4551	1000.00
237	4552	1000.00
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243	4558	1000.00
244	4559	1000.00
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248	4563	1000.00
249	4564	1000.00
250	4565	1000.00
251	4566	1000.00
252	4567	1000.00
253	4568	1000.00
254	4569	1000.00
255	4570	1000.00
256	4571	1000.00
257	4572	1000.00
258	4573	1000.00
259	4574	1000.00
260	4575	1000.00
261	4576	1000.00
262	4577	1000.00
263	4578	1000.00
264	4579	1000.00
265	4580	1000.00
266	4581	1000.00
267	4582	1000.00
268	4583	1000.00
269	4584	1000.00
270	4585	1000.00
271	4586	1000.00
272	4587	1000.00
273	4588	1000.00
274	4589	1000.00
275	4590	1000.00
276	4591	1000.00
277	4592	1000.00
278	4593	1000.00
279	4594	1000.00
280	4595	1000.00
281	4596	1000.00
282	4597	1000.00
283	4598	1000.00
284	4599	1000.00
285	4600	1000.00
286	4601	1000.00
287	4602	1000.00
288	4603	1000.00
289	4604	1000.00
290	4605	1000.00
291	4606	1000.00
292	4607	1000.00
293	4608	1000.00
294	4609	1000.00
295	4610	1000.00
296	4611	1000.00
297	4612	1000.00
298	4613	1000.00
299	4614	1000.00
300	4615	1000.00
301	4616	1000.00
302	4617	1000.00
303	4618	1000.00
304	4619	1000.00
305	4620	1000.00
306	4621	1000.00
307	4622	1000.00
308	4623	1000.00
309	4624	1000.00
310	4625	1000.00
311	4626	1000.00
312	4627	1000.00
313	4628	1000.00
314	4629	1000.00
315	4630	1000.00
316	4631	1000.00
317	4632	1000.00
318	4633	1000.00
319	4634	1000.00
320	4635	1000.00
321	4636	1000.00
322	4637	1000.00
323	4638	1000.00
324	4639	1000.00
325	4640	1000.00
326	4641	1000.00
327	4642	1000.00
328	4643	1000.00
329	4644	1000.00
330	4645	1000.00
331	4646	1000.00
332	4647	1000.00
333	4648	1000.00
334	4649	1000.00
335	4650	1000.00
336	4651	1000.00
337	4652	1000.00
338	4653	1000.00
339	4654	1000.00
340	4655	1000.00
341	4656	1000.00
342	4657	1000.00
343	4658	1000.00
344	4659	1000.00
345	4660	1

Appendix 2 to the foregoing development agreement which is and shall always form an integral part thereof;

1. **Re : Dag No. 3459 – Total Area in Dag 42 Satak, Subject Area– 5.68 Satak ("Dag 3459 Property")**
 - 1.1. By Sale Deed dated 14th March, 1959 and registered with the Sub-Registrar Cossipore Dum Dum, District North 24 Parganas in Book No. I, Volume No. 52, Pages 25 to 28 Being No. 2712 for the year 1959 one Adbul Latif Mondal, Raimonnesa Bibi and Karimonnesa Bibi, for the consideration therein mentioned, sold to Rajab Ali Baidya All That piece and parcel of land comprised in the entire said Dag No. 3459, absolutely and forever.
 - 1.2. The said Rajab Ali Baidya, a Mahomedan, died intestate leaving him surviving his three sons Noor Ali Baidya, Shaukat Ali Baidya and Gholam Ali Baidya as his only heirs and legal representatives who upon his death inherited and became the owners of the said Dag No. 3459.
 - 1.3. By Sale Deed dated 12th September, 1990 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 147, Pages 377 to 384 Being No. 6283 for the year 1990 Noor Ali Baidya and Shaukat Ali Baidya, for the consideration therein mentioned, sold to Asrar Ahmed All That portion containing an area of 1.65 Satak more or less out of and in in the said Dag No. 3459 absolutely and forever.
 - 1.4. By Sale Deed dated 11th February, 1991 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 15, Pages 181 to 186 Being No. 769 for the year 1991 the said Asrar Ahmed, for the consideration therein mentioned, sold to Fakir Mohammad All That his entire portion out of and in the said Dag No. 3459 absolutely and forever.
 - 1.5. By Sale Deed dated 26th August, 1992 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 180, Pages 33 to 40 Being No. 8276 for the year 1992 the said Fakir Mohammad, for the consideration therein mentioned, sold unto and in favour Ashok Kumar Jaiswal All That his entire portion out of and in the said Dag No. 3459 absolutely and forever.
 - 1.6. By Sale Deed dated 04th May, 2012 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 20, Pages 1341 to 1366 Being No. 06379 for the year 2012 the said Ashok Kumar Jaiswal, for the consideration therein mentioned, sold to Babulal Verma All That his entire portion out of and in the said Dag No. 3459 absolutely and forever.
 - 1.7. The said Shaukat Ali Baidya, a Mahomedan, died intestate on 30th April, 2005 leaving him surviving his wife Anowara Begum, 3 sons Sajjad Ali Baidya, Ansar Ali Baidya, Mohammad Ali Baidya and 4 daughters Asma Begum, Ajmira Begum, Tajmira Bibi, Khasmira Bibi as his only heirs and legal representatives who upon his death inherited and became the owners of the his entire part or share of and in the said Dag No. 3459.
 - 1.8. By Sale Deed dated 05th October, 2015 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2015, Pages 36321 to 36355 Being No. 150203004 for the year 2015 the said Asma Begum, Ajmira Begum, Tajmira Bibi and

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Khasmira Bibi, for the consideration therein mentioned, sold to Kamal Verma All That portion containing an area of 2.48 Satak more or less out of and in the said Dag No. 3459, absolutely and forever.

- 1.9. The said Gholam Ali Baidya, a Mahomedan, died intestate leaving him surviving his only son Mosta Ali Baidya and two daughters Anjuman Khatun and Monoyara Khatun as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share out of and in the said Dag No. 3459.
- 1.10. By Sale Deed dated 07th April, 2017 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2017, Pages 25854 to 25880 Being No. 150201053 for the year 2017 the said Mosta Ali Baidya, Anjuman Khatun and Monoyara Khatun, for the consideration therein mentioned, sold to Babulal Verma All That portion containing an area of 0.50 Satak more or less out of and in the said Dag No. 3459 absolutely and forever.
- 1.11. By Sale Deed dated 25th November, 2016 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2016, Pages 93967 to 93989 Being No. 150203778 for the year 2016 the said Shahid Ali Baidya, for the consideration therein mentioned, sold to Babulal Verma All That portion containing an area of 1.14 Satak more or less out of and in the said Dag No. 3459 absolutely and forever.
- 1.12. The said Babulal Verma, a Hindu died intestate on 14th February, 2021 leaving him surviving his two sons Ramesh Verma and Suresh Verma as his only heirs and legal representatives (wife of Babulal Verma Smt. Sumitra Devi Verma predeceased) who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 3459 absolutely.
- 1.13. The names of Suresh Verma, Ramesh Verma and Kamal Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585 and 21881.
- 1.14. By Sale Deed dated 15th March, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 23934 to 23960 Being No. 150400579 for the year 2023 the said Kamal Verma, for the consideration therein mentioned, sold to Radha Rani Jena All That his entire portion containing an area of 2.48 Satak more or less out of and in the said Dag No. 3459 absolutely and forever.
- 1.15. The said Suresh Verma, Ramesh Verma and Radha Rani Jena became the owners of the Dag 3459 Property with the said Suresh Verma (the First Owner No. 1.1.2), owning 1.56 Satak, Ramesh Verma (the First Owner No. 1.1.1) owning 1.56 Satak and Radha Rani Jena (the Third Owner No. 1.3.1) owning 2.56 Satak more or less.

2. Re : Dag No. 4317 – Total Area in Dag 8 Satak, Subject Area– 8 Satak ("Dag 4317 Property")

- 2.1. One Subhasini Debi who was the sole and absolute owner of the Dag 4317 Property, died intestate as a Hindu leaving her surviving two sons Khagapati Ghosh and Nabapati Ghosh as her sole heirs and legal representatives who both upon her death inherited and became entitled to the Dag 4317 Property absolutely.

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- 2.2. The said Khagapati Ghosh a Hindu died intestate leaving him surviving his wife Santi Sudha Ghosh and two sons Samir Ghosh and Chandan Ghosh as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Dag 4317 Property absolutely.
- 2.3. The said Nabapati Ghosh a Hindu died intestate leaving him surviving his wife Menoka Ghosh three sons Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and one daughter Swapna Ghosh as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Dag 4317 Property absolutely.
- 2.4. By Sale Deed dated 17th February, 1990 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 24, Pages 293 to 300 Being No. 1106 for the year 1990 the said Samir Ghosh, Chandan Ghosh, Shanti Sudha Ghosh, Menoka Ghosh, Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and Swapna Ghosh, for the consideration therein mentioned, sold to one Prasanna Kumar Gan and Samir Kumar Mullick All That portion containing an area of 5.76 Satak more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.5. By Sale Deed dated 17th February, 1990 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 24, Pages 301 to 308 Being No. 1107 for the year 1990 the said Samir Ghosh, Chandan Ghosh, Shanti Sudha Ghosh, Menoka Ghosh, Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and Swapna Ghosh, for the consideration therein mentioned, sold to one Namita Dey All That portion containing an area of 0.9 Satak more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.6. By Sale Deed dated 17th February, 1990 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 24, Pages 309 to 316 Being No. 1108 for the year 1990 the said Samir Ghosh, Chandan Ghosh, Shanti Sudha Ghosh, Menoka Ghosh, Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and Swapna Ghosh, for the consideration therein mentioned, sold to one Manimala Barman All That portion containing an area of 13 Chittacks or 1.34 Satak more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.7. By Sale Deed dated 05th July, 1991 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 105, Pages 345 to 348 Being No. 5834 for the year 1991 the said Samir Kumar Mullick, for the consideration therein mentioned, sold to one Prasanna Kumar Gan All That portion containing an area of 11 Chittacks more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.8. By Sale Deed dated 03rd August, 1994 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 115, Pages 157 to 164 Being No. 5337 for the year 1994 the said Prasanna Kumar Gan, for the consideration therein mentioned, sold to one Chandana Bose All That his entire portion containing an area of 11 Chittacks more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.9. By Sale Deed dated 05th September, 2006 and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 3, Pages 7912 to 7930 Being No. 2449 for the year 2007 the said Namita Dey, for the consideration therein mentioned, sold to the said Babulal

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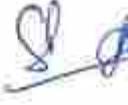
Verma All That her entire portion containing an area of 09 Chittacks more or less out of and in the said Dag 4317 Property absolutely and forever.

- 2.10. By Sale Deed dated 08th September, 2006 and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 3, Pages 7931 to 7949 Being No. 2450 for the year 2007 the said Manimala Barman, for the consideration therein mentioned, sold to the said Babulal Verma All That her entire portion containing an area of 13 Chittacks more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.11. By Sale Deed dated 05th September, 2006 and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 3, Pages 7950 to 7966 Being No. 2451 for the year 2007 the said Chandana Bose, for the consideration therein mentioned, sold to the said Babulal Verma All That her entire portion containing an area of 11 Chittacks more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.12. By Sale Deed dated 12th September, 2007 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 3, Pages 8003 to 8017 Being No. 2729 for the year 2008 the said Samir Mullick, for the consideration therein mentioned, sold to the said Babulal Verma All That his entire remaining portion containing an area of 02 Cottahs 13 Chittacks or 4.64 Satak more or less out of and in the said Dag 4317 Property absolutely and forever.
- 2.13. On the intestate death of the said Babulal Verma as aforesaid, his two sons the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4317 Property absolutely.
- 2.14. The names of Suresh Verma and Ramesh Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514 and 7585.
- 2.15. The said Suresh Verma and Ramesh Verma became the owners of the Dag 4317 Property with the said Suresh Verma (the First Owner No. 1.1.2), owning 1.7 Satak and Ramesh Verma (the First Owner No. 1.1.1) owning 6.3 Satak.
3. **Re : Dag No. 4318 – Total Area in Dag 10 Satak, Subject Area– 10 Satak ("Dag 4318 Property")**

- 3.1. By Sale Deed dated 04th June, 1991 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. 1, Volume No. 81, Pages 437 to 442 Being No. 4479 for the year 1991 one Kalicharan Ghosh, Shailendra Nath Ghosh and Balai Chandra Ghosh, for the consideration therein mentioned, sold to the said Namita Dey All That portion containing an area of 02 Cottahs or 3.3 Satak more or less out of and in the said Dag 4318 Property absolutely and forever.
- 3.2. By Sale Deed dated 04th June, 1991 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 81, Pages 407 to 412 Being No. 4475 for the year 1991 the said Kalicharan Ghosh, Shailendra Nath Ghosh and Balai Chandra Ghosh, for the consideration therein mentioned, sold to the said Manimala Barman All That portion containing an area of 02 Cottahs or 3.3 Satak more or less out of and in the said Dag 4318 Property absolutely and forever.

