

0002369/2023

2360
D-02236/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C. Case No. 177
1 III Rs. 250/-
1 III Rs. 350/-
Total Rs. ... 600/-
Realised by
29/09/2023
AH 563670
D.S. No. Alipore South 24 Parganas

Handwritten notes on the left side of the document, including a signature and dates: 29.09.2023, 2023, 29/09/2023, 50 PM, 1778.

THIS AGREEMENT made this 29th day of September, Two Thousand and Twenty Three BETWEEN R.D. ALLOYS PRIVATE LIMITED (CIN U27320WB1971PTC27983; Income Tax PAN: AABCR2670R) a Company within the meaning of the Companies Act, 1956, having its registered office at Chowringhee Court, 55/1, Chowringhee Road, Unit No.28, 2nd Floor, Kolkata-700071, Post Office -Russell Street and Police Station Shakespeare Sarani, represented by its Director, Mr. SayujDhandhanian (having Aadhaar No. - 5173 5123 3497 and PAN - CDAPD3254Q), son of Late Manish Dhandhanian residing at 4 Middleton Street, Kolkata- 700071, Post Office -Middleton Row and Police Station Shakespeare Sarani hereinafter collectively referred to as "the OWNER" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) of the ONE PART.

Stamp: I certify that the document is submitted in completion. The signature sheet/s and the endorsement sheet/s attached with this document are a part of this document.

District Sub-Registrar-I
Alipore, South 24 Parganas

Signature
Dist. Sub-Registrar-I
Alipore, South 24 Parganas

Signature
District Sub-Registrar-I
Alipore, South 24 Parganas

17 OCT 2023

04 OCT 2023

17 OCT 2023

ক্রমিক নং **3504** তারিখ **20 SEP 2023**

P.K. DAS Advocate,
Sealdaha Court

কেন্দ্র: _____

গ্রাম: _____

মুদ্রা: **২০০** টাকা - **০০** পয়সা

ডেপোজিটরী: _____
আমদানি এ.ডি. এস. অফিস, অফিস
উত্তর ২৪ পরগণা

ক্রয়ের তারিখ: _____
মোট মূল্য: _____

11 3 SEP 2023
50 0000

ট্রেজারী অফিস - বারাসাত
ডেপোজিটর - শ্রী গোবিন্দ প্রসাদ মিত্র

For R.D. ALLOYS PRIVATE LIMITED

Sayuj Dendleia
Director



1494

For R.D. ALLOYS PRIVATE LIMITED

Sayuj Dendleia
Director



1495



BERGAMOT CONBUILD LLP

Rimman
DESIGNATED PARTNER



1496

CRC

District Sub-Registrar-I
Alipore, South 24 Parganas

29 SEP 2023

Identified by
Shubham Jain
s/o Sanjay Jain
58/2 Kings Road
Kocorokh - 711101.

CR: 130 3

AND BERGAMOT CONBUILD LLP(LLPIN: AAO-6167; Income Tax PAN: AAVFB2022N) a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at Todi Mansion, 1, Lu Shun Sarani (formerly P-15, India Exchange Place Extension), Kolkata-700073, Post Office C.R. Avenue, Police Station Bowbazar, represented by its Designated Partner, **Mr.Rishi Todi** (having Aadhaar No- 3923 5587 1048 and PAN-ABUPT6543N), son of Pawan Kumar Todi residing at Todi Niket, 2 Queens Park, SO Ballygunge, Kolkata-700019, Post Office and Police Station Ballygunge, ; 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 **SECOND PART**:

SECTION-I # DEFINITIONS & INTERPRETATION:

1. DEFINITIONS:

- 1.1 Unless in this Agreement there be something contrary or repugnant to the subject or context:-
- 1.1.1 “**Appointed Date**” shall mean the 29thSeptember, 2023.
- 1.1.2 “**Agreed Ratio**” shall mean the ratio of sharing or distribution of Realization between the Owner and the Developer which shall be 22% (twenty two percent) belonging to the Owner and 78% (seventy eight percent) belonging to the Developer.
- 1.1.3 “**Appropriate Authorities**” shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, judicial or quasi-judicial authorities and persons and includes any local authority, Government Company, statutory bodies or authorities, Kolkata Municipal Corporation, planning authority, Kolkata Metropolitan Development Authority, , District Magistrate, Additional District Magistrate, commissioner, collector, other authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, fire brigade, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, airport authority, highway authorities, authorities under the Real Estate Laws, police authorities, law enforcement authorities, pollution control authorities, environment clearance authorities, fire service authorities, insurance companies, taxation authorities, courts, tribunals, judicial and quasi-judicial authorities and forums, service/utility providers for



Registrar of Companies
All India, South 24 Parganas

129 SEP 2023

electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital or any other utilities whatsoever.

- 1.1.4 **"Building Complex"** shall mean the New Building(s) at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Subject Property.
- 1.1.5 **"Building Plans"** shall mean the Building Permit and/or Plans to be submitted and to be finally caused to be sanctioned by the Developer from the Kolkata Municipal Corporation and/or any other appropriate authority for the construction of New Buildings at the Subject Property and shall include all modifications and/or alterations that may be made thereto as well as all extensions and/or renewals thereof.
- 1.1.6 **"Common Areas and Installations"** shall according to the context mean and include the areas, installations and facilities comprised in and for the New Buildings and/or the Subject Property as mentioned in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer from time to time for use in common with rights to the Developer to modify and/or alter the same and/or to keep any part or parts of the Common Areas and Installations meant for use by a specified category of Transferees and/or such other persons as the Developer may deem fit and proper.
- 1.1.7 **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, upkeep and security of the Building Complex and in particular the Common Areas and Installations; the rendition of common services in common to the Transferees thereof; the collection and disbursement of the common expenses; the regulation of the mutual rights, obligations and liabilities of the Transferees thereof and dealing with all matters which are of common interest to the Transferees thereof.
- 1.1.8 **"Completion of Construction"** in connection with any New Building shall mean that such New Building is constructed and Completion Certificate(s) for it is/are issued by the Architect.
- 1.1.9 **"Developer's Share of Realization"** shall mean 78% (seventy eight percent) of the Realizations in respect of all the Transferable Areas.
- 1.1.10 **"Extras and Deposits"** shall mean the amounts mentioned in **FOURTH SCHEDULE** hereto subject to any variations that may be made as per Clause 10.7 hereto.



উপ-প্রাঞ্চলিক-১
আলুরা, দক্ষিণ ২৪ পরগণা

29 SEP 2023

- 1.1.11 "**Force Majeure**" shall include (a) Acts of God i.e., fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfews 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 any court of law, arbitrator or the Government; (f) Non-functioning of any existing or new Appropriate Authority due to any reason whatsoever and (g) any other event or circumstance which is beyond the control of the parties.
- 1.1.12 "**New Buildings**" shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- 1.1.13 "**Owner' Share of Realization**" shall mean 22% (twenty two percent) of the Realizations in respect of all the Transferable Areas. .
- 1.1.14 "**Parking Spaces**" shall mean the spaces for the parking of cars and/or two-wheelers at the Building Complex.
- 1.1.15 "**Pass Through Charges**" shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof.
- 1.1.16 "**Project**" shall mean the development of the Building Complex on the Subject Property and Transfer of the Transferable Areas therein and taking care of the Common Purposes until certain period and all acts, deeds and things connected therewith as morefully contained in this Agreement.
- 1.1.17 "**Phases**" shall mean the several phases in which the development of the Building Complex is carried out in pursuance of this Agreement.
- 1.1.18 "**Realization**" shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- 1.1.19 "**Real Estate Laws**" shall mean the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and includes the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- 1.1.20 "**Specifications**" shall mean certain requirements as regards the construction, erection, fittings, fixtures, installations etc. of or at the Building Complex as per the particulars mentioned in the **THIRD SCHEDULE** hereunder written.



District Sub-Registrar-I
Alimuddin, District 24 Pabna

29 SEP 2023

- 1.1.21 **"Subject Property"** shall mean the landed property situate, lying at and being part of municipal Premises No.2B, Pagladanga Road (formerly being premises No.2B, Pagladanga Road Main Road and premises No. 3/1, Pagladanga Main Road) together with 10 (Ten) Tin Shed Structures standing thereon covering a cumulative area of approximately 10,000 sq.ft on the land admeasuring of 4 (four) bighas 8 (eight) cottahs 9 (nine) chittacks, more or less comprised in Holding Nos.33, 34 and 35 formerly Nos.16, 19, 20, 21, 22 and 23 in Division IV, Sub-Division J, Police Station Beniapukur, Sub Registration Office Sealdah in the District of South 24 Parganasin the State of West Bengal more fully described in the **FIRST SCHEDULE** hereunder written.
- 1.1.22 **"Transfer"** with all its grammatical variations shall mean transfer primarily by sale with possibility of leases, grant of perpetual or periodic rights or by any other means adopted by the Developer.
- 1.1.23 **"Transferable Areas"** shall mean the Units, Parking Spaces and/or anything else comprised at the Subject Property which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise, save and except the allocation meant for any owner of any land at the Subject Property other than the Subject Property.
- 1.1.24 **"Transferees"** shall mean the person(s) who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- 1.1.25 **"Units"** shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held, used or occupied by a person and also includes any offices, shops or commercial spaces or portions thereof if so constructed by the Developer as part of any New Building(s).

2. INTERPRETATION:

- 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 the Schedule to this Agreement and include any parts of such Schedule.
- 2.2 Headings, clause titles, capitalized expressions and bold expressions are given for the purposes of convenience only.
- 2.3 Words denoting a particular gender shall be deemed to include the other gender.




