

22/5/2024

23/2/2024

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AH 380887

21/12/2023
17213

Additional Registrar of
Assurances-IV, Kolkata

20/12/2023
17213

14005 dev

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

Additional Registrar of
Assurances-IV, Kolkata

21 FEB 2024

Visit Code No.

369 17213

230
550
800

ARA-IV
Kolkata

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 1st day of December, 2023 BETWEEN
(1) ANISHA BUILDERS & DEVELOPERS PRIVATE LIMITED, (PAN: AACCA9843L), a Company,
incorporated under the Companies Act, 1956, having its registered office at Holding No.

Bhaskar

18 JUL 2023

2944

813

মূল্য
কোর্ট
PANCHU GORAI SHARMA
Advocate
CMM Court

ডেপুটি ২- প্রী প্রদত্ত কে
বারইপুর সাব-রেজিস্ট্রারী অফিস
ফোন- দারুন ২৪ পরামা

Bhaskar

814

Syhamu

815

Dhanyais

Pranab Das
S/o Samir Das
Dashedone, KOL-136
Service



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 FEB 2024

AS/96/216/08, Ramkrishna Pally, Mondalgarhi, VIP Road, Kolkata- 700 052, represented by one of its Director (Mr.) Sunil Kumar Loharuka, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (2) **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, (PAN: AABCG6822C), a Company, incorporated under the Companies Act, 1956, having its registered office at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Sunil Kumar Loharuka, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (3) **AJNA COMMERCIAL PRIVATE LIMITED**, (PAN: AAGCA4562N), a Company, incorporated under the Companies Act, 1956, having its registered office at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Sunil Kumar Loharuka, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (4) **REVERENT DEALERS PVT LTD**, (PAN: AABCL9351R), a Company, incorporated under the Companies Act, 1956, having its registered office at VIP Enclave, Block-A/104, VIP Road Raghunathpur, Kolkata-700059, represented by one of its Director (Mr.) Rahul Jain, (PAN: AGMPJ5800B), son of Sri Sajjan Kumar Jain, an Indian Citizen, by faith Hindu, by Profession-Business, residing at VIP Enclave, Block-A/104, VIP Road Raghunathpur, Kolkata- 700 059, (5) **STARWIN TRADE-LINK PRIVATE LIMITED**, (PAN: AAPCS3331L), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Dhiraj Singh, (PAN: BDOPS9072G), son of Sri Bijay Narayan Singh, an Indian Citizen, by faith Hindu, by Profession-Service, residing at 9, Rameshwar Malia Lane, Howrah- 711101, (6) **SENSATION MERCHANTS PRIVATE LIMITED**, (PAN: AAPCS3333J), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Dhiraj Singh, (Aadhaar No. 997246139990), (PAN: BDOPS9072G), son of Sri Bijay Narayan Singh, an Indian Citizen, by faith Hindu, by Profession- Service, residing at 9, Rameshwar Maila Lane, Howrah- 711 101, (7) **REALTIME TRADECOM PRIVATE LIMITED**, (PAN - AAFCR1318A), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Debdulal Sarkar, (PAN: BZPPS1417Q), son of (Mr.) Bani Bhusan Sarkar, an Indian Citizen, by faith Hindu,