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- 3.3. By Sale Deed dated 04th June, 1991 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 81, Pages 401 to 406 Being No. 4474 for the year 1991 the said Kalicharan Ghosh, Shailendra Nath Ghosh and Balai Chandra Ghosh, for the consideration therein mentioned, sold to the said Prasanna Kumar Gan All That portion containing an area of 02 Cottahs 01 Chittack or 3.4 Satak more or less out of and in the said Dag 4318 Property absolutely and forever.
- 3.4. By the said Sale Deed dated 03rd August, 1994 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 115, Pages 157 to 164 Being No. 5337 for the year 1994 the said Prasanna Kumar Gan, for the consideration therein mentioned, sold his respective share to the said Chandana Bose All That his entire portion containing an area of 02 Cottahs 01 Chittack more or less out of and in the said Dag 4318 Property absolutely and forever.
- 3.5. By the said Sale Deed dated 05th September, 2006 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 3, Pages 7912 to 7930 Being No. 2449 for the year 2007 the said Namita Dey, for the consideration therein mentioned, sold to the said Babulal Verma All That her entire portion containing an area of 02 Cottahs more or less out of and in the said Dag 4318 Property absolutely and forever.
- 3.6. By the said Sale Deed dated 08th September, 2006 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 3, Pages 7931 to 7949 Being No. 2450 for the year 2007 the said Manimala Barman, for the consideration therein mentioned, sold her share to the said Babulal Verma All That her entire portion containing 02 Cottahs more or less out of and in the said Dag 4318 Property, absolutely and forever.
- 3.7. By the said Sale Deed dated 05th September, 2006 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 3, Pages 7950 to 7966 Being No. 2451 for the year 2007 the said Chandana Bose, for the consideration therein mentioned, sold her share to Babulal Verma All That her entire portion containing 02 Cottahs 01 Chittack Satak more or less out of and in the said Dag 4318 Property, absolutely and forever.
- 3.8. On the intestate death of the said Babulal Verma as aforesaid, his two sons the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag 4318 Property absolutely.
- 3.9. The names of Suresh Verma and Ramesh Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514 and 7585.
- 3.10. The said Suresh Verma and Ramesh Verma became the owners of the Dag 4318 Property with the said Suresh Verma (the First Owner No. 1.1.2), owning 5 Satak and Ramesh Verma (the First Owner No. 1.1.1) owning 5 Satak.
4. **Re : Dag No. 4319 – Total Area in Dag 51 Satak, Subject Area –51 Satak ("Dag 4319 Property")**
- 4.1. One Babur Ali Mondal, a Mohamedan died intestate leaving him surviving his only son Abdul Latif Mondal as his only heir and legal representative who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4319.

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- 4.2. One Echahak Mondal, a Mohamedan died intestate leaving him surviving his wife Noorjahan Bibi and 2 sons Mostakim Mondal and Mostabir Mondal as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4319.
- 4.3. By Sale Deed dated 20th June, 2007 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 13, Pages 5881 to 5897 Being No. 07056 for the year 2007 the said Abdul Latif Mondal, Noorjahan Bibi, Mostakim Mondal and Mostabir Mondal for the consideration therein mentioned, sold to one Shakila Bibi All That portion containing an area of 16 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.4. By a Deed of Gift dated 30th November, 2016 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2016, Pages 94668 to 94687 Being No. 150203808 for the year 2016 the said Sakila Bibi conveyed and transferred, by way of gift, to her son Sujan Mondal All That portion containing an area of 8.25 satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.5. By Sale Deed dated 05th February, 1968 and registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 22, Pages 71 to 73 Being No. 862 for the year 1968 one Muchhak Mondal and Yachhin Mondal, for the consideration therein mentioned, sold to one Tarak Nath Pal All That portion containing an area of 14 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.6. By Sale Deed dated 18th June, 1976 and registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 69, Pages 257 to 269 Being No. 4093 for the year 1976 the said Tarak Nath Pal, for the consideration therein mentioned, sold to Kishore Kumar Ghosh All That his entire portion containing an area of 14 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.7. By three Deeds of Sale the said Kishore Kumar Ghosh, for the consideration therein respectively mentioned sold his entire portion containing an area of 0.14 Satak more or less out of and in the said Dag No. 4319 absolutely and forever as follows:-
- 4.7.1. By Deed dated 06th April, 1994 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 39, Pages 397 to 404, Being No. 1733 for the year 1994, Sanowar Mal Sharma was sold All That portion containing an area of 7.97 Satak more or less.
- 4.7.2. By Deed dated 06th April, 1994 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 40, Pages 1 to 11, Being No. 1734 for the year 1994, Bablu Roy Choudhury, Ashim Kumar Dey, Madan Lal Saraf and Md. Noimuddin were sold All That portion containing an area of 4.49 Satak more or less.
- 4.7.3. By Deed dated 09th April, 2013 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 19, Pages 1552 to 1569 Being No. 05055 for the year 2013 Suresh Verma was sold All That the remaining portion.

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- 4.8. By Sale Deed dated 28th December, 2007 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 6, Pages 6600 to 6614 Being No. 07300 for the year 2007 the said Sanowar Mal Sharma, for the consideration therein mentioned, sold to Sumitra Devi Verma All That his entire portion containing an area of 7.97 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.9. By Sale Deed dated 24th March, 2008 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 4, Pages 7612 to 7626 Being No. 03856 for the year 2008 the said Bablu Roy Choudhury, Ashim Kumar Dey, Madan Lal Saraf and Md. Noimuddin, for the consideration therein mentioned, sold to the said Babulal Verma All That their entire portion containing an area of 4.49 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.10. One Bakku Mondal, a Mohamedan died intestate leaving him surviving his only son Rahim Box Mondal and 2 wives Mosammat Hurannecha Bibi and Mosammat Jobeda Bibi as his only heirs and legal representatives who upon his death inherited and became the owner of his entire part or share of and in the said Dag No. 4319.
- 4.11. By Sale Deed dated 01st November, 1961 registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 113, Pages 284 to 288 Being No. 8288 for the year 1961 the said Rahim Box Mondal, Mosammat Hurannecha Bibi and Mosammat Jobeda Bibi, for the consideration therein mentioned, sold to Hazi Jahur Ali Mondal All That portion containing an area of 36 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.12. By Sale Deed dated 11th March, 1963 registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 32, Pages 175 to 176 Being No. 1911 for the year 1963 the said Hazi Jahur Ali Mondal, for the consideration therein mentioned, sold to one Adbul Rahim Biswas All That portion containing an area of 16.5 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.13. By Sale Deed dated 12th November, 1968 registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 118, Pages 34 to 37 Being No. 8120 for the year 1968 the said Adbul Rahim Biswas, for the consideration therein mentioned, sold to one Anil Kumar Ghosh and Sachindra Nath Ghosh All That portion containing an area of 16.5 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.14. By Sale Deed dated 12th November, 1968 registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 119, Pages 49 to 51 Being No. 8125 for the year 1968 the said Hazi Jahur Ali Mondal, for the consideration therein mentioned, sold to Anil Kumar Ghosh and Sachindra Nath Ghosh All That his entire remaining portion containing an area of 19.5 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.15. The said Anil Kumar Ghosh, a Hindu died intestate leaving him surviving his wife Smt. Manjuri Ghosh, 2 sons Ashoke Kumar Ghosh, Kishore Kumar Ghosh and 2 daughters Sikha Ghosh and Dipali Ghosh as his only heirs and legal representatives who all upon his death inherited and became the owners of his entire part or share of and in the said Dag No. 4319.

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- 4.16. By Sale Deed dated 15th June, 2007 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 7, Pages 10262 to 10280 Being No. 05901 for the year 2008 the said Sachindra Nath Ghosh, Manjuri Ghosh, Ashoke Kumar Ghosh, Kishore Kumar Ghosh, Sikha Ghosh and Dipali Ghosh, for the consideration therein mentioned, sold to Suresh Verma (the First Owner No. 1.1.6 hereto) All That portion containing an area of 20 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.17. One Jahidan Bibi alias Jahida Bibi, a Mohamedan died intestate on 13th April, 1994 leaving her surviving her two sons Adbul Kalam, Abdul Chalam and 5 daughters Ambiya Bibi, Aflia Bibi, Rabiya Bibi, Hamida Bibi and Sahida Bibi as her only heirs and legal representatives who upon her death inherited and became the owners of her entire part or share of and in the said Dag No. 4319.
- 4.18. The said Sahida Bibi, a Mohamedan died intestate 13th August, 2012 leaving her surviving her husband Abdur Rahaman and her only son Md. Shamin Alam as her only heir and legal representatives who upon her death inherited and became the owners of her entire part or share of and in the said Dag No. 4319.
- 4.19. By Sale Deed dated 02nd August, 2013 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 38, Pages 4436 to 4452 Being No. 10673 for the year 2013 Adbul Kalam, Abdul Chalam, Ambiya Bibi, Aflia Bibi, Rabiya Bibi, Hamida Bibi and Md. Shamin Alam, for the consideration therein mentioned, sold jointly their respective shares to Suresh Verma All That portion containing an area of 1 Satak more or less out of and in the said Dag No. 4319 absolutely and forever.
- 4.20. One Amena Bibi, a Mohamedan died intestate leaving her surviving her 1 son Mostakin Mondal and 1 daughter Numehar Bibi as her only heirs and legal representatives who upon her death inherited and became entitled to her entire part or share of and in the said Dag No. 4319.
- 4.21. By Sale Deed dated 16th July, 2014 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 9, Pages 4205 to 4220 Being No. 04148 for the year 2014 the said Mostakin Mondal and Numehar Bibi, for the consideration therein mentioned, sold jointly their respective shares to Babulal Verma All their entire portion containing an area of 0.77 Satak more or less out of and in in the said Dag No. 4319 absolutely and forever.
- 4.22. The said Sumitra Devi Verma, a Hindu died intestate leaving her surviving her husband Babulal Verma and two sons Ramesh Verma and Suresh Verma as her only heirs and legal representatives who upon her death inherited and became entitled to her entire part or share out of and in the said Dag No. 4319 absolutely.
- 4.23. On the intestate death of the said Babulal Verma as aforesaid his two sons Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4319 absolutely.
- 4.24. The names of Sakila Bibi, Sujan Mondal, Suresh Verma and Ramesh Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6502, 25311, 6514 and 7585.

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No. 190201932 for the year 2020 the said Asma Bibi, Chaima Bibi and Najima Bibi, for the consideration therein mentioned, sold to Babulal Verma All That portion containing an area of 5.78 Satak more or less out of and in the said Dag No. 4320 absolutely and forever.

- 5.8. On the intestate death of the said Babulal Verma as aforesaid, the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4320 absolutely.
- 5.9. The names of Suresh Verma, Ramesh Verma and Sneha Verma are recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585 and 24718.
- 5.10. The said Suresh Verma, Ramesh Verma and Sneha Verma became the owners of the Dag 4320 Property with the said Suresh Verma (the First Owner No. 1.1.2), owning 4.96 Satak, Ramesh Verma (the First Owner No. 1.1.1) owning 4.96 Satak and Sneha Verma (the Third Owner No. 1.1.8) owning 3.3 Satak more or less.
- 6. Re : Dag No. 4322- Total Area in Dag 41 Satak, Subject Area 22.54 Satak ("Dag 4322 Property")**
- 6.1. Jitendra Nath Ghosh, Jagat Chandra Ghosh, Sanat Kumar Ghosh, Krishnapada Ghosh and Smt. Karuna Ghosh were the absolute owners of the entire Dag No. 4322.
- 6.2. The said Jitendra Nath Ghosh, a Hindu died intestate leaving him surviving his 2 sons Phani Bhushan Ghosh, Moni Mohan Ghosh and 2 daughters Smt. Tapa Rani Paul and Smt. Kheyani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4322 absolutely.
- 6.3. The said Krishnapada Ghosh, a Hindu died intestate leaving him surviving his 3 sons Banamali Ghosh, Sanat Ghosh, Sukumar Ghosh and 3 daughters Menoka Belundi, Dipali Ghosh and Panchirani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4322 absolutely.
- 6.4. By Deed of Partition dated 30th August, 1988 and registered with the Sub-Registry office Bidhannagar, in Book I, Volume No. 156, Pages 1 to 30 Being No. 7687 for the year 1988 the said Jagat Chandra Ghosh was allotted 20.5 Satak, the said legal heirs of Jitendra Nath Ghosh were allotted 10.5 Satak and the said legal heirs of Krishnapada Ghosh were allotted 10.5 Satak comprising the entirety of the said Dag No. 4322.
- 6.5. By Sale Deed dated 11th March, 1992 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 49, Pages 199 to 206 Being No. 2530 for the year 1992 the said Tapa Rani Paul, for the consideration therein mentioned, sold to Biswanath Ghosh and Shankar Ghosh All That her entire portion out of and in the said Dag No. 4322 absolutely and forever.
- 6.6. By Sale Deed dated 01st February, 1994 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 19, Pages 135 to 140 Being No. 784 for the year 1994 the said Khayani Ghosh, for the consideration therein mentioned, sold to Biswanath Ghosh and Shankar Ghosh All That her entire portion out of and in the said Dag No. 4322 absolutely and forever.