District Sub-Registrar-I
Alipore, South 24 Parganas

29 SEP 2023

- 2.4 Words using the singular or plural number shall include the plural or singular number respectively.
- 2.5 The terms "hereof", "herein", "hereby", "hereto" and other derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement as the case may be.
- 2.6 The word "include" shall be construed without limitation.
- 2.7 The Schedules/Annexure and the recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to constitute a breach of this Agreement.
- 2.8 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement, such notice, consent, approval, permission or certificate must (except where otherwise expressly specified) be in writing.

SECTION-II # RECITALS AND REPRESENTATIONS:

3. RECITALS/REPRESENTATIONS:

3.1 RECITALS:

- 3.1.1 **WHEREAS** the Owner and the Developer have on a principal to principal basis agreed that the Developer would develop the Subject Property and Transfer the Transferable Areas therein to interested Transferees and the Owner would convey proportionate shares in land, common areas and the land to the Association formed by the Transferees and the right to use common areas to the concerned Transferees upon Completion of Construction and no economic benefit in the form of supply would occur between the Developer and the Owner.

3.2 REPRESENTATIONS:

- 3.2.1 The Owner made the following several representations, assurances and warranties to the Developer which have been completely relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:
- (a) That the Owner are presently the full and absolute Owner of the Subject Property with marketable title and free from encumbrances created or suffered by the Owner and are in khas vacant and peaceful possession thereof. The facts about the Owner deriving title to the Subject Property are stated in the **FIFTH SCHEDULE** hereto.



MC

District Court Registrar - I
Alipore, South 24 Parganas

29 SEP 2023

- (b) That the Subject Property has not been attached under any decree or order of any Court of Law or due to Income Tax realization or under any other Public Demand.
- (c) That there is no impediment, obstruction, restriction or prohibition in the Owner entering upon this Agreement and/or in the development and transfer of the Subject Property.
- (d) That the Owner have not entered upon any agreement or contract with any other person in connection with the Subject Property or any part thereof or its development/sale/transfer nor have the Owner otherwise dealt with the Subject Property or any part thereof prior to execution of this Agreement.
- (e) That the Owner have not mortgaged or charged or provided security interest in respect the Subject Property or any part thereof and there is no notice or proceeding for realization or recovery of the dues of a Bank nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act, 1956/2013 or the Insolvency & Bankruptcy Code, 2016 or before the Debts Recovery Tribunal or before any other Court or Tribunal.
- (f) That subject to the terms hereof, there is no difficulty in compliance of the obligations of the Owner hereunder.

3.2.2 **REPRESENTATIONS OF THE DEVELOPER:** The Developer has represented and assured the Owner, inter alia, as follows:-

- (a) The Developer is carrying on the business of real estate and has the requisite infrastructure, expertise and resources in this field.
- (b) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (c) Subject to the terms hereof, there is no difficulty in compliance with the obligations of the Developer hereunder.

SECTION-III # WITNESSETH:

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

4. DEVELOPMENT AND CONSTRUCTION:



[Handwritten signature]

District Sub-Registrar
Alipore, South 24 Parganas

29 SEP 2023

4.1 In the premises aforesaid:-

4.1.1 The Owner have agreed that the Developer shall, with effect from the Appointed Date, have exclusive rights and authority to develop a Building Complex at the Subject Property, to Transfer the Transferable Areas and to administer the Common Purposes (up to a specified time) and the Developer has agreed to accept the same;

4.1.2 The Developer has agreed to carry out the planning and implementation of the Project and to invest or cause the investment of the costs and expenses required for the same and to carry out certain other acts, deeds and things pertaining to the Project and to be entitled to the Developer's Share of Realization and other sums as stated herein in consideration thereof;

4.1.3 The Owner have agreed to Transfer to the Transferees the proportionate undivided share in the land attributable to the Units in favour of the Association formed by the concerned Transferees and other constructed areas upon the Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the Subject Property and to be entitled to the Owner' Share of Realization in consideration thereof;

4.2 With effect from the Appointed Date, the Developer shall have the sole and exclusive rights, authorities and entitlements (a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property, (b) to Transfer the Transferable Areas therein, (c) to administer the Building Complex in the manner and until the period as morefully contained herein, (d) to the Developer's Share of Realization, (d) to the entirety of the Extras and Deposits and (e) to all other properties, benefits and rights of the Developer hereunder or to which the Developer is entitled hereunder on and subject to the terms and conditions hereinafter contained andthe Owner shall be entitled (a) to the Owner' Share of Realization and (b) to all other properties, benefits and rights of the Owner hereunder or to which the Owner are entitled hereunder on and subject to the terms and conditions hereinafter contained.

5. LAND-RELATED OBLIGATIONS:

5.1 In connection with the Subject Property, the Owner shall, at their own costs and expenses, comply with the following obligations:-



[Handwritten signature]

District Sub-Registrar
Alipuri, South 24 Parganas

29 SEP 2023

- (a) **Title:** The Owner shall deal with, settle or otherwise clear any legitimate question or objection or claim of any person with regards to the title of the Owner to the Subject Property. The Owner agree to answer and comply with any reasonable requisitions on title that may be raised from time to time.
 - (b) **Free from Encumbrances:** The Subject Property and each part thereof is free from encumbrances created made done or suffered by the Owner and the Owner shall hereafter not create any encumbrance on the same.
 - (c) **Mutation & Conversion:** The Owner shall continue to maintain proper mutation of their names in respect of the Subject Property and proper conversion of the same to the nature of use commensurate with the Building Complex and other like purposes in the records of the Kolkata Municipal Corporation. In case the records of the Kolkata Municipal Corporation or any other concerned authority require any correction or rectification or change, the Owner shall cause the same.
 - (d) **Direct Access:** The Subject Property has and shall continue to have direct access from the abutting public road namely Pagladanga Main Road.
 - (e) **Clearances:** The Owner shall apply for any permissions and/or clearances in respect of the land as may be required in law to be obtained by the Owner.
 - (f) **Taxes:** The Owner shall pay and clear up-to-date tax, if outstanding.
- 5.2 **TIME FOR COMPLIANCE OF THE OWNER'S OBLIGATIONS:** The time period for compliance of the several obligations of the Owner shall be **180 (One Hundred and Eighty) days** from the date of being required to do so upon a situation for the same arising.
- 5.3 **CO-OPERATION OF THE DEVELOPER:** The Developer agrees to provide necessary co-operation to the Owner in carrying out the obligations of the Owner contained hereinabove.
- 5.4 **TITLE DEEDS:**
- 5.4.1 All original Title Deeds as per the list enclosed in **the Sixth Schedule** mentioned herein below relating exclusively to the Subject Property shall be delivered by the Owner to the Developer before execution of this Agreement..
 - 5.4.2 The Developer shall be entitled from time to time and at all times to produce, give copies of and provide extracts of and from the said original Title Deeds before



[Handwritten signature]

District Registrar-I
Alipura, South 24 Parganas

29 SEP 2023

government and semi-governmental bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi judicial forums, service providers, buyers/transferees in the Building Complex, financial institutions providing finance to the Developer and buyers/transferees and other persons and authorities as may be required by the Developer.

5.4.3 The Developer may produce or deliver the original Title Deeds to Appropriate Authorities or financiers providing loans or advances to the Developer pursuant to the rights and authorities of the Developer hereunder.

5.4.4 Upon Completion of Construction of the Building Complex and completion of Transfer of all the Units therein, the original Title Deeds shall be handed over to the Maintenance In-charge/Association of the Building Complex.

6. **SECURITY DEPOSIT:** The Developer has paid to the Owner, a sum of Rs.13,22,45,000/- (Rupees Thirteen Crores Twenty Two Lakhs and Forty Five Thousand) only as interest free refundable Security Deposit before the date of execution hereof, details of as interest free refundable Security Deposit payments are mentioned in the Memo Consideration herein below and the receipt of which the Owner hereby accepts . The said Security Deposit amount shall be refundable by the Owner to the Developer on or before completion of the Building Complex or as mutually decided between both the Parties in writing.

7. **PLANNING, SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**

7.1 **PLANNING:** The planning and layout for the development of the Subject Property has been and shall be continued to be done by the Developer. Such planning shall include the design, concept and layout of the Building Complex including the New Buildings as well as the landscaping, plantation, walkways, driveways, etc. at the Subject Property, the nature of buildings (including Green building, if any), the provisions for the implementation of the Club/Activity Centre Facilities with sporting/entertainment/recreation/health centre and the different phases of implementation of the development.

7.2 **DEVELOPMENT IN PHASES:** The Developer shall be free to plan, commence and continue the construction and development of/at the Subject Property or at any part thereof in one or multiple phases. Such phase may comprise of one or



A handwritten signature in black ink, appearing to be 'R. K.' or similar, written in a cursive style.

Registrar, West Bengal
Alipur, South 24 Parganas

29 SEP 2023

more New Building(s) with part of the Common Areas and Installations and part of the land being identified for use in each phase for the purposes of convenience.

7.3 **SURVEY AND SOIL TESTING:** The Developer shall, at its own costs and expenses, carry out the necessary survey and soil testing and other preparatory works in respect of the Subject Property.

7.4 **MODIFICATIONS:** The Developer shall be entitled from time to time to cause modifications and alterations to the Building Plans already sanctioned in such manner and to such extent as the Developer may deem fit and proper.

8. **CONSTRUCTION OF THE BUILDING COMPLEX:**

8.1 **CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings at the Subject Property.

8.2 **QUALITY OF CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings in a good and workman-like manner with good quality of materials and the Specifications as mentioned in the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall handle and tackle local issues which may arise. The Developer shall construct and build the New Buildings in accordance with the Building Plans and do all acts, deeds and things that may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at that time. The construction shall be done by the Developer in compliance with the legal requirements.

