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Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-11  
Alipore, South 24-Parganas

06 MAR 2025

### DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 6<sup>th</sup> day of MARCH Two Thousand and Twenty-Five.

#### BETWEEN

#### 1 PARTIES:

#### 1.1 OWNER:

1.1.1 MADGUL PARKS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20 Ballygunge

ANURISHI DEVELOPMENT LLP

Designated Partner

ANURISHI DEVELOPMENT LLP

Designated Partner

417353

Amrishi Dey. L.P.

Rs. \_\_\_\_\_  
Rs. \_\_\_\_\_  
Rs. \_\_\_\_\_  
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BIRAJAN MURHERJEE  
Licenced Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kaly

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District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 MAR 2025



Circular Road, Kolkata – 700 019, Post Office Ballygunge, Police Station Ballygunge, having PAN: AACCM0198C represented by its Director Kushal Rungta son of Santosh Kumar Rungta, residing at 20 Ballygunge Circular Road, Kolkata – 700 019, Police Station and Post Office Ballygunge (having PAN ACYPR7591M and Aadhaar No. 9707-6732-5405) hereinafter referred to as “the **OWNER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-interest, successors-in-office and/or assigns) of the **ONE PART**;

**AND**

**1.2 DEVELOPER:**

**1.2.1 ANURISHI DEVELOPMENT LLP** (LLPIN: ACJ-4148 and PAN ACHFA0261C), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit 704, 7<sup>th</sup> Floor, DLF Galleria, premises no. 02-0124, Action Area-1B, New Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata – 700 156 represented by both its Designated Partners (1) Pankaj Kumar Jhunjhunwala (having PAN ACPPJ2502B and Aadhaar No. 5601-4607-9042) son of Sushil Kumar Jhunjhunwala residing at R-606, DC Block, Sector – I, Salt Lake, Bidhannagar (M), North 24 Parganas, Bidhannagar CC Block, West Bengal – 700064 and (2) Rohit Singhania (having PAN APLPS9822A and Aadhaar No. 8406-2389-4304) son of Harish Kumar Singhania residing at 3rd Floor, 2, Janki Shah Road, near Air Force Police Station, Post Office and Police Station Hastings, Hastings, Kolkata, West Bengal, Pin – 700022 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, successors-in-interest, successors-in-office and/or assigns) of the **OTHER PART**.

**SECTION-I # DEFINITIONS:**

**1 DEFINITIONS:** Unless in this Agreement there be something contrary or repugnant to the subject or context:-

**1.1.1 “Agreed Ratio”** shall according to the context mean the ratio of sharing between the parties in respect of the Realization and several matters hereinstated which shall be 40.5% (forty decimal fifty percent) for or to the Owner and 59.5% (fifty-nine decimal fifty percent) for or to the Developer.

For MADAGARI PVT. LTD.

*Kushal Rungta*  
Director

ANURISHI DEVELOPMENT LLP

*Pankaj Kumar Jhunjhunwala*  
Designated Partner

ANURISHI DEVELOPMENT LLP

*Rohit Singhania*  
Designated Partner

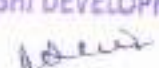


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- 1.1.2 "Applicable Laws"** shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, codes, guidelines, directions, judgements, decrees by any government body or authority or local authority or judicial authority or statutory authority having jurisdiction whether in effect on the date of this Agreement or thereafter;
- 1.1.3 "Appurtenances"** in relation to any Unit or constructed space shall mean the Share in Land attributable thereto and wherever the context so permits and intends shall include the proportionate undivided indivisible share in the Common Areas and Installations attributable thereto.
- 1.1.4 "Appropriate Authorities"** shall mean the concerned authority having jurisdiction over the relevant activity including the Kolkata Municipal Corporation, B.L. & L.R.O., Collector, Commissioner, District Magistrate, ADM, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Planning Authority, Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Real Estate Authorities, Airport Authority, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Income Tax Authorities, Goods and Service Tax Authorities, Courts, Tribunals, Judicial and Quasi Judicial authorities, other Central or State Government or any department thereof and/or Judicial or Quasi Judicial authorities and/or concerned Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities.
- 1.1.5 "Building Complex"** shall mean and include the Project Land and the New Building thereat with the Common Areas and Installations and all other open and covered spaces thereat.
- 1.1.6 "Building Plans"** shall mean the plan for construction of the New Building to be caused to be sanctioned by the Developer in the name of the Owner from the Kolkata Municipal Corporation and include any modifications and/or alterations as may be made thereto in accordance with the terms and conditions contained herein.
- 1.1.7 "Building Complex Completion"** shall mean the construction and completion of the Building Complex as per the terms and conditions contained in Clause 10.3 and sub-clauses hereto.

For MADRUS PAPER PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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- 1.1.8 **"Common Areas and Installations"** shall mean the areas, installations, amenities and facilities at or for the Project Land and the New Building thereat as mentioned in **PART-II** of the **SECOND SCHEDULE** hereto and shall include any modifications and alterations thereto that may be made by mutual consent in writing of the parties.
- 1.1.9 **"Completion Certificate"** shall mean the issuance of Completion Certificate / Occupancy Certificate (by any name called) by the Kolkata Municipal Corporation in respect of the New Building.
- 1.1.9 **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees thereof; collection and disbursement of the Common Expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.
- 1.1.10 **"Developer' Realization Share"** shall mean the share of the Developer in the Realizations as per the Agreed Ratio.
- 1.1.11 **"Developer's Allocation"** shall mean and include the Developer's Realization Share and portions and shares of the Developer in any unsold areas with or without with Appurtenances, as the case may be, remaining upon Building Complex Completion and all other properties and rights of the Developer in the Project in terms hereof or in pursuance hereof.
- 1.1.12 **"Extras"** shall mean the amounts mentioned **PART-I** of the **THIRD SCHEDULE** hereto subject to any variations as per Clause 12.6 hereto
- 1.1.13 **"Deposits"** shall mean the amounts mentioned in **PART-II** of the **THIRD SCHEDULE** hereto subject to any variations as per Clause 12.6 hereto.
- 1.1.14 **"New Building"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Project Land.
- 1.1.15 **"Owner's Realization Share"** shall mean the share of the Owner in the Realizations as per the Agreed Ratio.
- 1.1.16 **"Owner's Allocation"** shall mean and include the Owner's Realization Share and portions and shares of the Owner in any unsold areas with or

For MADHUL PATI & PVT.