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sold to Md. Ismail Mondal All That portion of land containing an area of 01 Cottahs 08 Chittacks or 2.48 Satak more or less out of and in the said Dag No. 4322 absolutely and forever.

- 6.16. By Sale Deed dated 07th December, 2009 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 7, Pages 2903 to 2915 Being No. 02226 for the year 2011 the said Md. Ismail Mondal, for the consideration therein mentioned, sold to Babulal Verma All That his entire portion out of and in the said Dag No. 4322 absolutely and forever.
- 6.17. By a By Deed of Gift dated 23rd February, 2011 and registered with Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 4, Pages 9594 to 9606 Being No. 02256 for the year 2011, the said Monimohan Ghosh granted conveyed and transferred, by way of gift, to Ajoy Ghosh All That his entire portion out of and in the said Dag No. 4322 absolutely and forever.
- 6.18. By Sale Deed dated 21st April, 2016 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2016, Pages 36687 to 36715 Being No. 150201510 for the year 2016 the said Ajoy Ghosh, for the consideration therein mentioned, sold to Deepmala Verma All That his entire portion out of and in the said Dag No. 4322 absolutely and forever.
- 6.19. By Sale Deed dated 01st August, 2019 and registered with the Additional Registrar of Assurances- III, Kolkata in Book No. I, Volume No. 1903-2019, Pages 162254 to 162275 Being No. 190303901 for the year 2019 the said Sukumar Ghosh, for the consideration therein mentioned, sold to the said Babulal Verma All That portion of land containing an area of 1 Satak more or less in the said Dag No. 4322 absolutely and forever.
- 6.20. On the intestate death of the said Babulal Verma as aforesaid, the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4322 absolutely.
- 6.21. The names of Suresh Verma, Ramesh Verma and Deepmala Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585, 25721, 25720 and 21753.
- 6.22. The said Suresh Verma, Ramesh Verma and Sneha Verma became the owners of the Dag 4322 Property with the said Suresh Verma (the First Owner No. 1.1.2), owning 11.675 Satak, Ramesh Verma (the First Owner No. 1.1.1) owning 8.265 Satak and Deepmala Verma (the First Owner No. 1.1.3) owning 2.60 Satak more or less.

7. Re : Dag No. 4325 – Total Area in Dag 26 Satak, Subject Area – 3 Satak ("Dag 4325 Property")

- 7.1. By Sale Deed dated 23rd October, 1992 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 205, Pages 79 to 92 Being No. 9391 for the year 1992 one Noormechar Bibi, Kohinoor Bibi, Mayanoor Nehar Khatoon, Noorjahan Khatoon, for the consideration therein mentioned, sold to Kanij Falema All That portion containing an area of 8 Satak more or less out of and in the said Dag No. 4325 absolutely and forever.

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- 7.2. By Sale Deed dated 23rd October, 1992 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 205, Pages 93 to 102 Being No. 9392 for the year 1992 one Amirjaan Bibi, for the consideration therein mentioned, sold to Shahidul Islam All That portion containing an area of 5 Satak more or less out of and in the said Dag No. 4325 absolutely and forever.
- 7.3. By Sale Deed dated 22nd May, 2012 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 24, Pages 89 to 105 Being No. 07532 for the year 2012 the said Shahidul Islam and Kanij Fatema, for the consideration therein mentioned, sold to Pratik Verma All That their entire portions containing an area of 13 Satak more or less out of and in the said Dag No. 4325 absolutely and forever.
- 7.4. One Sk. Gholam Kasem , a Mohamedan died intestate leaving him surviving his son Sk. Nurul Amin as his only heir and legal representative who upon his death inherited and became entitled to his portion out of and in the said Dag No. 4325.
- 7.5. By Sale Deed dated 29th June, 2011 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 14, Pages 7066 to 7076 Being No. 07318 for the year 2011 the said Sk. Nurul Amin, for the consideration therein mentioned, sold to Shyamashree Debnath All That portion containing an area of 2.43 Satak more or less out of and in the said Dag No. 4325 absolutely and forever.
- 7.6. By Sale Deed dated 02nd August, 2013 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 39, Pages 1410 to 1426 Being No. 10779 for the year 2013 the said Shyamashree Debnath, for the consideration therein mentioned, sold to the said Babulal Verma All That her entire portion containing an area of 2.43 Satak more or less out of and in the said Dag No. 4325 absolutely and forever.
- 7.7. On the intestate death of the said Babulal Verma as aforesaid, the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4325 absolutely.
- 7.8. The name of Pratik Verma was recorded in the L.R. Records of Rights under L.R. Khatian No. 7586.
- 7.9. The said Pratik Verma (the First Owner No. 1.1.7) owns 13 Satak more or less and the said Ramesh Verma (the First Owner No. 1.1.1) and Suresh Verma (the First Owner No. 1.1.6) own 2.43 Satak more or less out of and in the said Dag No. 4325 out of which the said Pratik Verma intends to include 3 Satak portion on the northern side of the said Dag No. 4325 in the Subject Property.

8. Re : Dag No. 4326 – Total Area in Dag 26 Satak, Subject Area – 3 Satak ("Dag 4326 Property")

- 8.1. One Mokshed Ali Midda was the sole and absolute owner of the said Dag No. 4326.
- 8.2. The said Mokshed Ali Midda, a Mohamedan died Intestate leaving him surviving his 1 son Javed Ali Midda and 6 daughters Jamila Molla alias Jamila Bibi, Noorjahan Bibi, Arajjan Bibi, Saharjan Bibi, Mariyan Bibi and Baharjan as his only heirs and legal representatives who upon his death inherited and became entitled to the said Dag No. 4326.

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- 8.3. By Sale Deed dated 07th August, 2012 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 40, Pages 2103 to 2121 Being No. 12098 for the year 2012 the said Javed Ali Midda, Jamila Molla alias Jamila Bibi, Noorjahan Bibi, Arajani Bibi, for the consideration therein mentioned, sold to the said Ramesh Verma All That portion containing an area of 6.5 Satak more or less out of and in the said Dag No. 4326 absolutely and forever.
- 8.4. By Sale Deed dated 07th August, 2012 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 40, Pages 2122 to 2140 Being No. 12099 for the year 2012 Javed Ali Midda, Jamila Molla alias Jamila Bibi, Noorjahan Bibi, Arajani Bibi, for the consideration therein mentioned, sold to the said Ramesh Verma All That portion containing an area of 6.5 Satak more or less out of and in the said Dag No. 4326 absolutely and forever.
- 8.5. By Sale Deed dated 31st March, 2015 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 3, Pages 1 to 18 Being No. 01090 for the year 2015 the said Mariyan Bibi, for the consideration therein mentioned, sold to Sneha Verma All That portion containing an area of 3.25 Satak more or less out of and in the said Dag No. 4326 absolutely and forever.
- 8.6. The names of Ramesh Verma and Sneha Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 7585 and 21292.
- 8.7. The said Ramesh Verma and Sneha Verma became the owners of the Dag 4326 Property with the said Ramesh Verma (the First Owner No. 1.1.1) owning 13 Satak and Sneha Verma (the Third Owner No. 1.1.8) owning 3.25 Satak more or less out of which they intend to include 3 Sataks portion on the northern side of the said Dag No. 4325 in the Subject Property.
9. **Re : Dag No. 4327 – Total Area in Dag 29 Satak, Subject Area – 3.08 Satak ("Dag 4327 Property")**
- 9.1. One Abdul Chattar Midda, a Mohamedan died intestate on or about 1964 leaving him surviving his wife Amena Bibi, 6 sons Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Aziz Midda, Abdul Wazed Midda and 3 daughters Rabiya Bibi, Jamila Bibi and Rahima Bibi as his only heirs and legal representatives who upon his death inherited and became entitled to the said Dag No. 4327.
- 9.2. By Sale Deed dated 23rd February, 1981 and registered with the Sub-Registrar Cossipore Dum Dum, District North 24 Parganas in Book No. I, Volume No. 30, Pages 224 to 226 Being No. 1557 for the year 1981 Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Aziz Midda and Abdul Wazed Midda, for the consideration therein mentioned, sold to Abdul Rahim Midda, Abdul Rahaman Midda and Abdul Rafique Midda All That portion containing an area of 17 Sataks more or less out of and in the said Dag No. 4327 absolutely and forever.
- 9.3. By Sale Deed dated 14th August, 1985 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 117, Pages 103 to 108 Being No. 6230 for the year 1985 the said Abdul Rahim Midda, Abdul Rahaman Midda and Abdul Rafique Midda, for the consideration therein mentioned, sold to Sheikh Rashid and Apu Paul All

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Midda, Abdul Wazed Midda, Rabiya Bibi, Jamila Bibi and Rahima Bibi inherited and became entitled to the said Dag No. 4328.

- 10.2. By Sale Deed dated 23rd February, 1981 and registered with the Sub-Registrar Cossipore Dum Dum, in Book No. 1, Volume No. 33, Pages 207 to 210 Being No. 1558 for the year 1981 Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Aziz Midda and Abdul Wazed Midda for the consideration therein mentioned, sold to Abdul Wahad Midda All That portion containing an area of 16 Sataks out of and in the said Dag No. 4328 absolutely and forever.
- 10.3. The said Abdul Wahad Midda, a Mohamedan died intestate leaving him surviving his wife Ojida Bibi, 5 sons Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda and 2 daughters Achiya Bibi and Ayesha Bibi as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4328.
- 10.4. By Sale Deed dated 30th July, 2012 and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 39, Pages 3354 to 3378 Being No. 11902 for the year 2012 the said Ojida Bibi, Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda, Achiya Bibi and Ayesha Bibi, for the consideration therein mentioned, sold to Verma Real Estate Private Limited All That portion containing an area of 6 Satak more or less in the said Dag No. 4328 absolutely and forever.
- 10.5. By Sale Deed dated 30th July, 2012 and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 39, Pages 3379 to 3398 Being No. 11903 for the year 2012 Ojida Bibi, Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda, Achiya Bibi and Ayesha Bibi, for the consideration therein mentioned, sold to Verma Real Estate Private Limited All That portion containing an area of 5 Satak more or less out of and in the Dag 4328 Property, absolutely and forever.
- 10.6. By Sale Deed dated 30th July, 2012 and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 39, Pages 3399 to 3418 Being No. 11904 for the year 2012 Ojida Bibi, Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda, Achiya Bibi and Ayesha Bibi, for the consideration therein mentioned, sold to Verma Real Estate Private Limited All That their remaining portion out of and in the Dag 4328 Property, absolutely and forever.
- 10.7. The facts about the death of the said Abdul Bari Midda, Abdul Hamid Midda, Amena Bibi, Abdul Mujit Midda and Anowar Ali Midda are stated above and their respective heirs inherited and became entitled to their respective part or shares of and in the Dag 4328 Property.
- 10.8. By the said Deed of Partition dated 21st June, 2013 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. 1, Volume No. 6, Pages 2324 to 2350 Being No. 01998 for the year 2013 the said Abdul Gaffar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajar Midda, Rajiya Molla alias Raziya Bibi, Sufiya

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Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi were allotted all that portion admeasuring 6.14 Satak more or less out of and in the said Dag No. 4328 and the said Jobeda Bibi and Ashik Midda were allotted portion measuring 3.86 Sataks more or less out of and in the said Dag No. 4328.