8.3 **COMPLETION CERTIFICATE/OCCUPANCY CERTIFICATE:** The Developer shall obtain the necessary Completion Certificate/Occupancy Certificate, as the case may be, in respect of the New Buildings from the Architect for the Building Complex. Such Completion Certificate/Occupancy Certificate may be obtained by the Developer phase-wise or building-wise or partially. If such certificates are also issued at the material time by the sanctioning authority, then the Developer shall apply for and obtain the same from time to time from such authority.

8.4 **MANAGEMENT AND CONTROL:** The Developer shall have the exclusive and unobstructed right to administer the development of the Building Complex at the Subject Property. The Developer shall be free to set up site office, put up hoardings/boards, bring out brochures and commence the preparatory works for Transfer of the proposed Building Complex at the Developer's cost.



[Handwritten signature]

Registrar (Sub-Registrar-1)
At: [unclear], South 24 Parganas

29 SEP 2023

- 8.5 **TEAM:** The Architect for the Building Complex and the entire team of people required for the execution of the Building Complex at the Subject Property shall be such persons 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, engineers, contractors, labourers, care-takers, security personnel, consultants, etc. shall be persons under the appointment of and/or employees of the Developer and the Owner 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, caretakers 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 responsibilities in this regard shall be that of the Developer and the Owner shall be kept protected and harmless against any action, if taken against the Owner for non-compliance or violation of the said requirements.
- 8.6 **UTILITIES:** The Developer shall be entitled to use the existing and/or apply for and obtain temporary or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities, inputs and facilities from all the concerned Appropriate Authorities.
- 8.7 **COMMON AREAS AND INSTALLATIONS:** The Developer may modify the Common Areas and Installations in the Subject Property meant jointly or individually for (a) any individual New Building, (b) any phase, (c) any different category of Transferees and/or (d) use of the different areas. The Developer shall provide for the availability of Common Areas and Installations providing for passages, driveways, electricity, drainage and sewerage and water connections and any other area, installation or facility that the Developer may provide at the Subject Property. The Developer shall, as it deems fit and proper, be entitled to: -
- (a) Erect, install and/or operationalize the Common Areas and Installations within the phases and across the phases gradually;
 - (b) Allow or permit only provisional and/or partial use of the Common Areas and Installations or part(s) thereof until the Completion of Construction of the Building Complex or until such earlier time as the Developer may deem fit and proper;
 - (c) Erect and/or operationalize the recreational/amenity area containing sporting/entertainment/health centre, if any and to the extent planned during any one or more phases including the last phase;



[Handwritten signature]

District Sub-Registrar-I
South 24 Parganas

29 SEP 2023

- (d) Change the location, dimension, capacity or any other physical or in-built Specifications of any Common Areas and Installations in phases and from time to time erect, install or shift any portion into any new phase or other portion of the Subject Property;
 - (e) Erect a temporary or permanent boundary between the different phases and continue/remove the same at any time or upon the completion of the later phase;
 - (f) Impose restrictions and conditions for the use of the Common Areas and Installations including the Recreational area;
 - (g) Charge, demand, receive or realize any Extras or Deposits in connection with any part or portion of Common Areas and Installations;
 - (h) Provide for separate entrances for different areas and provide for the segregation of the Common Areas and Installations for different spaces/Transferees.
- 8.8 **CALCULATION OF AREAS:** The carpet area shall be as per the applicable Real Estate laws and shall be provided by the Developer and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Building Complex shall be such as is determined by the Developer.
- 8.9 **AUTHORITY:** The Owner hereby agree and confirm that the Developer shall have complete authority to carry out the planning and development of the Building Complex at the Subject Property.
- 8.10 **APPROVALS FOR DEVELOPMENT:** The Developer shall in its own name or in the name of the Owner apply for and obtain all permissions, clearances, no objection certificates and/or other approvals required for carrying out the development at the Subject Property, including those required from Pollution Control Authorities, Fire Service Authorities, Police Authorities, Kolkata Municipal Corporation, Municipal Authorities or other statutory authorities at its own costs and expenses.
- 8.11 **COMPLIANCES:** The Developer shall not violate any Municipal rules or laws or any other statutory rules and laws and shall always abide by and observe all rules and procedures and practices usually followed in constructing buildings. The Owner shall not be responsible for any laches and/or lapses on part of the Developer.



[Handwritten signature]

District Sub-Registrar-I
Alipora, South 24 Parganas

29 SEP 2023

- 8.12 **TIME FOR CONSTRUCTION:** Subject to the Owner not being in default of the compliance of their obligations hereunder and subject to Force Majeure, the Developer shall complete the construction of each phase of the Building Complex within 60(sixty) months from the grant of registration under the Real Estate Laws for such phase and of all other clearances and certificates by the Appropriate Authorities necessary to commence and carry out the development of the Building Complex. There shall be an extended period of 6 (six) months beyond the time for construction mentioned above.
- 8.13 **COMPLETION OF CONSTRUCTION:** The Developer shall be deemed to have constructed and completed the New Buildings if the Developer has constructed the same internally as per the agreed Specifications and has provided reasonable ingress and egress, obtained temporary or permanent water, electricity and drainage connections (if and to the extent applicable to such constructed area) and obtained the Completion Certificate of the Architect in respect thereof.
- 8.14 The Developer shall be at liberty to carry out the Completion of Construction phase-wise and obtain partial Completion Certificates/Occupancy Certificates.
- 8.15 **ADDITIONAL/FURTHER CONSTRUCTION:** The Developer shall be entitled to apply for the sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans if so and as is thereafter possible/permissible to be constructed and such additional/further construction shall automatically form part of the Transferable areas.
- 8.16 **COSTS AND EXPENSES:** All costs and expenses for the sanction or modifications of plans (including fees of the Architects and all fees, costs and charges payable for sanction, modification, alteration and/or revision of building plans), the construction and development of the Subject Property and the activities mentioned above shall be borne and paid by the Developer.
- 8.17 **FINANCE AND MORTGAGE:** The Owner hereby agree and permit the Developer to 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 and/or REIT by mortgaging and charging the New Buildings and/or other constructions, if any, to be made by the Developer at the Subject Property and the land comprised in the Subject Property without, however, creating any financial obligation upon the Owner and without creating any charge or lien on the share of the Owner in the Realization. The Developer shall indemnify and keep the Owner fully



Ante

Deputy Sub-Registrar
South 24 Parganas

29 SEP 2023

indemnified against any loss damage cost claim action or proceeding suffered by the Owner owing to any delay or default in the repayment of the amounts and dues against any such mortgage by the Developer. The Owner agree from time to time to provide consents, confirmations, no objections or other documents as may be required for the creation of such mortgage or charge by the Developer and also agree to sign necessary loan and/or other agreements and power(s) of attorney with the bankers or financiers in connection with the above.

9. TRANSFER:

- 9.1 **TRANSFERS BY THE DEVELOPER:** The Owner agree that the Developer shall have exclusive rights and authorities to Transfer all Transferable Areas at the Building Complex on the terms and conditions hereinafter contained and to negotiate and settle the price and other terms of transfer with the intending Transferees.
- 9.2 **LAND SHARE SALE:** The Owner agree to sell and transfer their undivided shares in the land attributable to the concerned Unit and/or other Transferable Areas with all and whatever its entire share right title and interest in the concerned Transferable Areas to the respective Transferees in such parts or shares as the Developer may nominate or require.
- 9.3 **PUBLICITY:** The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex through all media.
- 9.4 **MARKETING AGENTS:** The Developer shall be entitled to appoint brokers, sub-brokers, channel partners, business associates and other agents for the sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.
- 9.5 **BOOKINGS:** The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Transferee and if necessary, shall cancel, revoke or withdraw any such booking.
- 9.6 **REALIZATIONS & OTHER AMOUNTS:** The Developer shall receive the Realizations including earnest money, part payments, consideration, Extras and Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Transfer of the Transferable Areas at the Building Complex or any part/share thereof in its own name and shall give receipts for the same which shall be fully binding upon all the parties hereto.



[Handwritten signature]

District Sub-Registrar-I
Alipore, South 24 P.S., West Bengal

29 SEP 2023

- 9.7 **RATES:** The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas shall be transferred by the Developer shall be such as may be determined by the Developer from time to time in consultation with the Owner.
- 9.8 **CUSTOMER DOCUMENTATIONS:** The agreements, receipts, confirmations, applications, sale agreement of transfer and/or other documents relating to Transfer of the Units, Parking Spaces and other saleable/transferable areas shall be executed by the Developer and the Owner and the Owner do hereby authorize and empower the Developer to sign, execute and/or register the same as the constituted attorney of the Owner fully and in all manner with regards thereto and agree to execute and/or register one or more powers of attorney from time to time in favour of the Developer as may be required or found necessary and such power(s) of attorney shall subsist during the subsistence of this Agreement.
- 9.9 **MARKETING AND BROKERAGE COSTS:** The Owner's share of Realisation shall be subject to a deduction of 2% (two percent) plus applicable taxes for marketing costs and brokerage at actuals. This would be deducted from every tranche.
- 10. REALIZATION AND DISTRIBUTION:**
- 10.1 **SHARE IN REALIZATIONS:** The Owner shall be entitled to 22% (Twenty Two percent) of the Realizations from the Building Complex
- 10.2 and the Developer shall be entitled to 78% (seventy eight percent) of the Realizations from the Building Complex.
- 10.3 **PAYMENT TO OWNER:** The Developer shall pay to the Owner 22% of the Realizations (excluding Extra and Deposits and Pass Through Charges) from the Building Complex after deduction of TDS. The Developer shall endeavour to make payment to the Owner on monthly basis but shall be entitled to prioritize the utilization of the Realizations firstly for requirements in the Project. In case of deficit payment to the Owner for any month, the shortfall may be paid in coming months as per surplus generated. No interest shall be payable by the Developer to the Owner owing to such delay. Save as above, the payment may be made in such manner, as the parties hereto mutually decide.
- 10.4 **ERRORS & OMISSIONS:** All payments made by the Developer to the Owner shall be subject to any errors or omissions and/or the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or



Handwritten signature

Director, Animal Husbandry and Fisheries
Government of West Bengal

29 SEP 2023

agreements/contracts or for any other reason any part of the Realization becomes refundable or payable to any Transferee and/or in case any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the Owner therein shall be adjustable out of the future payments to be made by the Developer to the Owner and in case no such future payment is due, the same shall be paid by the Owner to the Developer.