816

Nishi Loharuka



817

Meetu Loharuka



818

Dhiraj Singh



819

Sivangji



820

Abhishek Kumar



821

Kailash Kumar



17 FEB 2024

by Profession-Service, residing at 36B, Prasanna Naskar Lane, Kolkata-700039, (8) **PARASMANI VINIMAY PRIVATE LIMITED**, (PAN: AAFCP8458B), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director **(Mr.) Bikram Kumar Jha**, (PAN: AFSPJ4367C), son of (Mr.) Chandi Charan Jha, an Indian Citizen, by faith Hindu, by Profession- Service, residing at Indira Apartment, 379/1, Bhagabati Charan Chatterjee Street, 3rd Floor, Belgharia, Kolkata- 700 056, (9) **(MR.) SUNIL KUMAR LOHARUKA**, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (10) **(MR.) ANIL KUMAR LOHARUKA**, (PAN: AAWPL5808R), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (11) **(MRS.) NISHI LOHARUKA**, (PAN: ABCPL4680L), wife of (Mr.) Anil Kumar Loharuka, an Indian Citizen, by faith Hindu, by Profession-Service, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, and (12) **(MRS.) MEETU LOHARUKA** (PAN: AAXPL2189E), wife of (Mr.) Sunil Kumar Loharuka, an Indian Citizen, by faith Hindu, by Profession- Service, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, hereinafter jointly and/or collectively referred to as "the **OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective successors or successors-in-interest and/or assign) of the **ONE PART AND AJNA COMMERCIAL PRIVATE LIMITED**, (PAN: AAGCA4562N), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, represented by one of its Director **(Mr.) Sunil Kumar Loharuka**, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, residing at "Loharuka Niket", DC-9/28, Shastri Bagan, P.O.-Deshbandhu Nagar, P.S.-Baguiati, Kolkata- 700 059, (PAN: ABAPL2214N), hereinafter referred to as "the **PROMOTER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. **DEFINITIONS:** Unless, in this agreement, there be something contrary or repugnant to the subject or context:
- (i) **SAID LAND** shall mean **ALL THAT** the piece and parcel of the land containing an area of 140.50 Decimal, more or less, situate and lying at Mouza- Rekjoani, J.L. No.13, comprised in L.R. Dag No. 4061 and 4065, recorded in L.R. Khatian No. 9666 to 9675, 9682, 9720 and 9721, under Police Station- Rajarhat, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24-Parganas, more fully described in the **Schedule** hereunder written.
 - (ii) **PROJECT/ HOUSING COMPLEX** shall mean the new building or buildings, including but not limited to appurtenances thereto, proposed to be constructed at the said Land.
- B. The Owners along with the Promoter hereto are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **ALL THAT** the said Land, each having specified independent and distinct undivided share therein.
- C. The Owners have represented and warranted to the Promoter:
- (i) The right title and interest of the Owners in the Said Land is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispendens.
 - (ii) The owners shall ensure that the Owners' title to the said Land continues to remain marketable and free from all encumbrances till completion of development.
 - (iii) The Owners have not entered into any agreement for sale or lease or transfer or development of the said Land with any person or entity.
 - (iv) The said Land is at present not affected by any requisition or acquisition of any authority or authorities under any law and / or otherwise.

- (v) The Owners have full right, power and authority to enter into this agreement; and
 - (vi) The owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Promoter under this agreement.
- D. The Promoter has represented and warranted to the Owners that:
- (i) The Promoter is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
 - (ii) The Promoter has and /or shall enter into several agreements with the owners of contiguous and other properties near the said Land (collectively the 'Adjacent Owners') for composite development of such contiguous and other properties near the said Land (collectively 'the Adjacent Properties').
 - (iii) The Promoter is and during the tenure of this agreement shall remain competent to arrange the financial inputs required for development of the said Land; and
 - (iv) The Promoter has full authority to enter into this agreement and appropriate resolutions /Authorizations to that effect exist.
- E. The Promoter has approached the Owners for development of the said Land by construction of the Project/ Housing Complex thereon and the Owners have agreed to grant the development rights to develop the said Land to the Promoter in the manner contained in this Agreement, with the main crux being that the Promoter shall develop the said Land by way of construction of the Project/ Housing Complex thereon at its own costs and expenses, with the Promoter having all development and transfer rights, and the revenues arising from sale and transfer thereof shall be shared by the parties in the ratio hereinafter mentioned.

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

1. The Owners do and each of them doth hereby appoint the Promoter as the Promoter of the said Land, with the Promoter having all development and transfer rights, with



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



192023240386801968

GRN Details

GRN:	192023240386801968	Payment Mode:	SBI Epay
GRN Date:	16/02/2024 15:53:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9482066824315	BRN Date:	16/02/2024 15:53:41
Gateway Ref ID:	240473315400	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	160220242038680195	Payment Init. Date:	16/02/2024 15:53:09
Payment Status:	Successful	Payment Ref. No:	2000426662/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUNIL KUMAR LOHARUKA
Address:	DC 9 28 Shastri Bagan D B Nagar
Mobile:	9830043331
Period From (dd/mm/yyyy):	16/02/2024
Period To (dd/mm/yyyy):	16/02/2024
Payment Ref ID:	2000426662/1/2024
Dept Ref ID/DRN:	2000426662/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000426662/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000426662/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.



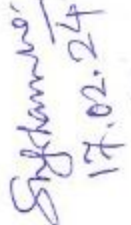
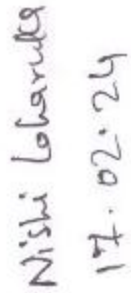
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000426662/2024

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 Anil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Land Lord		813 	 17/2/24
2	Mr Sunil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord		814 	 17.02.24
3	Mrs Nishi Loharuka Dc- 9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Land Lord		816 	 17.02.24

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
4	Mrs Meetu Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Land Lord		 817	<i>Meetu Loharuka</i> 17/2/24
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Sunil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Represent ative of Land Lord [ANISHA BUILDER S & Developer s Private Limited] ,[Loharuka Infrastruct ure Private Limited] ,[Ajna Commerci al Private Limited] ,[Ajna Commerci al Private Limited]		 814	<i>Singhania</i> 17/2/24