- 10.9. By Sale Deed dated 26th June, 2014 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. 1, Volume No. 06, Pages 7743 to 7786 Being No. 01782 for the year 2014 the said Abdul Gafar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi, for the consideration therein mentioned, sold to Greentouch Projects Ltd, Greentouch Tours and Travels Pvt Ltd, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private Limited, Sumit Grih Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited All That their entire portion of land containing an area of 6.14 Satak more or less in the said Dag No. 4328 absolutely and forever.
- 10.10. By Sale Deed dated 13th February, 2017 and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 1502-2017, Pages 11036 to 11099 Being No. 150200416 for the year 2017 the said Jobeda Bibi and Ashik Midda, for the consideration therein mentioned, sold jointly their undivided respective shares to Raunak Properties Private Limited and Keshav Rathi All That their entire portion containing an area of 3.86 Satak more or less of and in the said Dag No. 4328 absolutely and forever.
- 10.11. By Sale Deed dated 08th June, 2017 and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. 1, Volume No. 1904-2017, Pages 200340 to 200415 Being No. 190405614 for the year 2017 the said Greentouch Projects Limited, Greentouch Tours and Travels Private Limited, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, for the consideration therein mentioned, sold to Sushil Kumar Jhunjunwala, Smt. Kiran Jhunjunwala, Raunak Jhunjunwala, Saurabh Jhunjunwala, Sushil Kumar Jhunjunwala (H.U.F.), Archita Jhunjunwala and Raunak Properties Private Limited All That portion containing an area of 3.04 Satak more or less out of and in the said Dag No. 4328 absolutely and forever.
- 10.12. By Sale Deed dated 25th October, 2017 and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. 1, Volume No. 1904-2017, Pages 405980 to 406028 Being No. 190410687 for the year 2017 the said Star Abasan Private Limited, Punit Abasari Private Limited, Yash Akriti Nirman Private Limited, Sumit Grih Nirman Private Limited,

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Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited, for the consideration therein mentioned, sold jointly their undivided respective shares to Raunak Properties Private Limited All That portion containing an area of 3.10 Satak more or less in the said Dag No. 4328 absolutely and forever.

- 10.13. The name of Verma Real Estate Private Limited and Raunak Properties Private Limited was recorded in the L.R. Records of Rights under L.R. Khatian Nos. 8488, 22509 and 22758.
- 10.14. The said Verma Real Estate Private Limited (being the First Owner No. 1.1.4) intends to include 4 Satak portion on the northern side of the said Dag No. 4328 in the Subject Property.
11. **Re : Dag No. 4332 – Total Area in Dag 116 Satak, Subject Area– 116 Satak ("Dag 4332 Property")**
- 11.1. Jitendra Nath Ghosh Jagat Chandra Ghosh, Sanat Kumar Ghosh, Krishnapada Ghosh and Smt. Karuna Ghosh were the absolute owners containing an area of 116 Satak more or less in R.S. Dag 4332 recorded in R.S. Khatian No. 1674 in Mouza Gopalpur, J. L. No. 02 under Police Station Airport (presently Narayanpur) in the district of North 24-Parganas hereinafter referred to as "the Dag 4332 Property".
- 11.2. The said Jitendra Nath Ghosh, a Hindu died intestate leaving him surviving his 2 sons Phani Bhushan Ghosh, Moni Mohan Ghosh and 2 daughters Smt. Tapa Rani Paul and Smt. Kheyani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4332 absolutely.
- 11.3. The said Krishnapada Ghosh, a Hindu died intestate leaving him surviving his 3 sons Banamali Ghosh, Sanat Ghosh, Sukumar Ghosh and 3 daughters Menoka Belundi, Dipali Ghosh and Panchirani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4332 absolutely.
- 11.4. By Deed of Partition dated 30th August, 1988 and registered with the Sub-Registry office Bidhannagar, in Book I, Volume No. 156, Pages 1 to 30 Being No. 7687 for the year 1988 the said Jagat Chandra Ghosh was allotted All That portion containing an area of 58 Satak more or less marked as 'Plot B' and the legal heirs of Late Jitendra Nath Ghosh and the legal heirs of Late Krishnapada Ghosh were individually allotted All That portions of land containing an area of 29 Satak each more or less out of and in the said Dag No. 4332.
- 11.5. By Sale Deed dated 01st October, 1991 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 155, Pages 313 to 320 Being No. 8604 for the year 1991 the said Jagat Chandra Ghosh, for the consideration therein mentioned, sold to Samir Kumar Mallick All That portion of land containing an area of 5.41 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.6. By Sale Deed dated 01st October, 1991 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 155, Pages 329 to 336 Being No. 8606 for the year 1991 the said Jagat Chandra Ghosh, for the consideration therein mentioned,

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sold to Ashim Kumar Dey All That portion of land containing an area of 19.52 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.

- 11.7. By Sale Deed dated 01st October, 1991 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 155, Pages 337 to 344 Being No. 8607 for the year 1991 the said Jagat Chandra Ghosh, for the consideration therein mentioned, sold to Bablu Roy Choudhury All That portion of land containing an area of 16.52 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.8. By Sale Deed dated 01st October, 1991 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 155, Pages 345 to 350 Being No. 8608 for the year 1991 the said Jagat Chandra Ghosh, for the consideration therein mentioned, sold to Bablu Roy Choudhury All That portion of land containing an area of 16.52 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.9. By Sale Deed dated 11th March, 1992 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 49, Pages 199 to 206 Being No. 2530 for the year 1992 the said Tapa Rani Paul, for the consideration therein mentioned, sold to Biswanath Ghosh and Shankar Ghosh All That her entire part or share containing an area of 7.25 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.10. By Sale Deed dated 28th August, 1992 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 181, Pages 11 to 16 Being No. 8319 for the year 1992 the said Bablu Roy Choudhury, for the consideration therein mentioned, sold his undivided share to Ashim Kumar Dey All That portion containing an area of 5.69 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.11. By Sale Deed dated 01st February, 1994 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 19, Pages 135 to 140 Being No. 784 for the year 1994 the said Khayani Ghosh, for the consideration therein mentioned, sold to Biswanath Ghosh and Shankar Ghosh All That her entire part or share containing an area of 7.25 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.12. By Deed of Gift dated 09th September, 1996 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 85, Pages 43 to 48 Being No. 3711 for the year 1996 the said Bablu Roy Choudhury granted conveyed and transferred, by way of gift, to Gunjan Roy Choudhury All That portion containing an area of 4.85 Satak more or less out of and in the Dag 4332 Property, absolutely and forever.
- 11.13. By Deed of Gift dated 09th September, 1996 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 85, Pages 49 to 54 Being No. 3712 for the year 1996 the said Bablu Roy Choudhury granted conveyed and transferred, by way of gift, to Smt. Sukla Roy Choudhury All That portion of land containing an area of 8.26 Satak more or less out of and in the said Dag No. 4332 property, absolutely and forever.
- 11.14. By Sale Deed dated 04th June, 2007 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 11, Pages 3146 to 3169 Being No. 6223 for the year 2007 the said Bablu Roy Choudhury, Gunjan Roy Choudhury and Smt. Sukla Roy Choudhury, for the consideration therein mentioned, sold to Babulal Verma All That piece

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and parcel of land containing an area of 27.36 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.

- 11.15. By Sale Deed dated 04th June, 2007 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 11, Pages 3189 to 3206 Being No. 6226 for the year 2007 Ashim Kumar Day, for the consideration therein mentioned, sold to Babulal Verma All That his entire portion of land containing an area of 25.21 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.16. By Sale Deed dated 12th September, 2007 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 3, Pages 8003 to 8017 Being No. 02729 for the year 2008 the said Samir Kumar Mallick, for the consideration therein mentioned, sold to Ramesh Verma All That his entire portion containing an area of 5.41 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.17. By Sale Deed dated 01st October, 2007 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 7, Pages 10828 to 10836 Being No. 05947 for the year 2008 the said Biswanath Ghosh, for the consideration therein mentioned, sold to Islam Mondal All That his entire portion containing an area of 7.25 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.18. The said Phani Bhusan Ghosh, a Hindu died intestate on 31st January, 2008 leaving him surviving his 1 son Shankar Ghosh and 1 daughter Chaya Rani Neogi (Ghosh) as his legal heirs as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share out of and in the said Dag No. 4332 absolutely.
- 11.19. By Sale Deed dated 20th August, 2009 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 5, Pages 5815 to 5826 Being No. 05247 for the year 2009 the said Menoka Belundi and Dipali Ghosh, for the consideration therein mentioned, sold to Suresh Verma All That their entire portion of land containing an area of 9.59 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.20. By Sale Deed dated 13th February, 2010 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 46, Pages 614 to 629 Being No. 13263 for the year 2010 the said Panchirani Ghosh alias Renuka Ghosh, for the consideration therein mentioned, sold to Babulal Verma All That her entire portion containing an area of 5 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.21. By a Deed of Gift dated 23rd February, 2011 and registered with Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 4, Pages 9594 to 9606 Being No. 02256 for the year 2011, the said Monimohan Ghosh granted conveyed and transferred, by way of gift, to Ajoy Ghosh All That portion containing an area of 7.25 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.22. By Sale Deed dated 03rd August, 2011 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 35, Pages 254 to 269 Being No. 10631 for the year 2011 the said Banamali Ghosh and Sukumar Ghosh, for the consideration therein mentioned, sold jointly their respective shares to the said Babulal Verma All That their entire portion containing an area of 10 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.

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- 11.23. By Sale Deed dated 17th August, 2011 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 37, Pages 1179 to 1194 Being No. 11256 for the year 2011 the said Chaya Rani Neogi (Ghosh), for the consideration therein mentioned, sold to the said Babulal Verma All That her entire portion containing an area of 3.50 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.24. By Sale Deed dated 18th January, 2012 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 3, Pages 1004 to 1024 Being No. 00709 for the year 2012 the said Sanat Ghosh, for the consideration therein mentioned, sold to the said Babulal Verma All That portion containing an area of 4.84 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.25. By Sale Deed dated 22nd January, 2013 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 4, Pages 1960 to 1981 Being No. 00907 for the year 2013 the said Shankar Ghosh, for the consideration therein mentioned, sold to Suresh Verma All That portion containing an area of 5.44 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.26. By Sale Deed dated 22nd January, 2013 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 4, Pages 1982 to 2003 Being No. 00908 for the year 2013 the said Shankar Ghosh, for the consideration therein mentioned, sold to the said Ramesh Verma All That portion containing an area of 5.44 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.27. By Sale Deed dated 13th September, 2013 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 44, Pages 1744 to 1760 Being No. 12167 for the year 2013 the said Shankar Ghosh, for the consideration therein mentioned, sold to Anand Verma All That portion containing an area of 2 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.28. By Sale Deed dated 21st April, 2016 and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 1502-2016, Pages 36687 to 36715 Being No. 150201510 for the year 2016 the said Ajoy Ghosh, for the consideration therein mentioned, sold to Deepmala Verma All That his entire portion containing an area of 7.25 Satak more or less out of and in the said Dag No. 4332 absolutely and forever.
- 11.29. By a Deed of Gift dated 18th March, 2023 and registered with Additional Registrar of Assurances- III Kolkata, in Book No. I, Volume No. 1903-2023, Pages 66782 to 66801 Being No. 01684 for the year 2023, the said Ramesh Verma granted conveyed and transferred, by way of gift, to Anand Verma All That portion of land containing an area of 2 Satak more or less in the said Dag No. 4322 absolutely and forever.
- 11.30. On the intestate death of the said Babulal Verma as aforesaid, Ramesh Verma and Suresh Verma as his only heirs and legal representatives inherited and became entitled to his entire portion out of and in the said Dag No. 4332 absolutely.
- 11.31. The names of Suresh Verma, Ramesh Verma, Anand Verma, Deepmala Verma and Islam Mondal were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585, 7598, 21753 and 5629.