- 10.5 **ACCOUNTS:** The Developer shall maintain proper accounts pertaining to the Transfers, Realizations, Extras & Deposits. The parties shall be free to mutually agree to any other mechanism for the disbursement of the Realizations to the parties. The Owner shall have at all times full and free access and liberty to inspect such separate accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found to be necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Building Complex.
- 10.6 **FINAL ACCOUNTS:** After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 10.7 **CONCLUSIVITY OF ACCOUNTS:** The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save any errors or omissions on the face of the record) if no objection from any party is received in respect thereof within 45 days of such given date.
- 10.8 **EXTRAS & DEPOSITS:** Any Extras and Deposits that may be taken from the Transferees by the Developer shall accrue separately and exclusively to the Developer.
- 10.9 **DELIVERY TO TRANSFEREES:** The Developer shall deliver possession of the areas agreed to be transferred to the respective Transferees subject to the concerned Transferee not being in any default of his obligations.
- 10.10 **LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans from banks, institutions and entities granting such loans for the purpose of acquiring specific Units and Transferable Areas. The Owner and the Developer shall render the necessary assistance and sign and deliver such documents, papers, consents etc. as required in this regard by such banks, institutions and entities provided that there shall not be any monetary liability for repayment of



[Handwritten signature]

Assistant Sub-Registrar
Alipore, South 24 Parganas

29 SEP 2023

such loans or interest upon them or any of them nor shall there be 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 Transferees and to the extent to be mentioned in the agreement for sale to be entered into with them.

10.11 **INSURANCE:** The Developer shall purchase and maintain insurance policies as are customarily and ordinarily available in India on commercially reasonable terms and as are reasonably required to be maintained to insure the Building Complex and all related assets against risks in an adequate amount consistent with facilities similar to the size and type of the Building Complex and/or as may be required by the lenders (if any). The premiums payable on the insurance coverage as indicated above including any costs and expenses incidental to the procurement and enforcement of such insurance cover shall be part of the costs of the Building Complex to be borne and paid by the Developer. The proceeds from all insurance claims, except for life and injury, shall be promptly applied for the repair, renovation, restoration and/or re-instatement of the assets, facilities and services of the Building Complex or any part thereof which may have been damaged or destroyed. The Owner shall obtain insurance in title of the Subject Property.

10.12 **RECORDS AND INSPECTION:** Each party shall maintain their respective records of Transfer of the Building Complex.

11. COMMON PURPOSES AND MAINTENANCE IN-CHARGE:

11.1 **COMMON PURPOSES:** All Transferees 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 Owner.

11.2 **MAINTENANCE IN-CHARGE:** The Developer shall form a Maintenance Company and/or Association for the Common Purposes of management and maintenance of the Building Complex and for the collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and handed over or till such other time as the Developer may desire, the Developer or its nominee shall be in charge of administering the Common Purposes. It is expressly agreed and understood that so long as the Developer or its nominee remains the Maintenance In-charge, the Owner and/or



[Handwritten signature]

District Registrar-I
Alibora, South 24 Parganas

29 SEP 2023

their nominees or Transferees shall not hold the Developer or its nominee liable or responsible for rendering any accounts or providing explanations for any expenses incurred.

12. COVENANTS BY THE OWNER:

12.1 The Owner do hereby covenant with the Developer as follows:-

- (a) The Owner shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and shall do all acts deeds and things as may be required by the Developer in connection with the obtaining of any modification/alteration to the sanctioned Building Plans and for obtaining any approvals required to be obtained by the Developer for commencing or carrying out the development at the Subject Property.
- (b) For all or any of the purposes contained hereinabove and required by the Developer, the Owner shall render all assistance and co-operation to the Developer and shall 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 promptly and without any delay failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on part of the Owner.
- (c) With effect from the date of execution hereof, the Owner shall not deal with, transfer, let out or create any encumbrance in respect of the Subject Property or any part thereof or allow any development to be made thereat save only to the extent permitted expressly hereunder.
- (d) The Owner shall not be entitled to assign this Agreement or any part thereof from the date hereof without the prior consent in writing of the Developer. However, any merger or demerger affecting the Owner' companies and the Subject Property as its asset shall be subject to this Agreement and the Power of Attorney to be executed in pursuance hereof and all acts, deeds and things done in pursuance hereof. Any demerged or merging entity holding the Subject Property shall be bound by this Agreement, the Power of Attorney to be executed in pursuance hereof and all acts, deeds and things done in pursuance hereof in the same manner



[Handwritten signature]

District Sub-Registrar-I
Alipura, South 24 Parganas

129 SEP 2023

and to the same extent as the Owner would have been bound and the agreement and power/s of attorney shall continue to subsist, remain valid and binding upon the new entity. Such merging or demerging entity shall, at its costs and expenses, be bound to enter upon any further agreement or power of attorney as may be required by the Developer.

- (e) The Owner shall not cause any interference or hindrance in the modification/addition/alteration of Building Plans in terms hereof, the construction and development at the Subject Property by the Developer and/or the Transfer of the Transferable Areas and shall not do any act deed or thing whereby any right of the Developer hereunder may be affected.
- (f) The Owner shall ensure that they shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement 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 or incurred by them or any of them in this regard.
- (g) The Owner shall bear and pay all taxes and impositions levied by the State Government, Central Government or any other authority or body or which are applicable under any law for the time being in force on the Owner' Share of Realization.
- (h) The Owner have full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

13. COVENANTS BY THE DEVELOPER: The Developer do hereby covenant with the Owner as follows:-

- (a) The Developer agrees not to do any act, deed or thing whereby any right or obligation of the Owner hereunder may be affected or whereby the Owner are prevented from making or proceeding with the compliance of their obligations hereunder.
- (b) The Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limit without any delays or defaults and shall not do or permit to be done any act or omission contrary to the terms and conditions of this Agreement in any manner.



MK

District Sub-Registrar-1
Alipora, South 24 Parganas.

129 SEP 2023

(c) The Developer shall not be entitled to assign this Agreement or any part thereof from the date hereof without the prior consent in writing of the Owner, but may enter upon joint ventures, collaborations and/or tie-ups with any person and may also appoint a sub-developer as the Developer deems fit and proper. However, the obligations of the Developer hereunder shall not be affected thereby.

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

15. **POWERS OF ATTORNEY:**

15.1 The Owner shall, with the execution of these presents, execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons being namely Mr. Shubham Jain and Mrs. AnuvaSinhaor 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 the revised Building Plans, construction and development of the Building Complex and for Agreement for sale or otherwise transfer of the Transferable Areas and all share right title and interest of the Owner in the Building Complex) and also otherwise under this Agreement and agree that the same shall subsist during the subsistence of this Agreement.

15.2 It is understood that to facilitate the Building Complex, various acts deeds matters and things not specified herein may be required to be done by the Developer for which the Developer may need the authority of the Owner for making or signing various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owner shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional



Handwritten signature

Grand sub-Registrar-I
Alipatra, South 24 Parganas

129 SEP 2023

applications and other documents as the case may be on a written request made by the Developer.

- 15.3 The said power or powers of attorney to be so granted by the Owner to the Developer and/or its nominee(s) shall form an integral part of this Agreement and the Owner shall not be entitled to modify or alter the same without the prior written consent of the Developer.

16. GENERAL:

- 16.1 **ENTRY:** As a purpose incidental to carrying out the development of the Subject Property in terms hereof, the Owner shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owner to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the Subject Property shall not be given and is not intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated under Section 53A of the Transfer of Property Act, 1882 read with Section 2(47)(v) of the Income Tax Act, 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the Subject Property shall always remain vested in the Owner.

- 16.2 **PROPERTY TAXES AND OUTGOINGS:** Till 31st March, 2023 all 1 taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owner and those arising after 31st March, 2023 and until the Completion of Construction shall be borne and paid by the Owner and the Developer in their Agreed Ratio as mentioned in clause 1.1.2, provided that upon construction of any phase of development at the Subject Property, all taxes and outgoings shall be borne, paid and discharged by the Transferees and for non-alienated areas, by the parties hereto in the Agreed Ratio.

16.3 GST AND TDS:

- (a) The parties shall respectively discharge their statutory compliances in respect of TDS, Income Tax as well as Goods and Service Tax in respect of their rights, benefits and obligations under arising out of or under this Agreement. As regards the Transferable Areas, the Developer shall be solely responsible for the compliances of collection and deposit of the Goods and Service Tax. If there be any statutory requirement which obliges the Owner to register or pay, then the Owner shall comply with



[Handwritten signature]

District Sub-Registrar
Alipore, South 24 Parganas

129 SEP 2023

same. Any tax on the share of the Owner (as per Agreed Ratio) in the unsold areas on the date of issuance of completion certificate of the authority or otherwise as required as per the laws, shall be borne and paid by the Owner.

- (b) Save those agreed to be complied with by the Developer hereunder, the parties shall respectively discharge statutory compliances in respect of the Goods and Service Tax collections or payments and/or any other statutory compliances relating to this Agreement.