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

SI No.	Name of the Executant	Category	Photo	Finger Print 815	Signature with date
6	Mr Rahul Jain Vip Enclave, Block 1-104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Represent ative of Land Lord [Reverent Dealers Private Limited]			 16/02/21
7	Mr Dhiraj Singh 9, Rameshwar Malia Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	Represent ative of Land Lord [Starwin Trade-link Private Limited] ,[Sensatio n Merchants Private Limited]			 17/02/21
8	Mr Debdulal Sarkar 36b, Prasanna Naskar Lane, City:- Not Specified, P.O:- Picnic Garden, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	Represent ative of Land Lord [Realtime Tradecom Private Limited]			 17/02/21

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
9	Mr Bikram Kumar Jha Indira Apartment, 379/1, Bhagabati Charan Chatterjee Street, City:- Not Specified, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056	Represent ative of Land Lord [Parasma ni Vinimay Private Limited]			 17/02/2024
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Kailash Patj Agarwal Son of Late S S Agarwal B-602, Green Wood Premium, Kaikhali, City:- Kolkata, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Mr Anil Kumar Loharuka, Mr Sunil Kumar Loharuka, Mrs Nishi Loharuka, Mrs Meetu Loharuka, Mr Sunil Kumar Loharuka, Mr Rahul Jain, Mr Dhiraj Singh, Mr Debdulal Sarkar, Mr Bikram Kumar Jha			 17/02/24

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

right to execute the Project/ Housing Complex at the said Land and the Promoter hereby accepts the said appointment by the Owners .

- 1.1 The rights granted to the Promoter to develop the said Land shall not be revoked by the Owners so long the Promoter is not in express default of its obligations hereunder, without prejudice to the rights of the Promoter to rectify the defaults, if any, within a reasonable period of time, after receiving prior notice in writing from the Owners informing the Promoter of the nature of the default and suggested remedial measures to be taken.
2. With effect from the date hereof, the Promoter shall be at liberty to and duly authorised and empowered to pursue the matters with regard to the following:
 - 2.1 **Sanctioned Plans:** That plan for construction of the Project/ Housing Complex at the said Land has been submitted for sanction to the Competent Authority by the Owners. The Promoter (as the agent of the Owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction of the building plan. The Promoter, as and when required, shall also obtain revise sanction, revalidation, modification and/or extension and /or addition of the Sanctioned Plans to ensure that full potential of FAR of the Said Land is utilized for construction of the Project/ Housing Complex. It is clarified that the Promoter shall be responsible for obtaining all approvals of any nature whatsoever needed for the project (including final sanction of the sanctioned plans and completion certificate).
 - 2.2 **Architect and Consultants:** The Owners confirm that the Owners have authorized the Promoter to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Promoter and the Owners shall have no liability or responsibility.
 - 2.3 **Construction of Project/ Housing Complex:** The Promoter shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the Project/ Housing Complex in accordance with the Sanctioned Plans.

- 2.4 **Common Portions:** The Promoter shall at its own costs install and erect in the Project/ Housing Complex, common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the Project/ Housing Complex (collectively **Common portions**). It is clarified that the Adjacent Properties/any other adjacent or contiguous properties if developed by the Promoter may be notionally or actually integrated or added to the Said Land in so far as sharing of common amenities and facilities are concerned such as club, roads, passages, green areas, gates, water connection, water reservoirs, sewage connection, lighting of streets, generator, transformer etc. The Owners confirm that they have no objection to this and the Promoter shall be free to do anything that the Promoter deems fit and proper in this regard.
- 2.5 **Temporary Connections:** The Promoter shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 2.6 **Co-Operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Land and /or which may affect the mutual interest of the parties. The Owners shall provide all co-operation that may be necessary for successful completion of the Project.
3. Simultaneously with the execution of this agreement, the Owners have permitted/ licensed the Promoter to enter in the said Land for the limited purpose of carrying out construction and development of the said Land (the control of the said Land shall continue to vest with the Owners), which the Promoter hereby admits and acknowledges. The Promoter shall also be at liberty to own, use, hold, possess, enjoy, sell, convey, lease, transfer, deal with and/or otherwise dispose of the said Land and/or agree to do so in such manner and on such terms and conditions as the Promoter may in its absolute discretion deem fit and proper and receive all sale proceeds and other proceeds realized therefrom without any interference or obstruction or objection or involvement of the Owners and the Promoter shall provide to the Owners certain share

of revenue / sale proceeds realized from sale and transfer of Saleable Areas in the New Building/s and the said Land as hereinafter contained.