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- 11.32. The said Suresh Verma, Ramesh Verma, Anand Verma, Deepmala Verma and Islam Mondal became the owners of the Dag 4332 Property with the said Suresh Verma (the First Owner No. 1.1.2), owning 52.88 Satak more or less, Ramesh Verma (the First Owner No. 1.1.1) owning 46.62 Satak more or less, Deepmala Verma (the First Owner No. 1.1.3) owning 7.25 Satak more or less, Anand Verma (the First Owner No. 1.1.6) owning 2 Satak more or less and Islam Mondal (the Second Owner No. 1.2.2) owning 7.25 Satak more or less.
12. **Re : Dag No. 4331 – Total Area in Dag 18 Satak, Subject Area– 8 Satak ("Dag 4331 Property") and Dag No. 4334 - Total Area in Dag 58 Satak, Subject Area– 19 Satak ("Dag 4334 Property")**
- 12.1. One Abdul Chattar Midda was the sole and absolute owner containing an area of ALL THOSE FIRSTLY piece and parcel of land containing an area of 18 Satak more or less comprised in R.S. Dag 4331 (hereinafter referred to as "Dag 4331 Larger Property") and SECONDLY piece and parcel of land containing an area of 58 Satak more or less comprised in R.S. Dag 4334 (hereinafter referred to as "Dag 4334 Larger Property")
- 12.2. On the intestate death of the said Abdul Chattar Midda as aforesaid, the said Amena Bibi, Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Aziz Midda, Abdul Wazed Midda, Rabiya Bibi, Jamila Bibi and Rahima Bibi inherited and became the entitled to the said Dag 4331 Larger Property and the said Dag 4334 Larger Property.
- 12.3. The facts about the death of the said Abdul Bari Midda, Abdul Hamid Midda, Amena Bibi, Abdul Mujit Midda and Anowar Ali Midda are stated above and their respective heirs inherited and became entitled to their respective part or shares of and in the Dag 4331 Larger Property and Dag 4334 Larger Property.
- 12.4. By the said Deed of Partition dated 21st June, 2013 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 6, Pages 2324 to 2350 Being No. 01998 for the year 2013 the said Abdul Gaffar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi were allotted of ALL THAT the said Dag 4331 Larger Property and the said Dag 4334 Larger Property.
- 12.5. By Sale Deed dated 11th September, 2013 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 08, Pages 4812 to 4848 Being No. 02765 for the year 2013 Abdul Gaffar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum, Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda,

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Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi, for the consideration therein mentioned, sold to Greentouch Projects Ltd, Greentouch Tours and Travels Pvt Ltd, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private Limited, Sumit Grih Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited All That entire 58 Satak more or less in the said Dag No. 4334 Larger Property, absolutely and forever.

- 12.6. By Sale Deed dated 26th June, 2014 and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 06, Pages 7743 to 7786 Being No. 01782 for the year 2014 Abdul Gafar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi, for the consideration therein mentioned, sold to Greentouch Projects Ltd, Greentouch Tours and Travels Pvt Ltd, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private Limited, Sumit Griha Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited All That entire 18 Satak more or less in the said Dag No. 4331 Larger Property, absolutely and forever.
- 12.7. By the said Sale Deed dated 08th June, 2017 and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. I, Volume No. 1904-2017, Pages 200340 to 200415 Being No. 190405614 for the year 2017 the said Greentouch Projects Limited, Greentouch Tours and Travels Private Limited, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, for the consideration therein mentioned, sold to Sushil Kumar Jhunjunwala, Smt. Kiran Jhunjunwala, Raunak Jhunjunwala, Saurabh Jhunjunwala, Sushil Kumar Jhunjunwala (H.U.F.), Archita Jhunjunwala and Raunak Properties Private Limited All Those FIRSTLY their entire portion containing an area of 9 Satak more or less out of and in the said Dag No. 4331 and SECONDLY their entire portion containing an area of 29 Satak more or less out of and in the said Dag No. 4334 absolutely and forever.
- 12.8. By the said Sale Deed dated 25th October, 2017 and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. I, Volume No. 1904-2017, Pages 405980 to 406028

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for the consideration therein mentioned sold to the said Babulal Verma All Those their entire portions out of and in the said Dag Nos. 4314 and 4316 absolutely and forever.

- 13.7. By Sale Deed dated 13th June, 2013 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 31, Pages 1862 to 1883 Being No. 08564 for the year 2013 the said Chhamiran Bibi and Aharjan Bibi for the consideration therein mentioned sold to the said Ramesh Verma All That portion measuring 5 Sataks more or less out of and in the said Dag No. 4316 absolutely and forever.
- 13.8. By Sale Deed dated 13th June, 2013 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 31, Pages 1884 to 1905 Being No. 08565 for the year 2013 the said Chhamiran Bibi and Aharjan Bibi for the consideration therein mentioned sold to the said Babulal Verma All Those their entire portion out of and in the said Dag No. 4314 and their remaining entire portion out of and in the said Dag No. 4316 absolutely and forever.
- 13.9. By Sale Deed dated 24th August, 2015 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2015, Pages 22798 to 22839 Being No. 150202476 for the year 2015 Fakir Mondal, Ayef Ali Mondal, Sukur Ali Mondal, Sobratan Bibi, Rabia Bibi and Amina Bibi for the consideration therein mentioned sold to Raj Kumar Verma All That one-third out of their parts or shares out of and in the said Dag Nos. 4314 and 4316 absolutely and forever.
- 13.10. By Sale Deed dated 24th August, 2015 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2015, Pages 22840 to 22875 Being No. 150202477 for the year 2015 Fakir Ali Mondal, Ayef Ali Mondal, Sukur Ali Mondal, Sobratan Bibi, Rabia Bibi and Amina Bibi for the consideration therein mentioned sold to Kiran Verma All That one-third out of their parts or shares out of and in the said Dag Nos. 4314 and 4316, absolutely and forever.
- 13.11. By Sale Deed dated 24th August, 2015 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2015, Pages 22876 to 22912 Being No. 150202478 for the year 2015 Fakir Ali Mondal, Ayef Ali Mondal, Sukur Ali Mondal, Sobratan Bibi, Rabia Bibi and Amina Bibi for the consideration therein mentioned sold to Karan Verma All That one-third out of their parts or shares out of and in the said Dag Nos. 4314 and 4316, absolutely and forever.
- 13.12. By Sale Deed dated 16th September, 2016 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2016, Pages 79683 to 79710 Being No. 150203191 for the year 2016 the said Rabijan Bibi and Momena Bibi for the consideration therein mentioned sold to the said Babulal Verma All Those their entire parts or shares out of and in the the said Dag Nos. 4314 and 4316, absolutely and forever.
- 13.13. By Sale Deed dated 19th September, 2008 and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 8, Pages 7519 to 7534 Being No. 06865 for the year 2008 one Sankar Chakraborty, Pradip Chakraborty and Sudip Chakraborty for the consideration therein mentioned sold to the said Babulal Verma All Those FIRSTLY portion measuring 2.375 Sataks more or less out of and in the said Dag No. 4314 and SECONDLY portion measuring 7.625 Sataks more or less out of and in the said Dag No. 4316 absolutely and forever.

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- 13.14. By Sale Deed dated 09th June, 1975 registered with the Sub-Registrar Cossipore Dum Dum, District North 24 Parganas in Book No. I, Volume No. 102, Pages 87 to 91 Being No. 5657 for the year 1975 one Gobinda Kumar Chakraborty for the consideration therein mentioned sold to one Sunil Chakraborty ALL THOSE FIRSTLY portion measuring 02 Sataks more or less out of and in the said Dag No. 4314 property and SECONDLY portion measuring 08 Sataks more or less out of and in the said Dag No. 4316 property absolutely and forever.
- 13.15. By Sale Deed dated 13th January, 1992 registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas in Book No. I, Volume No. 5, Pages 143 to 148 Being No. 241 for the year 1992 the said Sunil Chakraborty for the consideration therein mentioned sold to one Md. Ashraf Ali Mondal ALL THOSE his entire portion or share out of and in the said Dag Nos. 4314 and 4316 absolutely and forever.
- 13.16. By Sale Deed dated 18th February, 2009 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas in Book No. I, Volume No. 2, Pages 5768 to 5778 Being No. 01751 for the year 2009 the said Md. Ashraf Ali Mondal for the consideration therein mentioned sold to the said Babulal Verma All THOSE his entire portion or share out of and in the said Dag Nos. 4314 and 4316 absolutely and forever.
- 13.17. By Sale Deed dated 19th November, 2010 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas in Book No. I, Volume No. 45, Pages 4558 to 4575 Being No. 13209 for the year 2010 the said Md. Ashraf Ali Mondal for the consideration therein mentioned sold to Manisha Verma ALL THOSE FIRSTLY portion measuring 04 Sataks more or less out of and in the said Dag No. 4314 and SECONDLY portion measuring 03 Sataks more or less out of and in the said Dag No. 4316 absolutely and forever.
- 13.18. By Sale Deed dated 03rd November, 2015 and registered with the District Sub-Registrar- II Barasat, North 24 Parganas in Book No. I, Volume No. 1502-2015, Pages 39850 to 39872 Being No. 150203153 for the year 2015 one Sushil Kumar Chakraborty for the consideration therein mentioned sold to Kamal Verma All THOSE FIRSTLY portion measuring 01 Satak more or less out of and in the said Dag No. 4314 property and SECONDLY portion measuring 02 Sataks more or less out of and in the said Dag No. 4316 property absolutely and forever.
- 13.19. By Sale Deed dated 10th July, 2019 and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. I, Volume No. 1904-2019, Pages 326413 to 326438 Being No. 190406831 for the year 2019 one Mitali Bhattacharjee for the consideration therein mentioned sold to Megha Verma All Those FIRSTLY portion measuring 1 Satak more or less out of and in the said Dag No. 4314 property and SECONDLY portion measuring 2.30 Satak in the said Dag No. 4316 property absolutely and forever.
- 13.20. By a Deed of Gift dated 10th November, 2022 and registered with Additional District Sub-Registrar Bidhannagar, (Salt Lake City), District North 24 Parganas in Book No. I, Volume No. 1504-2022, Pages 192812 to 192832 Being No. 04694 for the year 2022, the said Rajkumar Verma granted conveyed and transferred, by way of gift, to Megha Verma All Those FIRSTLY portion measuring 0.65 Sataks more or less out of and in the said Dag No. 4314 property and SECONDLY portion measuring 1 Satak more or less out of and in the Dag 4316 property absolutely and forever.

- 13.21. By Sale Deed dated 06th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33671 to 33694 Being No. 150400819 for the year 2023 the said Kiran Verma for the consideration therein mentioned sold to Ms. Radha Rani Jena All Those FIRSTLY her entire portion measuring 3.17 Sataks more or less out of and in the said Dag No. 4314 property and SECONDLY portion measuring 1.16 Sataks in the said Dag No. 4316 property absolutely and forever.
- 13.22. By Sale Deed dated 06th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33695 to 33718 Being No. 150400820 for the year 2023 the said Karan Verma for the consideration therein mentioned sold to the said Radha Rani Jena All Those FIRSTLY her entire portion measuring 3.17 Sataks more or less out of and in the said Dag No. 4314 property and SECONDLY portion measuring 1.16 Sataks in the said Dag No. 4316 property absolutely and forever.
- 13.23. By Sale Deed dated 06th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33743 to 33766 Being No. 150400821 for the year 2023 the said Megha Verma for the consideration therein mentioned sold to the said Radha Rani Jena All Those her entire portion or share out of and in the said Dag Nos. 4314 and 4316 absolutely and forever.
- 13.24. By Sale Deed dated 06th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33767 to 33790 Being No. 150400822 for the year 2023 the said Kamal Verma for the consideration therein mentioned sold to the said Radha Rani Jena All Those his entire portion or share out of and in the said Dag Nos. 4314 and 4316 absolutely and forever.
- 13.25. By Sale Deed dated 06th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33791 to 33814 Being No. 150400823 for the year 2023 the said Rajkumar Verma for the consideration therein mentioned sold to the said Radha Rani Jena All That his entire remaining portion out of and in the said Dag No. 4314, absolutely and forever.
- 13.26. By Sale Deed dated 10th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 34337 to 34360 Being No. 150400841 for the year 2023 the said Rajkumar Verma for the consideration therein mentioned sold to the said Radha Rani Jena All That his entire remaining portion out of and in the said Dag No. 4316, absolutely and forever.
- 13.27. By Sale Deed dated 10th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 34361 to 34384 Being No. 150400842 for the year 2023 the said Karan Verma for the consideration therein mentioned sold to the said Radha Rani Jena All That his entire remaining portion out of and in the said Dag No. 4316, absolutely and forever.
- 13.28. By Sale Deed dated 10th April, 2023 and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 34385 to 34408 Being No. 150400843 for the year 2023 the said Kiran Verma for the

S.S.M. & S. S. D. S. A. P. V. D. N. Radha Rani Jena

Rani

consideration therein mentioned sold to the said Radha Rani Jena All That her entire remaining portion out of and in the said Dag No. 4316 property, absolutely and forever.

- 13.29. On the intestate death of the said Babulal Verma as aforesaid, Ramesh Verma and Suresh Verma became entitled to his entire portion in the said Dag Nos. 4314 and 4316 absolutely. The names of the said Ramesh Verma (the First Owner No. 1.1.1 hereto), Manisha Verma (the First Owner No. 1.1.2 hereto), Suresh Verma (the First Owner No. 1.1.8 hereto) and Raj Kumar Verma, Karan Verma, Kiran Verma and Kamal Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 7585, 24264, 6514, 21299, 21300, 21301 and 21881.
- 13.30. The said Ramesh Verma, Manisha Verma, Suresh Verma and Radha Rani Jena intend to include 10.135 Satak portion on the eastern side of the said Dag No. 4314 in the Subject Property and 45.75 Satak portion on the eastern side of the said Dag No. 4316 in the Subject Property.