- 16.4 **REAL ESTATE LAWS:** The Developer shall comply with all the necessary requirements under the Real Estate laws and which are required to be complied with by a developer of a building and the Owner shall co-operate and assist the Developer in respect thereof. The Owner shall also comply with all necessary requirements under the Real Estate laws required to be complied with by a landowner.
- 16.5 **OWNER' NAMED REPRESENTATIVE:** Unless changed by the Owner hereafter in writing, Mr. SayujDhandhanian shall be the Owner' representative and shall be and is hereby authorized by the respective Owner to deal with the Developer in all matters involving the Project. The acts of the said Owner' representative in all matters referred to herein shall be binding upon the Owner.
- 16.6 **FINAL DECISION IN RESPECT OF MATTERS TO BE CONSULTED:** Except as specifically provided in this Agreement to the contrary, in all those matters agreed to be decided by or carried out by the Developer in consultation with the Owner, if there is any dispute or lack of consensus on any point or issue, the decision of the Developer on such point or issue shall be final and binding on the Owner.
- 16.7 **INDEMNITY BY OWNER:** At all times hereafter, the Owner hereto shall indemnify and agree to keep the Developer saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising out of any representation of the Owner found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature by the Owner in relation to the terms and conditions hereof, whether statutory or contractual or under civil or criminal laws.
- 16.8 **INDEMNITY BY DEVELOPER:** At all times hereafter, the Developer hereto shall indemnify and agree to keep the Owner saved, harmless and indemnified in



[Handwritten signature]

District Sub-Registrar-I
Alipuri, South 24 Parganas

29 SEP 2023

respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered by or incurred by the Owner and arising out of any representation of the Developer being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature by the Developer in relation to the terms and conditions hereof whether statutory or contractual or under civil or criminal laws.

- 16.9 **NO PARTNERSHIP OR AOP:** The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the parties in any manner neither shall the parties constitute an Association of Persons (AOP).
- 16.10 **NOT A PRESENT TRANSFER:** Nothing in this Agreement is intended to or shall be construed as a transfer of possession of the Subject Property at present in favour of the Developer.
- 16.11 **WAIVERS:** Failure or delay by either party to enforce any of their rights under this Agreement shall neither amount to an implied waiver of such rights nor shall it affect, diminish or prejudice the right of such party to require performance of that provision in any way. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.
- 16.12 **EFFECTIVENESS:** This Agreement shall apply with effect from the Appointed Date. The parties shall respectively be entitled to the benefits of all acts done by them prior to the date of execution hereof. The execution of this Agreement shall not invalidate any act, deed or thing done by the parties prior to the date of execution hereof. However, with effect from the Appointed Date, the terms and conditions hereof shall apply only between the parties hereto.
- 16.13 **PART UNENFORCEABILITY:** In case any provision of this Agreement or the application thereof to any circumstance is found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree, in the circumstances referred to above, to use all reasonable endeavors to substitute any invalid or unenforceable provision with a valid or enforceable provision which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.



[Handwritten signature]

District Sub-Registrar-I
Alipura, South 24 Parganas

29 SEP 2023

- 16.14 **MODIFICATIONS:** No amendment or modification of this Agreement or any part thereof shall be valid and effective unless it is made by an instrument in writing executed both by the Owner and the Developer.
- 16.15 **EXECUTION IN DUPLICATE:** This Agreement is being executed in Duplicate, one copy each whereof shall be retained by the Owner and the Developer respectively and each such copy shall be deemed to be the original.
- 16.16 **CHANGE IN CONSTITUTION:** It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc. of any of the parties, this Agreement as well as the Power(s) of Attorney to be executed by the parties in pursuance hereof shall remain valid and effective and shall automatically bind all successors and/or successors-in-office of the parties.
- 17. DEFAULTS:**
- 17.1 If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend its full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by it from the defaulting party without prejudice to its other rights hereunder.
- 17.2 The parties shall refer all disputes or differences arising between them to the arbitral tribunal as morefully provided hereinafter and accept and abide by the award passed by the arbitral tribunal.
- 18 **NOTICES:** All notices to be served hereunder by any of the parties upon the other shall be deemed to have been served on the 4th day from the date of dispatch 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 or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to the service of the notice deemed to have been served as aforesaid.
- 19 **ARBITRATION:** All disputes and differences arising between the parties hereto regarding the construction or interpretation of any of the terms and conditions contained herein or which touch upon these presents and/or the Subject Property



Handwritten signature

Registrar-Registration
Alipura, South 24 Parganas

129 SEP 2023

or regarding the determination of any liability shall be referred to the sole arbitrator Mr. Yashwant Goenka, son of Mr. Arun Kumar Goenka and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment thereof for the time being in force. In connection with the said arbitration, the parties have agreed to and declared as follows:

- (a) The arbitral tribunal shall have summary powers and shall be entitled to lay down its own procedure.
- (b) The arbitral tribunal shall be at liberty to give interim orders and/or directions.
- (c) The parties shall abide by all directions and/or awards passed by the arbitral tribunal and shall not challenge the same in any manner whatsoever or howsoever

20. **JURISDICTION:** Only the Calcutta High Court and those courts having territorial jurisdiction over the Subject Property shall have the jurisdiction to entertain, try and determine all actions and proceedings arising between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

SECTION-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT being Premises No.2B, Pagladanga Road (formerly being premises No.2B, Pagladanga Road Main Road and premises No. 3/1, Pagladanga Main Road) together with 10 (Ten) Tin Shed Structures standing thereon covering a cumulative area of approximately 10,000 sq.ft on the land admeasuring of 4 (four) bighas 8 (eight) cottahs 9 (nine) chittacks, more or less comprised in Holding Nos.33, 34 and 35 formerly Nos.16, 19, 20, 21, 22 and 23 in Division IV, Sub-Division J, Police Station Beniapukur, Sub Registration Office Sealdah in the District of South 24 Parganas and the same is butted and bounded by :-



[Handwritten signature]

District Sub-Registrar-I
Alipore, South 24 Parganae

29 SEP 2023

- On the North : Partly by portion of 34, Canal South Road and partly by portion of No.2, Pagladanga Road and partly by Pagladanga Road;
- On the South: By portion of No.3, Pagladanga Road;
- On the East: Partly by Pagladanga Road and partly by portion of No.3, Pagladanga Road; and
- On the West : Partly by portion of No.34, Canal South Road and partly by No.33C, Canal South Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS AND INSTALLATIONS)

PART-I

1. Common Areas & Installations at any New Building:
 - 1.1 Concealed electrical wiring and fittings and fixtures for lighting the staircase, the common areas, the lobby and the landings and for operating the installation of lifts at the designated block.
 - 1.2 Electrical installations with main switch and meter and space required therefore in the Building.
 - 1.3 Bore well/ Tube well (as the case may be) water pump overhead tanks and underground water reservoirs and spaces required thereto with water distribution pipes from such Overhead water tank connecting to the different Units of the Building and Space for Water pump and motor room therefor.
 - 1.4 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
 - 1.5 Common corridors, lobbies, stairs, stairways landings entrances exits and pathways within each New Building.
 - 1.6 Windows, doors, grills and other fittings in the common area.
 - 1.7 Lifts, Lift wells spaces required therefor.
 - 1.8 Common roof.
 - 1.9 Such other common parts areas and any covered and open space in or about each New Building as may be provided by the Developer.



Handwritten signature

Registrar, South 24 Parganas
Alipore, South 24 Parganas

129 SEP 2023

- 1.10 Gate Goomty.
- 1.11 Podium and podium garden, club
- 1.12 Fire Fighting Facilities

PART-II

- 2. Common Areas & Installations at the Building Complex:
 - 2.1 Driveways, pathway pavements and landscape green at the Subject Property.
 - 2.2 Space for transformer and Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed.
 - 2.3 Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
 - 2.4 Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains (if any). Space for Sewage Treatment plant.
 - 2.5 Recreational Block with amenities like Community Hall with initial air conditioning, Podium Garden, Club, Swimming Pool, Gymnasium and Games Room with initial airconditioning, infrastructure and equipment and installation as provided by the Developer.
 - 2.6 Space for Generator installations and its allied accessories room.
 - 2.7 Boundary walls of the Properties including the outer side of the walls of the Subject Property and main gates.
 - 2.8 Such other common parts areas and any covered and open space in or about Subject Property and for the Building Complex as a whole as may be provided by the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

PART-A

(SPECIFICATIONS FOR THE UNIT)

- I. **LIVING/DINING:** -
 - a. Flooring - Vitrified Tiles
- II. **BEDROOMS:** -
 - a. Flooring - Vitrified Tiles



Handwritten signature

District Sub-Registrar-I
Alipuri, South 24 Parganas

129 SEP 2023

III. KITCHEN: -

- a. Flooring – Anti-Skid Ceramic Tiles
- b. Granite top counter with stainless steel sink
- c. Ceramic Tiles upto 2 ft height above the counter
- d. Electrical points for Refrigerator, water purifier, chimney & Exhaust Fan

IV. TOILETS: -

- a. Flooring - Anti-Skid Ceramic Tiles
- b. Ceramic Tiles on walls upto door height
- c. Sanitary ware of good reputed brand (Jaquar or equivalent) as per choice of Developer
- d. CP fittings of good reputed brand (Jaquar or equivalent) as per choice of Developer
- e. Electrical point for Geyser and Exhaust

V. ELECTRICAL & FITTINGS:

- a. Concealed wiring with copper conductors
- b. Modular switches of reputed brands

VI. SECURITY & FIRE FIGHTING:

- a. Intercom facility in all flats
- b. Firefighting system as per guideline of WBFES

VII. DOORS & WINDOWS:

- a. Door Frame – Salwood
- b. Main Door – Flush door
- c. Main Door Fittings – Godrej or Equivalent

d. Windows – Aluminum windows as per Developer

PART B**(SPECIFICATIONS FOR THE BUILDING COMPLEX)**

- A. BUILDING:** Reinforced Cement Concrete (RCC) frame structure with anti-termite treatment before Foundation