4. In consideration of granting the development rights, as aforesaid, the Owners shall be entitled to 30% (Thirty Percent) of the revenue (sale proceeds) realized from sale / transfer of Saleable Areas in the New Building/s and the said Land comprised in the Project.
- 4.1 In view of having granted the Development rights to the Promoter, the Owners shall be merely required to transfer its rights and title in the said Land, at the time of conveyance of the flat/unit in favour of the buyer(s) or the Promoter or the Society/ Association, as the case may be. The Owner shall not be required to do anything else.
5. The Promoter shall be entitled to the remaining 70% (Seventy Percent) of the revenue (sale proceeds) realized from sale / transfer of Saleable Areas in the New Building/s and the said Land.
6. For the purpose of this agreement REVENUE COLLECTION ACCOUNT or ESCROW ACCOUNT shall mean the account opened with a mutually acceptable bank for the purpose of collection of all revenues and receipts relating to the Project, including the Gross Revenues and all other incomes or collections or deposits including items which are excluded from the meaning of the term Gross Revenues and if financial institutions / banks from whom the Promoter may have obtained credit facilities, require the Promoter to maintain a separate account for the purpose of collection of such amount, then such account shall for the purpose of this agreement, be treated as the Revenue Collection Account). It is clarified that such account shall be an escrow account jointly controlled by the Owners and the Promoter with instruction to the escrow bank to transfer the Owner's Revenue share to the bank account designated by the Owners, immediately upon receipts of funds from the intending Purchaser(s).
- 6.1 It is agreed and clarified that the Promoter shall take GST (Goods & Services Tax) registration under the GST Act and will be liable to discharge the GST liability in respect of 100% of the revenue realised by the sale and transfer of Saleable Areas, as aforesaid, and the Owners shall receive its share of consideration only after the deduction of GST

on their allocation of sale proceeds. The Promoter shall file the GST return accordingly. In case of any delay or default in GST filing, all cost and penalty shall be borne by the Promoter.

- 6.2 It is further agreed and clarified that out of the sale proceeds realized from sale and transfer of Saleable Areas, 70% (Seventy Percent) of the revenue (sale proceeds) realized from sale / transfer of Saleable Areas in the New Building/s and the said Land comprised in the Project shall be kept by the Promoter in a separate bank account for meeting the costs to be incurred by the Promoter in construction and development at the said Land.
- 6.3 Each of the party shall bear its own cost and share the revenue in their pre-determined ratio, as mentioned hereinbefore and would not be affected by the cost and share of revenue of the other party.
- 6.4 It is expressly agreed understood and clarified that all sales and transfers of Saleable Areas, by whatever methodology adopted by the Promoter , will be effected by and through the Promoter alone and all revenues (sale proceeds) will be collected by the Promoter and distributed to the Owners in the manner herein stated.
7. For the purpose of this Agreement, the expression "Revenues / Sale Proceeds" shall mean all amounts received from the sale and/or transfer of Saleable Areas after deduction of the following amounts therefrom, which are to be dealt with in the manner mentioned against each item:
 - a) Statutory realisation, including but not limited to Goods & Services Tax, Works Contract Sale Tax, Cess leviable under labour laws, etc.;
 - b) Stamp duty and registration fee, if collected from the prospective purchasers / transferees;
 - c) Cost of extra work carried out exclusively at the instance of prospective purchasers / transferees, which shall be received in entirety by Promoter exclusively;
 - d) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective purchasers / transferees

beyond the specified specification, which shall be received in entirety by Promoter exclusively;

- e) Any charges and/or deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from purchasers / transferees or for specified purpose not forming part of consideration for sale/transfer, which shall be received in entirety by Promoter exclusively;
- f) Realisation of interest from transferees of Saleable Areas or else;
- g) Amounts received from purchasers / transferees on account of or as extras: Charges on account of legal documentation charges, development or other fee / charges and also those received as deposits / advances against rates and taxes, maintenance charges etc., which shall be received in entirety by Promoter, exclusively.

8. With the object and intent that the development and construction at the said Land and sale and transfer of Saleable Areas is carried out smoothly by the Promoter, and to avoid undue delay and indecisiveness of the Owners, it has been mutually been agreed inter se amongst the Parties as follows:

- (i) That the Promoter shall be solely and absolutely entitled and duly authorised to look after, manage, control and complete the work of development and construction at the said Land and do all acts deeds and things as may be required therefor without any further reference to the Owners and the consent of the Owners shall be deemed to have been given by these presents itself.
- (ii) That all Saleable Areas and other spaces areas rights and benefits within the said Land shall be sold to the prospective purchasers / transferees by the Promoter and the sale consideration received from the same shall be shared in the manner hereinbefore mentioned. The Promoter shall be entitled to sign execute deliver and register all agreements deeds documents papers writings instruments in connection therewith and also in connection with all matters pertaining to development construction sale transfer etc. envisaged in this agreement.