14. Previous development agreements and related contracts and sanction of plans:

- 14.1. The following development agreements have already been entered into with the Developer:
- 14.1.1. Development Agreement dated 11th December, 2017 between M/s Verma Real Estate Private Limited as Owner and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 460428 to 460477 Being No. 190412320 for the year 2017;
- 14.1.2. Development Agreement dated 11th December, 2017 between Islam Mondal and Sakila Bibi as Owners and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 460190 to 460242 Being No. 190412323 for the year 2017;
- 14.1.3. Development Agreement dated 11th December, 2017 between Karan Verma, Kiran Verma, Rajkumar Verma, Ramesh Verma, Suresh Verma, Pratik Verma, Manisha Verma, Sabita Verma, Anand Verma, Sneha Verma and Deepmala Verma as Owners and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 460243 to 460316 Being No. 190412324 for the year 2017;
- 14.1.4. Development Agreement dated 11th December, 2017 between Karan Verma, Rajkumar Verma, Kiran Verma and Manisha Verma as Owners and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 460370 to 460427 Being No. 190412328 for the year 2017;
- 14.1.5. Development Agreement dated 11th December, 2017 between Babulal Verma as Owner and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 460317 to 460369 Being No. 190412329 for the year 2017;
- 14.1.6. Development Agreement dated 11th December, 2017 between Sakila Bibi as Owner and Developer hereto as Developer and registered with Additional Registrar of

*S. S. M. & S. * S. D. S. P. V. D. N. Ashu Sijr*
Rani

Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 460141 to 460189 Being No. 190412330 for the year 2017;

- 14.1.7. Development Agreement dated 11th December, 2017 between Babulal Verma as Owner and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 460056 to 460105 Being No. 190412332 for the year 2017;
- 14.1.8. Development Agreement dated 05th March, 2018 between Kamal Verma as Owner and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2018 Pages 113060 to 113108 Being No. 190402251 for the year 2018;
- 14.1.9. Supplementary Development Agreement dated 27th January, 2021 between Islam Mondal and Sakila Bibi as Owners and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2021 Pages 24459 to 24488 Being No. 190400315 for the year 2021;
- 14.1.10. Supplementary Development Agreement dated 27th January, 2021 between M/s Verma Real Estate Private Limited as Owner and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2021 Pages 24401 to 24428 Being No. 190400316 for the year 2021;
- 14.1.11. Supplementary Development Agreement dated 27th January, 2021 between Babulal Verma as Owner and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2021 Pages 24429 to 24458 Being No. 190400317 for the year 2021;
- 14.1.12. Supplementary Development Agreement dated 27th January, 2021 between Karan Verma, Kiran Verma, Rajkumar Verma, Ramesh Verma, Suresh Verma, Pratik Verma, Manisha Verma, Sabita Verma, Anand Verma, Sneha Verma and Deepmala Verma as Owners and Developer hereto as Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2021 Pages 29582 to 29640 Being No. 190400320 for the year 2021;
- 14.1.13. Power of attorney dated 11th December, 2017 granted by Karan Verma, Kiran Verma, Rajkumar Verma, Ramesh Verma, Suresh Verma, Pratik Verma, Manisha Verma, Sabita Verma, Anand Verma, Sneha Verma and Deepmala Verma in favour of the Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 481341 to 481392 Being No. 190412497 for the year 2017;
- 14.1.14. Power of attorney dated 11th December, 2017 granted by Islam Mondal and Sakila Bibi in favour of the Developer and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2017 Pages 480878 to 480907 Being No. 190412498 for the year 2017;
- 14.1.15. Power of attorney dated 11th December, 2017 granted by Babulal Verma in favour of the Developer and registered with Additional Registrar of Assurances- IV,

S.S.M. & [Signature] [Signature] [Signature] [Signature] [Signature] P.V.D.V. [Signature] [Signature]
Ren

- 14.2. By a Deed of Amalgamation dated 16th September, 2021 and registered with Additional Registrar of Assurances- IV, Kolkata in Book I Volume No. 1904-2021 Pages 647894 to 648136 Being No. 190413614 for the year 2021, the Owners hereto (other than Radha Rani Jena) alongwith Raj Kumar Verma, Kiran Verma, Kamal Verma, Karan Verma and Megha Verma, Inter alia, agreed to the amalgamation of the Subject Property as morefully contained therein.
- 14.3. The Subject Property has been assessed by the Bidhannagar Municipal Corporation in BLOCK-A, Holding No AS/526/05/04, Street/Lane : GOPALPUR, Borough No 1, Ward-4.
- 14.4. The Developer has already caused the building plans to be sanctioned in respect of the first phase of the Building Complex from the Bidhannagar Municipal Corporation vide Building Permit No. SWS-OBPAS/2109/2025/0297 dated 30-04-2025 and the definition of Building Plans as given in this Development Agreement shall unless excluded or repugnant to the subject or context include the said Building Permit already sanctioned by the Bidhannagar Municipal Corporation.

J. S. M. & R. K. & J. J. & P. V. D. V. & K. S. Jena
Ravi Sijar

<i>Finger prints of the executant</i>					
 <p><i>Ramesh Verma</i> RAMESH VERMA</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p><i>Manisha Verma</i> (SMT.) MANISHA VERMA</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p><i>Deepmala Verma</i> (SMT.) DEEPMALA VERMA</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

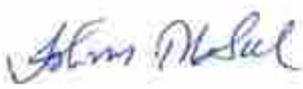
<i>Finger prints of the executant</i>					
  ANAND VERMA					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
  SURESH VERMA					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

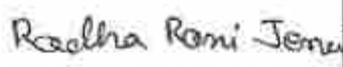
<i>Finger prints of the executant</i>					
 <p><i>Pratik Verma</i> PRATIK VERMA</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p><i>Sneha Verma</i> (SMT.) SNEHA VERMA</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p><i>Sakila Bibi</i> SAKILA BIBI</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

		<i>Finger prints of the executant</i>				
						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
 ISLAM MONDAL						

		<i>Finger prints of the executant</i>				
						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
 SUJAN MONDAL						

		<i>Finger prints of the executant</i>				
						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
 RADHA RANI JENA						

		<i>Finger prints of the executant</i>				
 <p>Abhendra Singh Tomar</p>						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <p>Sushil Kumar</p>						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <p>Anil Kumar</p>						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

Major Information of the Deed

Deed No :	I-1904-16117/2025	Date of Registration	08/11/2025
Query No / Year	1904-2002806760/2025	Office where deed is registered	
Query Date	12/10/2025 7:42:40 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhash Naskar 1B And 2, Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	(4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4306] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 70,05,39,357/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 76,020/- (Article:48(g))	Rs. 884/- (Article:E, E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

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-3459 (RS :-3459)	LR-6514	Bastu	Shali	1.58 Dec		33,09,091/-	Property is on Road
L2	LR-3459 (RS :-3459)	LR-7585	Bastu	Shali	1.58 Dec		33,09,091/-	Property is on Road
L3	LR-3459 (RS :-3459)	LR-21881	Bastu	Shali	2.56 Dec		64,30,303/-	Property is on Road
L4	LR-4317 (RS :-4317)	LR-6514	Bastu	Shali	1.7 Dec		36,06,060/-	Property is on Road
L5	LR-4317 (RS :-4317)	LR-7585	Shali	Bastu	6.3 Dec		1,33,63,636/-	Property is on Road
L6	LR-4318 (RS :-4318)	LR-6514	Shali	Bastu	5 Dec		1,06,06,060/-	Property is on Road
L7	LR-4318 (RS :-4318)	LR-7585	Bastu	Shali	5 Dec		1,06,06,060/-	Property is on Road
L8	LR-4319 (RS :-4319)	LR-6502	Bastu	Shali	7.75 Dec		1,64,39,393/-	Property is on Road
L9	LR-4319 (RS :-4319)	LR-6514	Bastu	Shali	29.4 Dec		6,23,63,633/-	Property is on Road
L10	LR-4319 (RS :-4319)	LR-7585	Bastu	Shali	5.6 Dec		1,16,78,767/-	Property is on Road
L11	LR-4319 (RS :-4319)	LR-25311	Bastu	Shali	8.25 Dec		1,74,99,999/-	Property is on Road
L12	LR-4320 (RS :-4320)	LR-6514	Bastu	Shali	4.96 Dec		1,05,21,212/-	Property is on Road
L13	LR-4320 (RS :-4320)	LR-7585	Bastu	Shali	4.96 Dec		1,05,21,212/-	Property is on Road

L14	LR-4320 (RS :-4320)	LR-24718	Bastu	Shali	3,3 Dec		70,00,000/-	Property is on Road
L15	LR-4322 (RS :-4322)	LR-6514	Bastu	Shali	11.67 Dec		2,47,54,544/-	Property is on Road
L16	LR-4322 (RS :-4322)	LR-7585	Bastu	Shali	8.26 Dec		1,75,21,211/-	Property is on Road
L17	LR-4322 (RS :-4322)	LR-21753	Bastu	Shali	2.6 Dec		55,15,151/-	Property is on Road
L18	LR-4322 (RS :-4322)	LR-25720	Bastu	Shali	0.005 Dec		10,606/-	Property is on Road
L19	LR-4322 (RS :-4322)	LR-25721	Bastu	Shali	0.005 Dec		10,606/-	Property is on Road
L20	LR-4325 (RS :-4325)	LR-7586	Bastu	Shali	3 Dec		63,63,636/-	Property is on Road
L21	LR-4326 (RS :-4326)	LR-21292	Bastu	Shali	3 Dec		63,63,636/-	Property is on Road
L22	LR-4327 (RS :-4327)	LR-8488	Bastu	Bastu	3.08 Dec		65,33,333/-	Property is on Road
L23	LR-4328 (RS :-)	LR-8488	Bastu	Bastu	4 Dec		84,84,848/-	Property is on Road
L24	LR-4332 (RS :-4332)	LR-5629	Bastu	Shali	7.25 Dec		1,53,76,787/-	Property is on Road
L25	LR-4332 (RS :-4332)	LR-6514	Bastu	Shali	52.88 Dec		11,21,69,691/-	Property is on Road
L26	LR-4332 (RS :-4332)	LR-7585	Bastu	Shali	46.62 Dec		9,88,90,903/-	Property is on Road
L27	LR-4332 (RS :-4332)	LR-7598	Bastu	Shali	2 Dec		42,42,424/-	Property is on Road
L28	LR-4332 (RS :-4332)	LR-21753	Bastu	Shali	7.25 Dec		1,53,76,787/-	Property is on Road
L29	LR-4331 (RS :-4331)	LR-22758	Bastu	Bastu	8 Dec		1,69,69,696/-	Property is on Road
L30	LR-4334 (RS :-4334)	LR-22758	Bastu	Bastu	19 Dec		4,03,03,028/-	Property is on Road
L31	LR-4314 (RS :-4314)	LR-21299	Bastu	Shali	2.5675 Dec		54,46,212/-	Property is on Road
L32	LR-4314 (RS :-4314)	LR-21300	Bastu	Shali	2.5675 Dec		54,46,212/-	Property is on Road
L33	LR-4314 (RS :-4314)	LR-21881	Bastu	Shali	1 Dec		21,21,212/-	Property is on Road
L34	LR-4314 (RS :-4314)	LR-24264	Bastu	Shali	2 Dec		42,42,424/-	Property is on Road
L35	LR-4314 (RS :-4314)	LR-6514	Bastu	Shali	1 Dec		21,21,212/-	Property is on Road
L36	LR-4314 (RS :-4314)	LR-7585	Bastu	Shali	1 Dec		21,21,212/-	Property is on Road
L37	LR-4316 (RS :-4316)	LR-21299	Bastu	Shali	4.5 Dec		95,45,454/-	Property is on Road
L38	LR-4316 (RS :-4316)	LR-21300	Bastu	Shali	4.5 Dec		95,45,454/-	Property is on Road
L39	LR-4316 (RS :-4316)	LR-21301	Bastu	Shali	4.5 Dec		95,45,454/-	Property is on Road
L40	LR-4316 (RS :-4316)	LR-21881	Bastu	Shali	4.5 Dec		95,45,454/-	Property is on Road