- B. WALL FINISH: Exterior – Paint finish, Interior – Plaster of Paris/putty punning/ gypsum plaster**
- C. STAIRS: Kota stone Concrete finish**
- D. LOBBIES: Decorated Ground Floor Lobby**

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(EXTRAS AND DEPOSITS)

EXTRAS shall include:

- (i) Additions or alterations made in the flat at the instance of the buyers at the choice of Developer
- (ii) Any type of taxes like GST, local taxes and any other statutory levy or tax etc., payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the agreement above).
- (iii) Any EDC/IDC charges payable to any government authority or any local body etc.
- (iv) All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider.
- (v) Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity water and any other connection or service at the Building Complex.
- (vi) All costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Building Complex.
- (vii) Betterment fees, development charges, and other levies taxes duties and statutory liabilities that may be charged on the Subject Property or the Buildings or the Units or on their Transfer or construction partially or wholly, as the case may be.
- (viii) Cost of formation of Association/service maintenance company/society.
- (ix) VRF/Air Conditioning (at extra cost)
- (x) Electric Vehicle Charging point (at extra cost)



RC

District Sub-Registrar-I
Alipore, South 24 Parganas

29 SEP 2023

(xi) Club Charges

(xii) Rule 25 of KMC Building Rule Charges

DEPOSITS (which shall be interest-free) shall include deposits on account of maintenance charges, electricity, water, other facilities, common expenses, rates and taxes, sinking fund etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(CHAIN OF TITLE)

1.1. By an Indenture of Conveyance dated 12th day of December, 1972, made between Mohmudabad Properties Pvt. Ltd. then members in voluntary liquidation therein referred to as Vendor of the First Part, Nripati Mohan Chakravarty therein referred to as Liquidator of the Second Part and Hindustan Bobbin Industries, a partnership firm, therein referred to as the Purchasers of the Third Part granted, sold, conveyed, transferred, assigned and assured, free from all encumbrances whatsoever ALL THAT piece and parcel of land being Premises No.2B, Pagladanga Road and premises No. 3/1, Pagladanga (formerly being portion of Premises No.3 Pagladanga Road and portion of Premises No.6. Pagladanga First Lane) together with all structures standing thereon or on part thereof and belonging to the Owner containing an area of 4 Bighas 8 Cottahs 9 Chittacks more or less comprised in Holdings Nos.33, 34 and 35 formerly Nos.16, 19, 20, 21, 22 and 23 in Division IV, Sub-I, Division J, Thana Beniapur, Sub Registration Office Sealdah in the District of the then 24 Parganas, hereinabove referred to as "the **Subject Property**" morefully and particularly described in the First Schedule herein above written and registered such transfer in Book No.I, Volume No.174, Pages 264 to 280, being No.6397 for the year 1972 at the office of the Registrar of Assurances, Calcutta.

1.2. By an Indenture of Conveyance dated 9th March, 1989, Hindustan Bobbin Industries, therein referred to as the Vendors of the One Part and R.D. Alloys Private Limited, the Owner herein, therein referred to as the Purchaser of the Other Part granted, sold, conveyed, transferred, assigned and assured, free from all encumbrances the subject property and registered it in Book No.I, Volume No.93, Pages No.119 to 132, being Deed No.02924 for the year 1994 at the Office of the District Registrar, Alipore.

1.3. The said R.D. Alloys Private Limited got its name mutated in the records of the then Calcutta Municipal Corporation with respect to the Said Premises vide Assessee No.11-057-2100-14-5.



Handwritten signature

District Sub-Registrar-I
Alipore, South 24 Parganas

129 SEP 2023

- 1.4. The said R.D. Alloys Private Limited, the Owner herein due to the inability to honour its financial obligations and commitments to the Indian Overseas Bank, Free School Branch, Kolkata, (hereinafter referred to as "the **Lenders**") in lieu of a cash credit and term loan taken, Bank initiated proceedings under Section 7 of the Insolvency and Bankruptcy Code, 2016, against the Owner being C.P. (IB) No. 1726/KB/2018 (Indian Overseas Bank vs R.D. Alloys Private Limited).
- 1.5. During the pendency of insolvency proceedings, Smt. Mamta Binani was appointed as the resolution professional ("**Resolution Professional**") and in response to an invitation to bid, one Glix Securities Private Limited submitted a resolution plan for *inter alia* taking over the Owner as a going concern, which plan was considered by the committee of creditors of the Owner and ultimately approved by the Adjudicating Authority i.e. the Hon'ble National Company Law Tribunal, Kolkata, by an order dated March 24, 2021 ("**Resolution Plan**").
- 1.6. The said Resolution Plan submitted by Glix Securities Private Limited was approved by Committee of Creditors on November 6th, 2020 by 100% voting percentage.
- 1.7. The said Resolution Plan was finally approved by the Hon'ble National Company Law Tribunal, Kolkata on March 24th, 2021.
- 1.8. The said Resolution plan was implemented by Glix Securities Private Limited as per the terms and conditions as stipulated in the approved said Resolution Plan and the said Resolution Plan was fully consummated and the Consummation Certificate was issued by the resolution professional on October 8th, 2021.
- 1.9. Thus the Owner hereto now possess **ALL THAT** the said Property, absolutely and forever, free from encumbrances of whatsoever nature.

THE SIXTH SCHEDULE ABOVE REFERRED TO

List of Original Documents:-

1. Original Deed No.6397 of 1972 – Book No.I , Volume No.174, Pages 264 to 280 made between Mohmudabad Properties Pvt. Ltd. , Nripati Mohan Chakravarty (Liquidator) and Hindustan Bobbin Industries.



Handwritten signature

District Sub-Registrar
Alipur, Dist. 24 P.W. West Bengal

129 SEP 2023

2. Original Deed No.02924 of 1989 Book No.I, Volume No.93, Pages No.119 to 132 made between Hindustan Bobbin Industries and R.D. Alloys Private Limited.
3. High Court order dated 8th August, 1987 of Title Suit No. 26 of 1981.
4. Original Agreement dated 5th October, 1978 between Satyanarayan Poddar & others and R.D. Alloys Pvt. Ltd.
5. Original Memorandum of Agreement dated 5th October 1978 between R.D. Alloys Pvt. Ltd.
6. Original KMC IB Copy.
7. Original Tax Receipts till 31st March, 2024
8. C.P. (IB) No. 1726/KB/2018 (Indian Overseas Bank Vs R.D. Alloys Private Limited) – all in originals before NCLT, Kolkata.
 - i. Original Resolution Plan submitted by Glix Securities Pvt. Ltd.
 - ii. Order dated March 24th, 2021 of Hon'ble NCLT, Kolkata.
 - iii. Consummation Certificate issued by the resolution professional dated October 8th, 2021.

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

<p>SIGNED SEALED AND DELIVERED by the withinnamed OWNER at Kolkata in the presence of:</p> <p><i>Paniela Bose</i> D/O Chandankumar Bose 51/A/12 Banechandan Roy Road Behala, Kolkata 700034</p> <p><i>Sanjiv Sen</i> D/O Mr. BARID TARAFDAR 257/A Deshpande Sasmal Rd Kolkata - 700033</p>	<p>For R.D. ALLOYS PRIVATE LIMITED</p> <p><i>Sanjiv Dendlewie</i> Director</p> <hr/> <p>() R.D. ALLOYS PRIVATE LIMITED</p>
<p>SIGNED SEALED AND DELIVERED by the withinnamed DEVELOPER at Kolkata in the presence of:</p>	<p>BERGAMOT CONBUILD LLP</p> <p><i>[Signature]</i> () BERGAMOT CONBUILD LLP</p>

Drafted by me: *pu Jaitra*
Rajesh Saha
, Advocate
Deputy Judge Court,
Alipore, Kol-27
WB/1247/2006.



Handwritten signature

District Sub-Registrar-I
Alipore, South 24 Parganas

129 SEP 2023

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs. 13,22,45,000/- (Rupees Thirteen Crores Twenty Two Lakhs Forty Five Thousand only) towards part payment of the Security Deposit as follows:-

MEMO OF CONSIDERATION

DATE	RTGS NO	BANK	FAVOURING	AMOUNT
28/10/2021	FDRL52021102900136588/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	50,00,000
29/10/2021	FDRL52021102900138711/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	17,00,000
10/11/2021	FDRL52021111000996567/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	20,00,000
16/11/2021	FDRL52021111600726133/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	30,00,000
07/12/2021	FDRL52021120700632390/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
14/12/2021	FDRL52021121400691166/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	40,00,000
05/01/2022	FDRL52022010500779054/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	40,00,000
14/01/2022	FDRL52022011400239801/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	15,00,000
28/01/2022	FDRL52022012800830194/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	10,00,000
01/02/2022	FDRL52022020100477228/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	11,20,000
11/02/2022	FDRL52022021100248594/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	17,00,000
14/02/2022	FDRL52022021400531865/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	17,00,000
15/02/2022	FDRL52022021500718573/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	17,00,000
16/02/2022	FDRL52022021600908911/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	15,00,000
17/02/2022	FDRL52022021700084713/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	13,75,000
18/02/2022	FDRL52022021800225382/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	13,75,000
21/02/2022	FDRL52022022100548874/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	13,75,000