- (iii) That all finance required for development and construction at the said Land shall be incurred by the Promoter and for that to arrange all required funds by borrowing either from banks, financial institutions or private resources.
- 9. For all or any of the purposes mentioned in this agreement, the Owners do and each of them doth hereby irrevocably appoint authorize, nominate, constitute and empower the Promoter and/or its nominees, as their true and lawful agent and attorney and in case any further powers or authorities are required by the Promoter for the purposes aforesaid, the Owners agree to grant such powers and authorities as may from time to time be required by the Promoter.
- 9.1 Further, as and when required by the Promoter, the Owners shall from time to time grant power(s) of attorney to the Promoter and/or its nominee(s) for the purposes of construction and development and also for sale transfer and/or otherwise disposal off the Saleable Areas and other spaces areas rights and benefits at the said Land (including land comprised therein) and to sign execute and register all agreements, sale deeds and other deeds documents writings instruments and all purposes connected therewith;
- 10. The original sanctioned plan as also all title deeds and other papers and documents relating to the said Land shall be retained by and/or kept in custody of the Promoter and Promoter unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Owners produce or cause to be produced to them or to their attorneys or agents before or at any trial, examination or commission for inspection or otherwise as occasion shall require the plan and the title deeds and also shall at the like request and cost deliver to the Owners such attested or other copies or extracts therefrom as they may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.
- 11. The Promoter shall be entitled to appear and represent on behalf of the Owners in writing orally and make representations before the government, both State and Central, all authorities, financial institutions, municipal authorities, land and land revenue authorities, urban land authorities, Government Departments, Income-tax

Authorities and other statutory bodies in connection with the matters of the said Land and development thereof and sanction, alteration and/or modification of the plan and the construction of the Building to be constructed at the said Land and for this purpose to sign verify and declare and deliver all documents, deeds, indemnities, charges, mortgages, bonds, promissory notes, negotiable instruments and all other kinds of securities as shall be prudent and necessary and reasonable in the absolute decision of the Promoter.

12. It is agreed that the Promoter shall also be entitled to get Insurance/ Policy/ Coverage against such risks and damages and losses as shall be decided by the Promoter and for the said purpose, it shall be entitled to sign all proposal forms, claims, correspondences and enforce all claims by initiating actions against the Insurance and receive insurance claims by Cheques or Pay Orders in the name of only the Promoter.
13. All receipts issued by the Promoter for self and on behalf of the Owners shall fully discharge and exonerate the persons or persons paying all or any sums of money to the Promoter for self and on behalf of the Owners.
14. Inasmuch as all powers and authorities with regard to development and construction vests in the Promoter, the Owners shall not be responsible for construction and promotion of the Building and all constructions, which shall be at the risk of all the Promoter.
- 14.1 Likewise, the Owners shall not have any right or interest in the constructions to be made by the Promoter on the said Land, which shall be and remain the property of the Promoter.
15. Notwithstanding anything elsewhere to the contrary herein contained, it is agreed and clarified that till such time the development is completed in terms of this agreement, the Owners shall be deemed to be in legal possession of the said Land and the Promoter shall merely have right to enter upon the said Land as a permissive licensee, for the purpose of construction and development.

16. It is agreed that the Promoter shall be entitled to sign and register all agreements deeds and documents that shall be made, done and executed by the Promoter for itself and also on behalf of the Owners.
17. The Owners do hereby also undertake to sign all necessary, deeds, documents, letters, powers, authorities, applications, proposals, guarantees, mortgages and indemnities, charges, promissory notes, letters of undertaking, confirmation of accounts, negotiable instruments as shall be necessary from time to time notwithstanding the aforesaid agreements and contents hereof.
18. The Owners shall not in any manner cause any objection, obstruction, interference, hindrance or interruption at any time hereafter in the construction or completion of construction of the New Building/s nor the Owners shall at any time hereafter do or omit to be done anything whereby the construction or development of the Project at the said Land or the sale / transfer of the New Building/s or the Saleable Areas therein are in any way interrupted or hindered or impeded with, nor the Owners shall in any way commit breach of any of the terms and conditions herein contained. In the event of default or breach, the Owners shall be liable and responsible for all consequences arising thereby and shall indemnify and keep the Promoter fully saved harmless and indemnified of from and against all losses damages costs claims demands and consequences as may be suffered or likely to be suffered by the Promoter thereby or by reason thereof.
19. It is expressly agreed understood and clarified that at any time hereafter, the Promoter shall be absolutely entitled to enter into any agreement or arrangement with the owners / occupiers / Promoters of adjoining / nearby properties on such terms as be agreed by and between the Promoter and the owners / occupiers / Promoters of such adjoining properties. In such event, such additional land alongwith the land comprised in the said Land (hereinafter for the sake of brevity referred to as the "Enlarged Property Under Development") shall increase the scope and ambit of the development herein envisaged which shall stand increased to that extent without however in any manner curtailing and/or infringing on or enhancing / increasing the entitlements of the Owners herein, which entitlements of the Owners herein shall remain unchanged and the additional constructed areas and other benefits and rights

available / allowable due to such additional land being available for development shall be shared by and between the Promoter and the owners / occupiers / Promoters of such adjoining properties and the Owners shall have no concern therewith. It is clarified that if the scope and ambit of the development herein envisaged is increased as aforesaid, the allocation / entitlement of the Promoter and the Owners under this Development Agreement in the total building/s to be constructed on the development herein envisaged, shall be equivalent to the proportion of the said Land to the Enlarged Property Under Development.