L41	LR-4316 (RS :-4316)	LR-24264	Bastu	Shali	3 Dec		63,63,636/-	Property is on Road
L42	LR-4316 (RS :-4316)	LR-6514	Bastu	Shali	13.5 Dec		2,66,36,362/-	Property is on Road
L43	LR-4316 (RS :-4316)	LR-7585	Bastu	Shali	11.25 Dec		2,38,63,635/-	Property is on Road
					TOTAL :		322.405Dec	0 /-
					Grand Total :		322.405Dec	0 /-
							6838,89,357 /-	

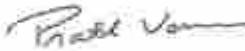
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43	37000 Sq Ft.	0/-	1,66,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 37000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca. Extent of Completion: Complete					
Total :		37000 sq ft	0 /-	166,50,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ramesh Verma Son of Babul Verma Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office	 <small>13/10/2025</small>	 <small>13/10/2025</small>	 <small>13/10/2025</small>
Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, City:- , P.O:- Tulasipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: ABxxxxxx3A, Aadhaar No: 49xxxxxxxx9242, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office				

2	<p>Name</p> <p>Manisha Verma Wife of Anand Verma Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office</p>	<p>Photo</p>  <p>13/10/2025</p>	<p>Finger Print</p>  <p>LTI 13/10/2025 Captured</p>	<p>Signature</p>  <p>13/10/2025</p>
<p>Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, City:- , P.O:- Tulasipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AKxxxxxx8E, Aadhaar No: 38xxxxxxxx5398, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office</p>				
3	<p>Name</p> <p>Deepamala Verma Daughter of Kanheyalal Soni Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office</p>	<p>Photo</p>  <p>13/10/2025</p>	<p>Finger Print</p>  <p>LTI 13/10/2025 Captured</p>	<p>Signature</p>  <p>13/10/2025</p>
<p>Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, City:- , P.O:- Tulasipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ABxxxxxx6F, Aadhaar No: 35xxxxxxxx2468, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office</p>				
4	<p>VERMA REAL ESTATE PRIVATE LIMITED RGM/3/284, Jagardanga, City:- Rajarhat-gopalpur, P.O:- Rajarhat Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700138 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>			
5	<p>Name</p> <p>Anand Verma Son of Ramesh Verma Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office</p>	<p>Photo</p>  <p>13/10/2025</p>	<p>Finger Print</p>  <p>LTI 13/10/2025 Captured</p>	<p>Signature</p>  <p>13/10/2025</p>
<p>Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, City:- , P.O:- Tulasipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx5C, Aadhaar No: 46xxxxxxxx5691, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office</p>				

6	Name	Photo	Finger Print	Signature
	Suresh Verma Son of Babulal Verma Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office		 Captured	
		13/10/2025	L11 13/10/2025	13/10/2025
Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, City:- , P.O:- Tulasipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx4h, Aadhaar No: 29xxxxxxxx9934, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Pratik Verma Son of Suresh Verma Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office		 Captured	
		13/10/2025	L11 13/10/2025	13/10/2025
Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, City:- , P.O:- Tulasipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: APxxxxxx5j, Aadhaar No: 66xxxxxxxx2838, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	Sneha Verma Wife of Pratik Verma Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office		 Captured	
		13/10/2025	L11 13/10/2025	13/10/2025
Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, City:- , P.O:- Tulasipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AJxxxxxx7H, Aadhaar No: 68xxxxxxxx1370, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office				
9	Name	Photo	Finger Print	Signature
	Sakila Mondal, (Alias: Sakia Bibi) Wife of Islam Mondal Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office		 Captured	
		13/10/2025	L11 13/10/2025	13/10/2025

211 Road, Gopaipur Jagardanga, City:- Rajarhat-gopalpore, P.O:- Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AJxxxxxx6K, Aadhaar No: 64xxxxxxxx9175, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025
 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Islam Mondal Son of Bellal Mondal Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office		 Captured	
		13/10/2025	LTI 13/10/2025	13/10/2025

211 Road, Gopalpur Jagardanga, City:- Rajarhat-gopalpore, P.O:- Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: APxxxxxx6Q, Aadhaar No: 39xxxxxxxx4754, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025
 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office

11	Name	Photo	Finger Print	Signature
	Sujan Mondal Son of Islam Mondal Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office		 Captured	
		13/10/2025	LTI 13/10/2025	13/10/2025

211 Road, Gopalpur Jagardanga, City:- Rajarhat-gopalpore, P.O:- Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX2 , PAN No.:: GGxxxxxx2E, Aadhaar No: 26xxxxxxxx1306, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025
 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office

12	Name	Photo	Finger Print	Signature
	Radha Rani Jena Daughter of Sudam Chandra Jena Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office		 Captured	
		13/10/2025	LTI 13/10/2025	13/10/2025

Plot - 5F/682, Sector - 9, CDA, Near Ganesh Palace, City:- , P.O:- Abhinab Bidanasi, P.S:-CUTTACK, District:-Cuttack, Orissa, India, PIN:- 753014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ALxxxxxx3H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025
 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office

13	Name	Photo	Finger Print	Signature
	RAUNAK PROPERTIES PVT LTD P-829/a, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-1XX9 , PAN No.:: AAxxxxxx1K, 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	SHR CONSTRUCTION LLP P-829/A, Lake Town, Block - A, City:-, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX7 , PAN No.:: ADxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Ramesh Verma Son of Late Babulal Verma Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office </td> <td>  <small>Oct 13 2025 4:18PM</small> </td> <td>  Captured <small>LTI 13/10/2025</small> </td> <td>  <small>13/10/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Ramesh Verma Son of Late Babulal Verma Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 <small>Oct 13 2025 4:18PM</small>	 Captured <small>LTI 13/10/2025</small>	 <small>13/10/2025</small>	, Talcher Koihi Lane, Biju Patnaik Square, Madhusudan Nagar, City:-, P.O:- Tulsipur, P.S:-BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ABxxxxxx3A, Aadhaar No: 49xxxxxxxx9242 Status : Representative, Representative of : VERMA REAL ESTATE PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature									
Ramesh Verma Son of Late Babulal Verma Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 <small>Oct 13 2025 4:18PM</small>	 Captured <small>LTI 13/10/2025</small>	 <small>13/10/2025</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Raunak Jhunjunwala (Presentant) Son of Sushil Kumar Jhunjunwala Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office </td> <td>  <small>Oct 13 2025 4:21PM</small> </td> <td>  Captured <small>LTI 13/10/2025</small> </td> <td>  <small>13/10/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Raunak Jhunjunwala (Presentant) Son of Sushil Kumar Jhunjunwala Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 <small>Oct 13 2025 4:21PM</small>	 Captured <small>LTI 13/10/2025</small>	 <small>13/10/2025</small>	P-829/A, Lake Town, Block - A, City:-, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AExxxxxx5G, Aadhaar No: 23xxxxxxxx4549 Status : Representative, Representative of : RAUNAK PROPERTIES PVT LTD (as DIRECTOR)		
Name	Photo	Finger Print	Signature									
Raunak Jhunjunwala (Presentant) Son of Sushil Kumar Jhunjunwala Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 <small>Oct 13 2025 4:21PM</small>	 Captured <small>LTI 13/10/2025</small>	 <small>13/10/2025</small>									
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Sushil Kumar Jhunjunwala Son of Late Kishori Lal Jhunjunwala Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office </td> <td>  <small>Oct 13 2025 4:24PM</small> </td> <td>  Captured <small>LTI 13/10/2025</small> </td> <td>  <small>13/10/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Sushil Kumar Jhunjunwala Son of Late Kishori Lal Jhunjunwala Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 <small>Oct 13 2025 4:24PM</small>	 Captured <small>LTI 13/10/2025</small>	 <small>13/10/2025</small>			
Name	Photo	Finger Print	Signature									
Sushil Kumar Jhunjunwala Son of Late Kishori Lal Jhunjunwala Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 <small>Oct 13 2025 4:24PM</small>	 Captured <small>LTI 13/10/2025</small>	 <small>13/10/2025</small>									

, P-829/1, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx2J, Aadhaar No: 81xxxxxxxx5135 Status : Representative, Representative of : SHR CONSTRUCTION LLP (as DESIGNATED PARTNER)

4	Name	Photo	Finger Print	Signature
	Om Prakash Jhunjhunwala Son of Late Kishori Lal Jhunjhunwala Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office		 Captured	
		Oct 13 2025 4:20PM	L1 13/10/2025	13/10/2025
, 336, Canal Street, 2nd Floor, Sreebhumi, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx4M, Aadhaar No: 78xxxxxxxx4778 Status : Representative, Representative of : SHR CONSTRUCTION LLP (as DESIGNATED PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Souvik Datta Son of Saik Datta 5/1/1, Hiratal Banerjee Road, City:- Howrah, P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102		 Captured	
	13/10/2025	13/10/2025	13/10/2025
Identifier Of Ramesh Verma, Manisha Verma, Deepamala Verma, Anand Verma, Suresh Verma, Pratik Verma, Sneha Verma, Ramesh Verma, Sakita Mondal, Islam Mondal, Sujan Mondal, Radha Rani Jena, Raunak Jhunjhunwala, Sushil Kumar Jhunjhunwala, Om Prakash Jhunjhunwala			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-1.56 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-5.6 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Sujan Mondal	SHR CONSTRUCTION LLP-8.25 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-4.96 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-4.96 Dec

Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Snoha Verma	SHR CONSTRUCTION LLP-3.3 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-11.67 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-8.26 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Deepamala Verma	SHR CONSTRUCTION LLP-2.6 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-0.005 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-0.005 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-1.56 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Pratik Verma	SHR CONSTRUCTION LLP-3 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Snoha Verma	SHR CONSTRUCTION LLP-3 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	VERMA REAL ESTATE PRIVATE LIMITED	SHR CONSTRUCTION LLP-3.08 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	VERMA REAL ESTATE PRIVATE LIMITED	SHR CONSTRUCTION LLP-4 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Islam Mondal	SHR CONSTRUCTION LLP-7.25 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-52.88 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-46.62 Dec

Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Anand Verma	SHR CONSTRUCTION LLP-2 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Deepamala Verma	SHR CONSTRUCTION LLP-7.25 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	SHR CONSTRUCTION LLP-8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-2.56 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	RAUNAK PROPERTIES PVT LTD	SHR CONSTRUCTION LLP-19 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-2.5675 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-2.5875 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-1 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	Manisha Verma	SHR CONSTRUCTION LLP-2 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-1 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-1 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-4.5 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-4.5 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-4.5 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-1.7 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	Radha Rani Jena	SHR CONSTRUCTION LLP-4.5 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	Manisha Verma	SHR CONSTRUCTION LLP-3 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-13.5 Dec
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-11.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-6.3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Sakila Mondal	SHR CONSTRUCTION LLP-7.75 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Suresh Verma	SHR CONSTRUCTION LLP-29.4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Ramesh Verma	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
2	Manisha Verma	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
3	Deepamala Verma	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
4	VERMA REAL ESTATE PRIVATE LIMITED	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
5	Anand Verma	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
6	Suresh Verma	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
7	Pratik Verma	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
8	Sneha Verma	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
9	Sakila Mondal	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
10	Isiam Mondal	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
11	Sujan Mondal	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft
12	Radha Rani Jena	SHR CONSTRUCTION LLP-2846.15384600 Sq Ft

13	RAUNAK PROPERTIES PVT LTD	SHR CONSTRUCTION LLP-2646.15384600 Sq Ft
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Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), 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:- 3459, LR Khatian No:- 6514	Owner:সুশীল ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.02000000 Acre,	Suresh Verma
L2	LR Plot No:- 3459, LR Khatian No:- 7585	Owner:রমেশ ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.02000000 Acre,	Ramesh Verma
L3	LR Plot No:- 3459, LR Khatian No:- 21881	Owner:রত্না রানী জেনা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.03000000 Acre,	Radha Rani Jena
L4	LR Plot No:- 4317, LR Khatian No:- 6514	Owner:সুশীল ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.01000000 Acre,	Suresh Verma
L5	LR Plot No:- 4317, LR Khatian No:- 7585	Owner:রমেশ ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.07000000 Acre,	Ramesh Verma
L6	LR Plot No:- 4318, LR Khatian No:- 6514	Owner:সুশীল ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.05000000 Acre,	Suresh Verma
L7	LR Plot No:- 4318, LR Khatian No:- 7585	Owner:রমেশ ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.05000000 Acre,	Ramesh Verma
L8	LR Plot No:- 4319, LR Khatian No:- 6502	Owner:সকিতা মন্ডল, Gurdian:সকিতা মন্ডল, Address:সালুগোপালপুর, Classification:বাগ, Area:0.07750000 Acre,	Sakita Mondal
L9	LR Plot No:- 4319, LR Khatian No:- 6514	Owner:সুশীল ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.28000000 Acre,	Suresh Verma
L10	LR Plot No:- 4319, LR Khatian No:- 7585	Owner:রমেশ ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.06000000 Acre,	Ramesh Verma
L11	LR Plot No:- 4319, LR Khatian No:- 25311	Owner:সুজন মন্ডল, Gurdian:সুজন মন্ডল, Address:শিলা, Classification:বাগ, Area:0.08250000 Acre,	Sujan Mondal
L12	LR Plot No:- 4320, LR Khatian No:- 6514	Owner:সুশীল ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.05000000 Acre,	Suresh Verma
L13	LR Plot No:- 4320, LR Khatian No:- 7585	Owner:রমেশ ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.05000000 Acre,	Ramesh Verma
L14	LR Plot No:- 4320, LR Khatian No:- 24718	Owner:স্নেহা ভার্মা, Gurdian:সুশীল ভার্মা, Address:শিলা, Classification:বাগ, Area:0.03000000 Acre,	Sneha Verma