Handwritten signature

Sub-Registrar-I
Alipur, South 24 P.S. Alipur

129 SEP 2023

22/02/2022	FDRL52022022200741840/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	13,75,000
23/02/2022	FDRL52022022300858094/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	50,00,000
24/02/2022	FDRL52022022400001688/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	13,75,000
01/03/2022	FDRL52022030100734932/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	50,00,000
02/03/2022	FDRL52022030200913639/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	50,00,000
11/03/2022	FDRL52022031100604681/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	50,00,000
24/03/2022	FDRL52022032400466381/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	31,00,000
07/05/2022	FDRL52022050700320256/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	15,00,000
10/05/2022	FDRL52022051000758105/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	65,00,000
18/05/2022	FDRL52022051800882168/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	20,00,000
19/05/2022	FDRL52022051900083268/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	15,00,000
30/05/2022	FDRL52022053000490165/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
10/06/2022	FDRL52022061000548201/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
13/06/2022	FDRL52022061300883506/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
28/06/2022	FDRL52022062800890414/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	8,25,000
27/07/2022	FDRL52022072700697556/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	50,00,000
06/08/2022	FDRL52022080600612071/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
10/08/2022	FDRL52022081000247392/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
16/08/2022	FDRL52022081600013049/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
26/08/2022	FDRL52022082600594661/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	1,50,00,000
31/08/2022	FDRL52022083100402932/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
01/09/2022	FDRL52022090100635857/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	25,00,000
19/09/2022	FDRL52022091900972217/ICICI	ICICI	BERGAMOT	



[Handwritten signature]

District Sub-Registrar-I
Alinara, South 24 Parganas

12 9 SEP 2023

	BANK	BANK	CONBUILD LLP	14,25,000
22/09/2022	FDRL52022092200492182/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	40,00,000
26/09/2022	FDRL52022092600879306/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	40,00,000
28/09/2022	FDRL52022092800307320/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	50,00,000
01/10/2022	FDRL52022100100967543/ICICI BANK	ICICI BANK	BERGAMOT CONBUILD LLP	31,00,000
			TOTAL	13,22,45,000/-

(Rupees Thirteen Crores Twenty Two Lakhs and Forty Five Thousand only)

For R.D. ALLOYS PRIVATE LIMITED

Sayni Mendhevia
Director

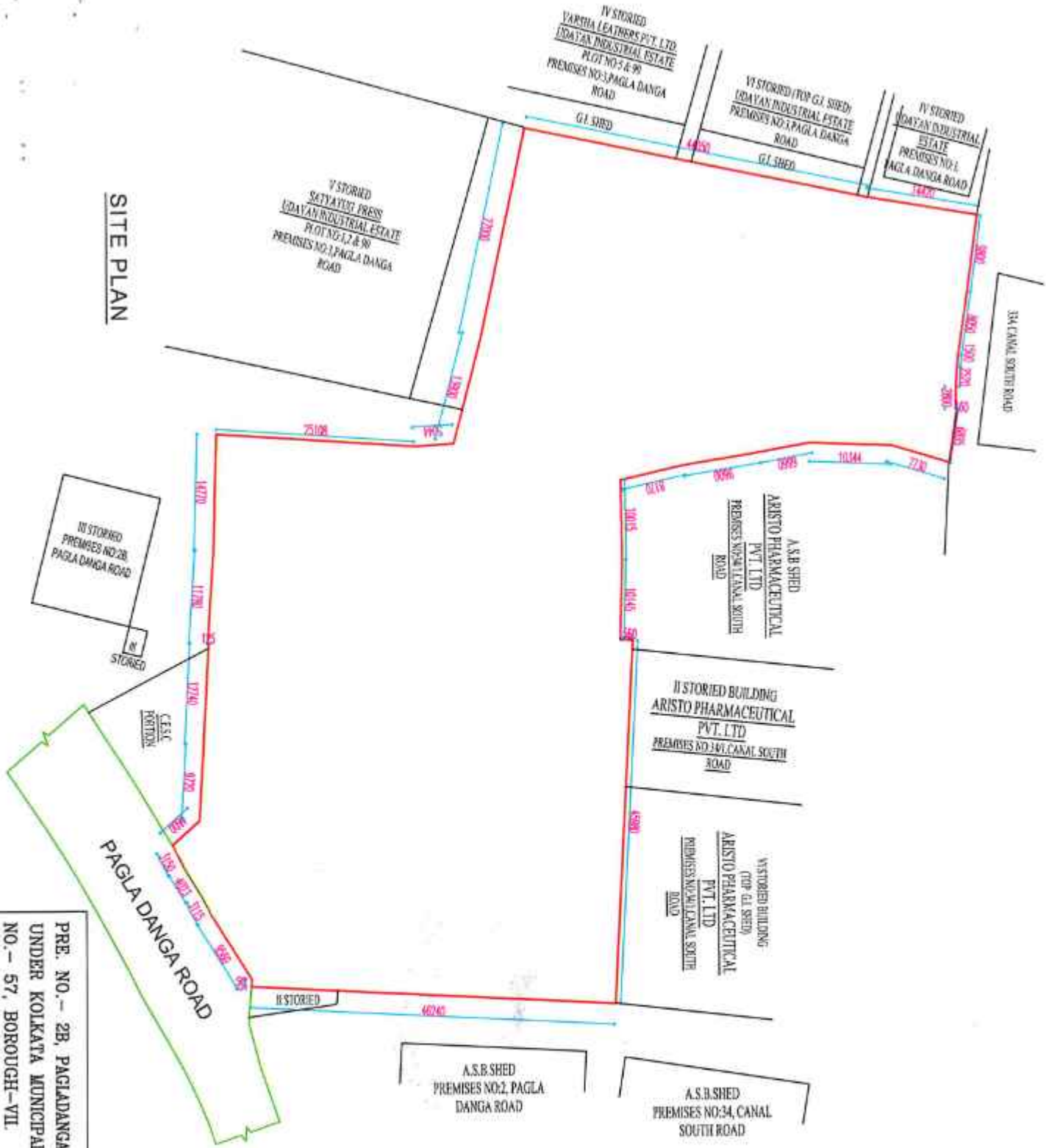


[Handwritten signature]

District Sub-Registrar-I
Alipore, South 24 Parganas

129 SEP 2023

SITE PLAN






























PRE. NO.- 2B, PAGLADANGA ROAD, KOLKATA-700015,
 UNDER KOLKATA MUNICIPAL CORPORATION, WARD
 NO.- 57, BOROUGH-VII

<p>BERGAMOT CONSULTING LLP <i>Bergamot</i> DESIGNATED PARTNER</p>	<p>NAME OF DEVELOPER E.P.R.D. ALLIYS PRIVATE LIMITED <i>Bajin Dandekar</i> Director</p>	<p>AREA STATEMENT AREA OF LAND - 4 BIGHAS 8 COTTARS 9 CHITPAKS</p>
---	--	---



SPECIMEN FORM FOR TEN FINGERPRINTS

Mo

	<i>Sayyid Dhandeen</i>						
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
							
		Thumb	Fore	Middle	Ring	Little	
		(RIGHT HAND)					
	<i>Rimmu</i>						
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
							
		Thumb	Fore	Middle	Ring	Little	
		(RIGHT HAND)					
<p>PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
							
		Thumb	Fore	Middle	Ring	Little	
		(RIGHT HAND)					



District Sub-Registrar-I
Alipore, South 24 Parganas

29 SEP 2023



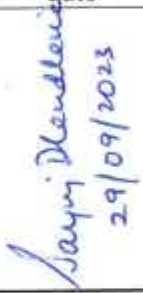


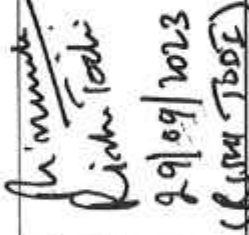


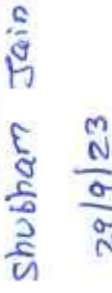


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16012002411449/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sayuj Dhandhanian 4 Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Land Lord [R D ALLOYS PRIVATE LIMITED]			 29/09/2023
2	Mr Rishi Todi Todi Niket, 2 Queens Park, City:- , P.O:- Bullygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [Bergamot Conbuild LLP]			 29/09/2023 (Rishi Todi)
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Shubham Jain Son of Mr Sanjay Jain 56/2 Kings Road, Keshav Apartment, City:- Howrah, P.O:- Kings Road, P.S:- Golabari, District:- Howrah, West Bengal, India, PIN:- 711101	Mr Sayuj Dhandhanian, Mr Rishi Todi			 29/9/23


(MANIMALA CHAKRABORTY)



~~উপ-রেজিষ্টার-১~~
~~আলিপুর, দক্ষিণ ২৪ পরগণা~~

29 SEP 2023

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



স্বরাষ্ট্র, দক্ষিণ ২৪ পরগণা
Alipore, South 24 Parganas

129 SEP 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280920232023835872

GRIPS Payment Detail

GRIPS Payment ID:	280920232023835872	Payment Init. Date:	28/09/2023 11:15:10
Total Amount:	1397392	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Online Payment
BRN:	2007821990	BRN Date:	28/09/2023 11:18:06
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