- 19.1 The Promoter may in its absolute discretion shall be absolutely entitled to enter into any agreement or arrangement with the owners/occupiers/Promoters of other properties adjoining / contiguous / nearby to the said Land thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of the Common Areas Installations and Facilities in the said Land or any part or portions thereof.
20. All property taxes in respect of the said Land accruing due till the date of sanction of the final plan shall be borne paid and discharged by the parties hereto in proportion to their presently held shares in the land comprised in the said Land and those accruing thereafter till completion of construction of the New Building/s shall be for and to the account of the Promoter.
21. The documents for transfer including Agreements for Sale of Units, Allotment Letters and Deeds of Conveyance shall be prepared by the Advocates, as appointed by the Promoter.
22. The Land Owners and the Promoter have entered into this Agreement purely as a contract, being development agreement between the Owners and the Promoter for grant of development rights, and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

23. In all matters pertaining to development and construction and sale and transfer of Saleable Areas, the decision of the Promoter shall be final and binding on all the Owners and shall be conclusive.
24. None of the Parties shall be entitled to cancel or rescind this agreement without recourse to arbitration.
25. Force Majeure: Force majeure shall mean and include an event preventing either party from performing any or all of its obligations under this Agreement, which arises from or is attributable to unforeseen occurrences, acts, events, omissions, or accidents which are beyond the reasonable control of the party so prevented and does not arise out of a breach by such party of any of its obligations under this agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labour unrest or other industrial action, terrorist action, civil commotion, pandemic, epidemic, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either party) or any relevant government or court orders.
 - 25.1 If either Party is delayed in or prevented from performing any of its obligations under this agreement by any event of force majeure that party shall have no liability in respect of the performance of such of its obligations as are prevented by the events / of force majeure. Neither the Owners nor the Promoter shall be held responsible for any consequences or liabilities under this agreement if prevented in performing the same by reason of force majeure and the time limits laid down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.
26. If any provision of this agreement or the application thereof to any circumstances shall be 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.

- 26.1 If any provision of this agreement is so found to be invalid unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/ as may be necessary to make it valid and enforceable.
- 26.2 Reasonable Endeavour For Substitution: The parties agree, in the circumstances referred above, to use all reasonable endeavours to substitute for any invalid or unenforceable provision 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. The Obligations of the parties (if any) under any invalid or unenforceable provision of this agreement shall be suspended whilst an attempt at such substitution is made.
- 27. Right to Waive: Any term or condition of this agreement may be waived at any time by the party who is entitled to the benefit thereof.
- 27.1 Forbearance: No forbearance, indulgence or relaxation or inaction by any party at any time to require performance of any of the provisions of this agreement shall in any way affect, diminish or prejudice the right of such party to require performance of that provision.
- 28. Notice: Any notice or other written communication given under or in connection with this agreement may be delivered personally or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention to the relevant party (or such other address as is otherwise notified by each party from time to time). The Owners shall address all such notices and other written communications to the Director of the Promoter and

the Promoter shall address all such notices and other written communications to the Director of the Owners.

29. All disputes and differences by and between the parties hereto relating to or arising out of this agreement or any act deed or thing done or to be done in pursuance hereof shall be in accordance with the Arbitration and Conciliation Act, 1996 as modified from time to time. The place of arbitration shall be Kolkata and shall be conducted in English language. The Arbitrator shall have the powers to proceed summarily and make interim awards.
- 29.1 In connection with the aforesaid arbitration proceedings, only the District Judge of the district in which the said Land is situated shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

THE SCHEDULE

(the said Land)

ALL THAT the piece and parcel of the land containing an area of 140.50 Decimal, more or less, situate and lying at Mouza- Rekjoani, J.L. No.13, comprised in L.R. Dag No. 4061 (Area-124 Decimal) and 4065 (Area- 16.5 Decimal), recorded in L.R. Khatian No. 9666 to 9675, 9682, 9720 and 9721, under Police Station- Rajarhat, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24-Parganas. The said Land is butted and bounded as follows:

ON THE NORTH	:	By L.R. Dag Nos. 789 & 791.
ON THE SOUTH	:	By 24'-0" wide Road;
ON THE EAST	:	By L.R. Dag No. 4062 and 4064;
ON THE WEST	:	By L.R. Dag Nos. 790, 4060 and 4065;

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

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

1) Kailash Agnani
S/o. Dalei. S.S Agnani
M-602. Green World Premier
Shikole. Kankdali Kol. 136

2) Karthika Das.
S/o Samir Das
Dashachrone, KOL-136

Prepared by
Krishna Das
Krishna Das
Advocate
Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

ANISHA BUILDERS & DEVELOPERS PVT. LTD.

Suythamini

Director/Authorised Signatory

LOHARUKA INFRASTRUCTURE PVT. LTD.

Suythamini

Director/Authorised Signatory

AJNA COMMERCIAL PVT. LTD.