L15	LR Plot No:- 4322, LR Khatian No:- 6514	Owner:सुरेश वर्मा, Gurdian:सुरेश वर्मा, Address:मिना, Classification:पसि, Area:0.10000000 Acre,	Suresh Verma
L16	LR Plot No:- 4322, LR Khatian No:- 7585	Owner:रमेश वर्मा, Gurdian:सुरेश वर्मा, Address:मिना, Classification:पसि, Area:0.08000000 Acre,	Ramesh Verma
L17	LR Plot No:- 4322, LR Khatian No:- 21753	Owner:दिनेश वर्मा, Gurdian:रमेश वर्मा, Address:कान्हाबाबा, कान्हाबाबा-136, Classification:पसि, Area:0.03000000 Acre,	Deepamala Verma
L18	LR Plot No:- 4322, LR Khatian No:- 25720	Owner:रमेश वर्मा, Gurdian:सुरेश वर्मा, Address:कान्हाबाबा, कान्हाबाबा, Classification:पसि,	Ramesh Verma
L19	LR Plot No:- 4322, LR Khatian No:- 25721	Owner:सुरेश वर्मा, Gurdian:सुरेश वर्मा, Address:कान्हाबाबा, कान्हाबाबा, Classification:पसि,	Suresh Verma
L20	LR Plot No:- 4325, LR Khatian No:- 7585	Owner:प्रतीक वर्मा, Gurdian:सुरेश वर्मा, Address:मिना, Classification:पसि, Area:0.13000000 Acre,	Pratik Verma
L21	LR Plot No:- 4326, LR Khatian No:- 21292	Owner:सनेहा वर्मा, Gurdian:प्रतीक वर्मा, Address:मिना, Classification:पसि, Area:0.03000000 Acre,	Sneha Verma
L22	LR Plot No:- 4327, LR Khatian No:- 8488	Owner:वर्मा रियल एस्टेट प्रा. लि., Address:RGM/3/284 कान्हाबाबा कान्हाबाबा, Classification:पसि, Area:0.05000000 Acre,	VERMA REAL ESTATE PRIVATE LIMITED
L23	LR Plot No:- 4328, LR Khatian No:- 8488	Owner:वर्मा रियल एस्टेट प्रा. लि., Address:RGM/3/284 कान्हाबाबा कान्हाबाबा, Classification:पसि, Area:0.16000000 Acre,	VERMA REAL ESTATE PRIVATE LIMITED
L24	LR Plot No:- 4332, LR Khatian No:- 5629	Owner:इस्लाम मण्डल, Gurdian:इस्लाम मण्डल, Address:कान्हाबाबा, Classification:पसि, Area:0.07000000 Acre,	Islam Mondal
L25	LR Plot No:- 4332, LR Khatian No:- 6514	Owner:सुरेश वर्मा, Gurdian:सुरेश वर्मा, Address:मिना, Classification:पसि, Area:0.53000000 Acre,	Suresh Verma
L26	LR Plot No:- 4332, LR Khatian No:- 7585	Owner:रमेश वर्मा, Gurdian:सुरेश वर्मा, Address:मिना, Classification:पसि, Area:0.47000000 Acre,	Ramesh Verma
L27	LR Plot No:- 4332, LR Khatian No:- 7598	Owner:आनंद वर्मा, Gurdian:रमेश वर्मा, Address:कान्हाबाबा, कान्हाबाबा, Classification:पसि, Area:0.02000000 Acre,	Anand Verma
L28	LR Plot No:- 4332, LR Khatian No:- 21753	Owner:दिनेश वर्मा, Gurdian:रमेश वर्मा, Address:कान्हाबाबा, कान्हाबाबा-136, Classification:पसि, Area:0.07000000 Acre,	Deepamala Verma
L29	LR Plot No:- 4331, LR Khatian No:- 22758	Owner:राउनाक प्रॉपर्टीज प्रा. लि., Gurdian:राउनाक प्रॉपर्टीज प्रा. लि., Address:कान्हाबाबा, कान्हाबाबा-7, Classification:पसि, Area:0.11000000 Acre,	RAUNAK PROPERTIES PVT LTD

L30	LR Plot No:- 4334, LR Khatian No:- 22758	Owner:श्रीमक प्रपर्टीज प्रा.लि., Gurdian:रमेश वसुदेव, Address:सुपपुरा रोड, पंचसाल,पंच-सौराष्ट्र (जालकावा-१), Classification:पंच. Area:0.32000000 Acre,	RAJNAK PROPERTIES PVT LTD
L31	LR Plot No:- 4314, LR Khatian No:- 21299	Owner:राजकुमार वर्मा, Gurdian:पद्मनाभ वर्मा, Address:निरा, Classification:पंचि, Area:0.03000000 Acre,	Radha Rani Jena
L32	LR Plot No:- 4314, LR Khatian No:- 21300	Owner:रवि वर्मा, Gurdian:राज कुमार वर्मा, Address:निरा, Classification:पंचि, Area:0.02000000 Acre,	Radha Rani Jena
L33	LR Plot No:- 4314, LR Khatian No:- 21851	Owner:रमेश वर्मा, Gurdian:राजकुमार, Address:निरा, Classification:पंचि, Area:0.01000000 Acre,	Radha Rani Jena
L34	LR Plot No:- 4314, LR Khatian No:- 24264	Owner:मनीषा वर्मा, Gurdian:रमेश वर्मा, Address:पंचाढी रोडवेज, डीम टावर, पंचा-निड्डा टावर, जालकावा-१००१००, Classification:पंचि, Area:0.02000000 Acre,	Manisha Verma
L35	LR Plot No:- 4314, LR Khatian No:- 6514	Owner:सुरेश वर्मा, Gurdian:सुरेश वर्मा, Address:निरा, Classification:पंचि, Area:0.03000000 Acre,	Suresh Verma
L38	LR Plot No:- 4314, LR Khatian No:- 7585	Owner:रमेश वर्मा, Gurdian:रमेश वर्मा, Address:निरा, Classification:पंचि, Area:0.02000000 Acre,	Ramesh Verma
L37	LR Plot No:- 4316, LR Khatian No:- 21299	Owner:राजकुमार वर्मा, Gurdian:पद्मनाभ वर्मा, Address:निरा, Classification:पंचि, Area:0.04000000 Acre,	Radha Rani Jena
L38	LR Plot No:- 4316, LR Khatian No:- 21300	Owner:रवि वर्मा, Gurdian:राज कुमार वर्मा, Address:निरा, Classification:पंचि, Area:0.05000000 Acre,	Radha Rani Jena
L39	LR Plot No:- 4316, LR Khatian No:- 21301	Owner:रवि वर्मा, Gurdian:राज कुमार वर्मा, Address:निरा, Classification:पंचि, Area:0.05000000 Acre,	Radha Rani Jena
L40	LR Plot No:- 4316, LR Khatian No:- 21881	Owner:रमेश वर्मा, Gurdian:राजकुमार, Address:निरा, Classification:पंचि, Area:0.02000000 Acre,	Radha Rani Jena
L41	LR Plot No:- 4316, LR Khatian No:- 24264	Owner:मनीषा वर्मा, Gurdian:रमेश वर्मा, Address:पंचाढी रोडवेज, डीम टावर, पंचा-निड्डा टावर, जालकावा-१००१००, Classification:पंचि, Area:0.03000000 Acre,	Manisha Verma
L42	LR Plot No:- 4316, LR Khatian No:- 6514	Owner:सुरेश वर्मा, Gurdian:सुरेश वर्मा, Address:निरा, Classification:पंचि, Area:0.13000000 Acre,	Suresh Verma
L43	LR Plot No:- 4316, LR Khatian No:- 7585	Owner:रमेश वर्मा, Gurdian:रमेश वर्मा, Address:निरा, Classification:पंचि, Area:0.18000000 Acre,	Ramesh Verma

Endorsement For Deed Number : I - 190416117 / 2025

On 13-10-2025

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

Presented for registration at 15:21 hrs on 13-10-2025, at the Office of the A.R.A. -IV KOLKATA by Raunak Jhunjhunwala ..

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,05,39,357/-

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

Execution is admitted on 13/10/2025 by 1. Ramesh Verma, Son of Babulal Verma, Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, P.O: Tulasipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession Business, 2. Manisha Verma, Wife of Anand Verma, Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, P.O: Tulasipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession House wife, 3. Deepamala Verma, Daughter of Kanhiyalal Soni, Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, P.O: Tulasipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession House wife, 4. Anand Verma, Son of Ramash Verma, Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, P.O: Tulasipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession Business, 5. Suresh Verma, Son of Babulal Verma, Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, P.O: Tulasipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession Business, 6. Pratik Verma, Son of Suresh Verma, Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, P.O: Tulasipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession Business, 7. Sneha Verma, Wife of Pratik Verma, Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, P.O: Tulasipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession House wife, 8. Sakila Mondal, Alias Sakia Bibi, Wife of Islam Mondal, 211 Road, Gopalpur Jagardanga, P.O: Gopalpur, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession House wife, 9. Islam Mondal, Son of Bellal Mondal, 211 Road, Gopalpur Jagardanga, P.O: Gopalpur, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 10. Sujan Mondal, Son of Islam Mondal, 211 Road, Gopalpur Jagardanga, P.O: Gopalpur, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 11. Radha Rani Jena, Daughter of Sudam Chandra Jena, Plot - 5F/662, Sector - 9, CDA, Near Ganesh Palace, P.O: Abhinab Bidanasi, Thana: CUTTACK, , Cuttack, ORISSA, India, PIN - 753014, by caste Hindu, by Profession House wife

Identified by Souvik Datta, , Son of Sisir Datta, 9/1/1, Hiralal Banerjee Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Private Service

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

Execution is admitted on 13-10-2025 by Ramesh Verma, DIRECTOR, VERMA REAL ESTATE PRIVATE LIMITED (Private Limited Company), RGM/3/284, Jagardanga, City:- Rajarhat-gopalpur, P.O:- Rajarhat Gopalpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Souvik Datta, , Son of Sisir Datta, 9/1/1, Hiralal Banerjee Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Private Service

Execution is admitted on 13-10-2025 by Raunak Jhunjhunwala, DIRECTOR, RAUNAK PROPERTIES PVT LTD (Private Limited Company), P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Souvik Datta, , Son of Sisir Datta, 9/1/1, Hiralal Banerjee Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Private Service

Execution is admitted on 13-10-2025 by Sushil Kumar Jhunjhunwala, DESIGNATED PARTNER, SHR CONSTRUCTION LLP (LLP), P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Souvik Datta, , Son of Sisir Datta, 9/1/1, Hiralal Banerjee Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Private Service

Execution is admitted on 13-10-2025 by Om Prakash Jhunjhunwala, DESIGNATED PARTNER, SHR CONSTRUCTION LLP (LLP), P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Souvik Datta, , Son of Sisir Datta, 9/1/1, Hiralal Banerjee Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 884.00/- (E = Rs 800.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-, by online = Rs 600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2025 10:31AM with Govt. Ref. No: 192025260300633478 on 13-10-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIPay), Ref. No. 4199408991656 on 13-10-2025, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 20972, Amount: Rs.1,000.00/-, Date of Purchase: 11/10/2025, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2025 10:31AM with Govt. Ref. No: 192025260300633478 on 13-10-2025, Amount Rs: 75,020/-, Bank: SBI EPay (SBIPay), Ref. No. 4199408991656 on 13-10-2025, 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

On 08-11-2025**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.



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 679525 to 679659

being No 190416117 for the year 2025.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.11.08 15:12:54 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 08/11/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.