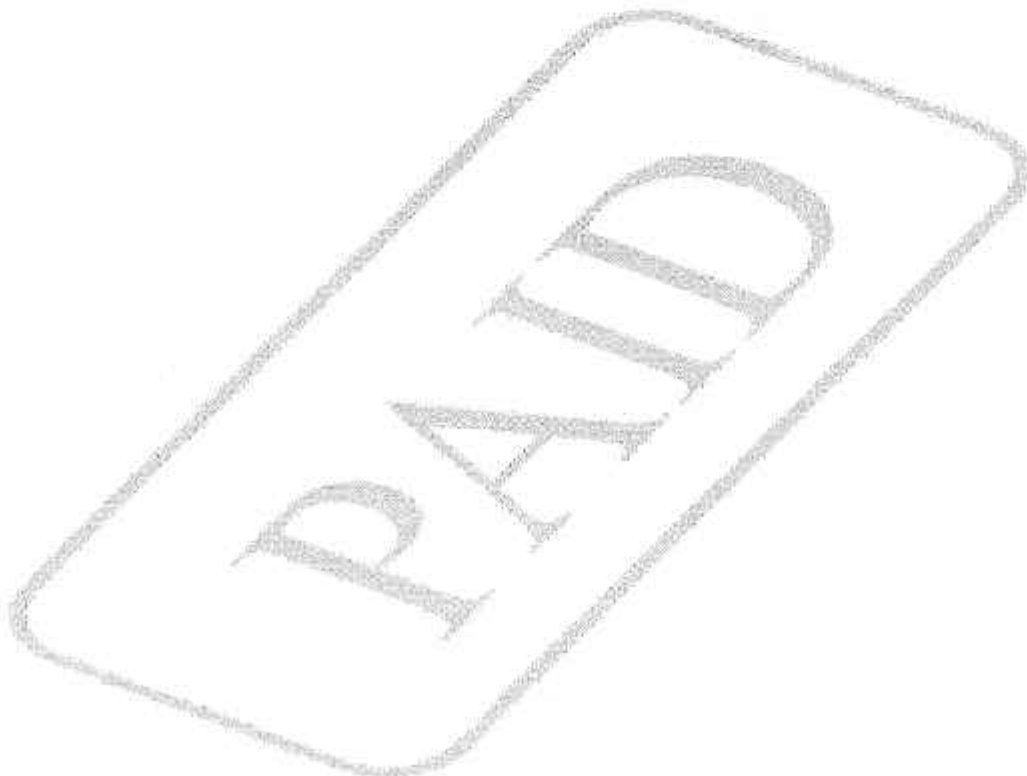
Depositor's Name: Bergamot Conbuild LLP
Mobile: 9903354693

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240238358731	Directorate of Registration & Stamp Revenue	1397392
Total			1397392

IN WORDS: THIRTEEN LAKH NINETY SEVEN THOUSAND THREE HUNDRED NINETY TWO ONLY.

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





~~Discontinued Registrar-I~~
~~Alipora, South 24 Parganas~~

129 SEP 2023



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002411449/2023	Office where deed will be registered
Query Date	21/09/2023 2:11:50 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Shubham Jain 1 Lu Shun Sarani, Todl Mansion, 9th Floor, Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700073, Mobile No. : 9038493519, Status : Seller/Executant	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,22,45,000/-]	
Set Forth value	Market Value	
	Rs. 19,69,60,092/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 13,22,503/- (Article:E, E, B,)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pagladanga Road, , Premises No: 2B, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Bigha 8 Katha 9 Chatak		19,42,60,092/-	Property is on Road
Grand Total :				146.1281Dec	0 /-	1942,60,092 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					



Query No: 2002411449 of 2023, Printed On :
Nov 9 2023 1:26PM, Generated from
Registration office



S10	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S4	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S5	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S6	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S7	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S8	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S9	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		10000 sq ft	0 /-	27,00,000 /-	





Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	R D ALLOYS PRIVATE LIMITED Chowringhee Court, 55/1 Chowringhee Road, Unit No. 28, 2nd Floor, City:- Kolkata, P.O:- Russel Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Bergamot Conbuild LLP Todi Mansion, 1 Lu Shun Sarani, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Sayuj Dhandhanian (Presentant) Son of Late Manish Dhandhanian4 Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx4Q, Aadhaar No: 51xxxxxxxx3497	R D ALLOYS PRIVATE LIMITED (as DIRECTOR)
2	Mr Rishi Todi Son of Mr Pawan Kumar TodiTodi Niket, 2 Queens Park, City:- , P.O:- Bullygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx3N, Aadhaar No: 39xxxxxxxx1048	Bergamot Conbuild LLP (as Designated Partner)

Identifier Details :

Name & address
Mr Shubham Jain Son of Mr Sanjay Jain 56/2 Kings Road, Keshav Apartment, City:- Howrah, P.O:- Kings Road, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Sayuj Dhandhanian, Mr Rishi Todi





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-146.128 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S10		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S6		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S7		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S8		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S9		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft





Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110572100145 Premises No. : 2B Ward No. : 057 Street Name : PAGLADANGA ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : R D ALLOYS PRIVATE LIMITED Owner Address : 4, MIDDLETON STREET , CALCUTTA 700071 Pin No. : 700071	Character of Premises: Total Area of Land: 04 Bigha, 08 Cottah, 09 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-10-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 21-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SEALDAH,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA



Query No: 2002411449 of 2023, Printed On :
Nov 9 2023 1:26PM, Generated from
Registration office





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



192023240238358731

GRN Details

GRN:	192023240238358731	Payment Mode:	Online Payment
GRN Date:	28/09/2023 11:15:10	Bank/Gateway:	ICICI Bank
BRN :	2007821990	BRN Date:	28/09/2023 11:18:06
GRIPS Payment ID:	280920232023835872	Payment Init. Date:	28/09/2023 11:15:10
Payment Status:	Successful	Payment Ref. No:	2002411449/4/2023

[Query No**/Query Year]

Depositor Details

Depositor's Name:	Bergamot Conbuild LLP
Address:	Todi Mansion, 1 Lu Shun Sarani Kolkata, West Bengal, 700073
Mobile:	9903354693
Email:	shubham@nprgroup.in
Depositor Status:	Others
Query No:	2002411449
Applicant's Name:	Mr Shubham Jain
Identification No:	2002411449/4/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4
Period From (dd/mm/yyyy):	28/09/2023
Period To (dd/mm/yyyy):	28/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002411449/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2002411449/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	1322471
			Total	1397392

IN WORDS: THIRTEEN LAKH NINETY SEVEN THOUSAND THREE HUNDRED NINETY TWO ONLY.

PAID



Registrar,
South 24 Parganas

29 SEP 2023

Major Information of the Deed

Deed No :	I-1601-02360/2023	Date of Registration	17/10/2023
Query No / Year	1601-2002411449/2023	Office where deed is registered	
Query Date	21/09/2023 2:11:50 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shubham Jain 1 Lu Shun Sarani, Todi Mansion, 9th Floor, Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700073, Mobile No. : 9038493519, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,22,45,000/-]		
Set Forth value	Market Value		
	Rs. 19,69,60,092/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 13,22,503/- (Article:E, E, B.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pagladanga Road, , Premises No: 2B, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Bigha 8 Katha 9 Chatak		19,42,60,092/-	Property is on Road
Grand Total :					146.1281Dec	0 /-	1942,60,092 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq FL	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S10	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					

S2	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S4	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S5	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S6	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S7	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S8	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S9	On Land L1	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		10000 sq ft	0 /-	27,00,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R D ALLOYS PRIVATE LIMITED Chowringhee Court, 55/1 Chowringhee Road, Unit No. 28, 2nd Floor, City:- Kolkata, P.O:- Russel Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bergamot Conbuild LLP Todi Mansion, 1 Lu Shun Sarani, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sayuj Dhandhanian (Presentant) Son of Late Manish Dhandhanian 4 Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx4Q, Aadhaar No: 51xxxxxxxx3497 Status : Representative, Representative of : R D ALLOYS PRIVATE LIMITED (as DIRECTOR)
2	Mr Rishi Todi Son of Mr Pawan Kumar Todi Todi Niket, 2 Queens Park, City:- , P.O:- Bullygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx3N, Aadhaar No: 39xxxxxxxx1048 Status : Representative, Representative of : Bergamot Conbuild LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shubham Jain Son of Mr Sanjay Jain 56/2 Kings Road, Keshav Apartment, City:- Howrah, P.O:- Kings Road, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN:- 711101			
Identifier Of Mr Sayuj Dhandhanian, Mr Rishi Todi			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-146.128 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S10		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S6		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S7		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S8		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft
Transfer of property for S9		
Sl.No	From	To. with area (Name-Area)
1	R D ALLOYS PRIVATE LIMITED	Bergamot Conbuild LLP-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160102360 / 2023

On 27-09-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 19,69,60,092/-



**MANIMALA CHAKRABORTY
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 29-09-2023

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

Presented for registration at 17:50 hrs on 29-09-2023, at the Private residence by Mr Sayuj Dhandhanian ,.

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

Execution is admitted on 29-09-2023 by Mr Sayuj Dhandhanian, DIRECTOR, R D ALLOYS PRIVATE LIMITED (Private Limited Company), Chowringhee Court, 55/1 Chowringhee Road, Unit No. 28, 2nd Floor, City:- Kolkata, P.O:- Russel Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr Shubham Jain, , Son of Mr Sanjay Jain, 56/2 Kings Road, Keshav Apartment, P.O: Kings Road, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Execution is admitted on 29-09-2023 by Mr Rishi Todi, Designated Partner, Bergamot Conbulld LLP (LLP), Todi Mansion, 1 Lu Shun Sarani, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Identified by Mr Shubham Jain, , Son of Mr Sanjay Jain, 56/2 Kings Road, Keshav Apartment, P.O: Kings Road, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service



**MANIMALA CHAKRABORTY
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 04-10-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,22,503.00/- (B = Rs 13,22,450.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 13,22,471/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2023 11:18AM with Govt. Ref. No: 192023240238358731 on 28-09-2023, Amount Rs: 13,22,471/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2007821990 on 28-09-2023, Head of Account 0030-03-104-001-16

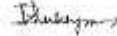
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3504, Amount: Rs.100.00/-, Date of Purchase: 20/09/2023, Vendor name: Gobinda Prasad Mitra

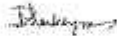
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2023 11:18AM with Govt. Ref. No: 192023240238358731 on 28-09-2023, Amount Rs: 74,921/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2007821990 on 28-09-2023, Head of Account 0030-02-103-003-02



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

On 17-10-2023**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.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 82345 to 82401

being No 160102360 for the year 2023.



Md Tabis Ansari

Digitally signed by MD TABIS ANSARI
Date: 2023.11.10 12:17:58 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 10/11/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.