Suythamini

Director/Authorised Signatory

REVERENT DEALERS PVT. LTD.

Rahul

Director/Authorised Signatory

Starwin Trade-Link Private Limited

Shiraj Singh

Director/Authorised Signatory

Sensation Merchants Private Limited

Shiraj Singh

Director / Authorised Signatory

Realtime Tradecom Private Limited

Subhendu

Director / Authorised Signatory

PARASMANI VINIYOG PVT. LTD.

Shiraj

Director/Authorised Signatory

Suythamini

Nishi

Nishi Loharuka

Meetu Loharuka.

SIGNED SEALED AND DELIVERED by the
withinnamed PROMOTER at Kolkata in the
presence of

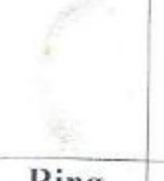
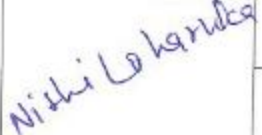
1) Kailash Agamp
S/o. Kale S Agam
B-602 - Greenwood's Premier
Shibola. Kailash
Kolkata. 700136

2) Renshu Das,
S/o Samir Das
Dashabare. KOL-136

AJNA COMMERCIAL PVT. LTD.

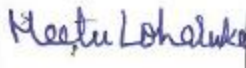
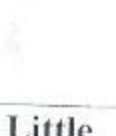
Singh
Director / Authorised Signatory

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

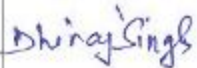
21

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

22

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Major Information of the Deed

Deed No :	I-1904-02320/2024	Date of Registration	21/02/2024
Query No / Year	1904-2000426662/2024	Office where deed is registered	
Query Date	16/02/2024 12:49:55 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	K AGARWAL GREENWOOD PREMIUM, KAIKHALI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700136, Mobile No. : 9836475200, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 4,32,01,910/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:46(g))*	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4061 (RS :-)	LR-9666	Bastu	Bastu	124 Dec		3,81,28,376/-	Property is on Road
L2	LR-4065 (RS :-)	LR-9671	Bastu	Bastu	16.5 Dec		50,73,534/-	Property is on Road
		TOTAL :			140.5Dec	0 /-	432,01,910 /-	
		Grand Total :			140.5Dec	0 /-	432,01,910 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANISHA BUILDERS & Developers Private Limited Holding No. As/96/216/08, Ramkrishnapally, Mondalgarhi, City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 , PAN No.:: aaxxxxxx3l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Loharuka Infrastructure Private Limited Shastri Bagan, Dc-9/238, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Ajna Commercial Private Limited Dc-9/28, Shastri Bagan, Deshbandhu Nagar, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	Reverent Dealers Private Limited Vip Enclave, Block-a/104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx1r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Starwin Trade-link Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx1l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Sensation Merchants Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx3j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Realtime Tradecom Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx8a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Parasmani Vinimay Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Mr Anil Kumar Loharuka (Presentant) Son of Late Ram Bhagat Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence
10	Mr Sunil Kumar Loharuka Son of Late Rambhagat Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence
11	Mrs Nishi Loharuka Wife of Mr. Anil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence
12	Mrs Meetu Loharuka Wife of Mr. Sunil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 17/02/2024 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ajna Commercial Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sunil Kumar Loharuka Son of Late Rambhagat Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx4n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANISHA BUILDERS & Developers Private Limited (as authorised signatory), Loharuka Infrastructure Private Limited (as authorised signatory), Ajna Commercial Private Limited (as authorised signatory), Ajna Commercial Private Limited (as Director)
2	Mr Rahul Jain Son of Mr Sajjan Kumar Jain Vip Enclave, Block 1-104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx0b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Reverent Dealers Private Limited (as authorised signatory)
3	Mr Dhiraj Singh Son of Mr Bijay Narayan Singh 9, Rameshwar Malia Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bdxxxxxx2g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Starwin Trade-link Private Limited (as authorised signatory), Sensation Merchants Private Limited (as authorised signatory)
4	Mr Debdulal Sarkar Son of Mr Bani Bhusan Sarkar 36b, Prasanna Naskar Lane, City:- Not Specified, P.O:- Picnic Garden, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bzxxxxxx7q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Realtime Tradecom Private Limited (as authorised signatory)
5	Mr Bikram Kumar Jha Son of Mr Chandi Charan Jha Indira Apartment, 379/1, Bhagabati Charan Chatterjee Street, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: afxxxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Parasmani Vinimay Private Limited (as authorised signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kailash Pati Agarwal Son of Late S S Agarwal B-602, Green Wood Premium, Kaikhalli, City:- Kolkata, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			

Identifier Of Mr Anil Kumar Loharuka, Mr Sunil Kumar Loharuka, Mrs Nishi Loharuka, Mrs Meetu Loharuka, Mr Sunil Kumar Loharuka, Mr Rahul Jain, Mr Dhiraj Singh, Mr Debdulal Sarkar, Mr Bikram Kumar Jha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANISHA BUILDERS & Developers Private Limited	Ajna Commercial Private Limited-12.0032 Dec
2	Loharuka Infrastructure Private Limited	Ajna Commercial Private Limited-12.0156 Dec
3	Ajna Commercial Private Limited	Ajna Commercial Private Limited-12.0032 Dec
4	Reverent Dealers Private Limited	Ajna Commercial Private Limited-12.0156 Dec
5	Starwin Trade-link Private Limited	Ajna Commercial Private Limited-12.0032 Dec
6	Sensation Merchants Private Limited	Ajna Commercial Private Limited-11.9908 Dec
7	Realtime Tradecom Private Limited	Ajna Commercial Private Limited-11.9908 Dec
8	Parasmani Vinimay Private Limited	Ajna Commercial Private Limited-12.0032 Dec
9	Mr Anil Kumar Loharuka	Ajna Commercial Private Limited-2.0088 Dec
10	Mr Sunil Kumar Loharuka	Ajna Commercial Private Limited-1.9964 Dec
11	Mrs Nishi Loharuka	Ajna Commercial Private Limited-11.9908 Dec
12	Mrs Meetu Loharuka	Ajna Commercial Private Limited-11.9784 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Anil Kumar Loharuka	Ajna Commercial Private Limited-8.25 Dec
2	Mr Sunil Kumar Loharuka	Ajna Commercial Private Limited-8.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4061, LR Khatian No:- 9666	Owner:অনিসা বিল্ডার্স এন্ড ডেভেলপার্স প্রাইভেট লিমিটেড, Gurdian:শেখ ডায়রেক্টর, Address:মিজ , Classification:শাপি, Area:0.12000000 Acre,	ANISHA BUILDERS & Developers Private Limited
L2	LR Plot No:- 4065, LR Khatian No:- 9671	Owner:অনিল কুমার লোহারুকা, Gurdian:রাসমজিত লোহারুকা, Address:মিজ , Classification:শাপি, Area:0.08000000 Acre,	Mr Anil Kumar Loharuka

Endorsement For Deed Number : I - 190402320 / 2024

On 17-02-2024

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

Presented for registration at 17:13 hrs on 17-02-2024, at the Private residence by Mr Anil Kumar Loharuka , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,32,01,910/-

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

Execution is admitted on 17/02/2024 by 1. Mr Anil Kumar Loharuka, Son of Late Ram Bhagat Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Mr Sunil Kumar Loharuka, Son of Late Rambhagat Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Mrs Nishi Loharuka, Wife of Mr Anil Kumar Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Mrs Meetu Loharuka, Wife of Mr Sunil Kumar Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Identified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Green Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 17-02-2024 by Mr Sunil Kumar Loharuka, authorised signatory, ANISHA BUILDERS & Developers Private Limited (Private Limited Company), Holding No. As/96/216/08, Ramkrishnapally, Mondalganhi, City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052; authorised signatory, Loharuka Infrastructure Private Limited (Private Limited Company), Shastri Bagan, Dc-9/238, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; authorised signatory, Ajna Commercial Private Limited (Private Limited Company), Dc-9/28, Shastri Bagan, Deshbandhu Nagar, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; Director, Ajna Commercial Private Limited (Private Limited Company), Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Green Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-02-2024 by Mr Rahul Jain, authorised signatory, Reverent Dealers Private Limited (Private Limited Company), Vip Enclave, Block-a/104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Green Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-02-2024 by Mr Dhiraj Singh, authorised signatory, Starwin Trade-link Private Limited (Private Limited Company), Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; authorised signatory, Sensation Merchants Private Limited (Private Limited Company), Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

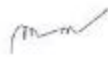
Identified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Green Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-02-2024 by Mr Debdulal Sarkar, authorised signatory, Realtime Tradecom Private Limited (Private Limited Company), Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Green Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-02-2024 by Mr Bikram Kumar Jha, authorised signatory, Parasmani Vinimay Private Limited (Private Limited Company), Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Kailash Pati Agarwal, , , Son of Late S S Agarwal, B-602, Green Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service



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

On 20-02-2024

Payment of Fees

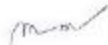
Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/02/2024 3:53PM with Govt. Ref. No: 192023240386801968 on 16-02-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 9482066824315 on 16-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/02/2024 3:53PM with Govt. Ref. No: 192023240386801968 on 16-02-2024, Amount Rs: 75,020/-, Bank: SBI
EPay (SBIPay), Ref. No. 9482066824315 on 16-02-2024, Head of Account 0030-02-103-003-02



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

On 21-02-2024

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

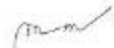
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2944, Amount: Rs. 50.00/-, Date of Purchase: 18/07/2023, Vendor name: P Dey



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 150829 to 150868
being No 190402320 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.02.27 14:16:17 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 27/02/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.