*[Signature]*

Director

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner



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without with Appurtenances, as the case may be, remaining upon Building Complex Completion and all other properties and rights of the Owner in the Project in terms hereof or in pursuance hereof.

**1.1.17 "Parking Spaces"** shall mean the spaces at the Building Complex including at covered space, open area or under a shade at the open area or mechanized multilevel systems at the open area for parking of motor cars and/or two-wheelers.

**1.1.18 "GST"** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof.

**1.1.19 "Project Land"** shall mean the pieces or parcels of land situate lying at and being municipal premises No. 53A Raja Rammohan Roy Road, Kolkata morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written;

**1.1.20 "Real Estate Laws"** shall mean Real Estate (Regulation and Development) Act, 2016 or substitute/s thereof and include any amendments thereof and also all rules, regulations and byelaws arising therefrom as may be applicable to the Project.

**1.1.21 "Realization"** shall mean and include the amounts received on any account whatsoever against or in respect of the Building Complex including the Transfer of or otherwise in respect of the Units, Parking Spaces, Appurtenances and/or other Transferable Areas in the Building Complex (other than unsold areas, if any allocated to the parties) and include the part or full consideration for any Transfer, any amounts on account of Nomination/Transfer Charges, Floor Rise Escalation and PLC, Extras, interest, cancellation charges, forfeiture amounts and/or compensation received from any Transferee, **but shall not include** any amounts received on account of GST and Deposits.

**1.1.23 "Shares in land"** shall mean the proportionate undivided indivisible share in the land of whole or part of the Project Land attributable to any Unit.

**1.1.24 "Transfer"** shall include transfers by sale at the Building Complex.

**1.1.25 "Transferable Areas"** shall mean the Units, Parking Spaces, other constructed spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex and Project Land capable of being transferred independently or by being added to the area

ANURISHI DEVELOPMENT LLP  
Director

ANURISHI DEVELOPMENT LLP  
Designated Partner

ANURISHI DEVELOPMENT LLP  
Designated Partner



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of any Unit or making appurtenant to any Unit or otherwise and shall also include any right, benefit or privilege at the Building Complex and Project Land capable of being commercially exploited and wherever the context so permits shall include the Shares in land.

**1.1.26 "Transferees"** shall mean the persons to whom any Transferable Areas in the Project is Transferred or agreed to be Transferred.

**1.1.27 "Units"** shall mean the independent and self-contained residential flats and/or apartments, and other constructed spaces capable of being exclusively held used or occupied by person/s.

## **1.2 INTERPRETATION:**

**1.2.1** Reference to any clause shall mean such clause of this Agreement and include any sub-clauses thereof. Reference to any Schedule shall mean such Schedule to this Agreement and include any parts of such Schedule.

**1.2.2** Headings, Clause Titles, Capitalized expressions and Bold expressions are given for convenience only and shall not be taken into account for the construction or interpretation of any terms or provisions of these presents..

**1.2.3** Reference to the word "include" shall be construed without limitation;

**1.2.4** The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to be a breach of this Agreement;

**1.2.5** Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions.

**1.2.6** 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 specifically provided), be in writing.

**1.2.7** The expression 'parties' used in this agreement shall mean the Owner and the Developer.

## **SECTION-II # RECITALS AND REPRESENTATIONS:**

*[Signature]*

ANURISHI DEVELOPMENT LLP  
*[Signature]*  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
*[Signature]*  
 Designated Partner





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## 2 RECITALS/REPRESENTATIONS:

### 2.1 RECITALS:

- 2.1.1 The Owner is the sole and absolute Owner of the Project Land. With an intent of the Owner to develop a building complex, the Owner entered upon discussions with the Developer.
- 2.1.2 Pursuant to discussions between the parties and the representations as hereinafter contained, the Owner and the Developer have agreed that the Developer would carry out the planning and construction of the Building Complex and Transfer the Transferable Areas to interested Transferees with sharing of the Realizations thereof by the parties in the Agreed Ratio and to carry out certain other acts, deeds and things pertaining to the Project and the Owner shall, interalia, be entitled to the Owner's Allocation and other benefits and in consideration thereof the Developer shall be entitled to the Developer's Allocation and other benefits.

### 2.2 REPRESENTATIONS:

2.2.1 **REPRESENTATIONS OF OWNER:** The Owner have represented and assured to the Developer as follows:

- (i) That the Owner is the sole and absolute Owner of the Project Land with good marketable title free from any encumbrance created or suffered by it since purchasing the same and the Owner have not received any notice or claim for or relating to any encumbrance on the Project Land.
- (ii) That the facts about the Owner deriving title to the Project Land are contained in the **FOURTH SCHEDULE** hereto and the same are all true and correct.
- (iii) That the Owner have caused their names to be mutated in the records of the B.L. & L.R.O and the Kolkata Municipal Corporation in respect of the Project Land.
- (iv) The classification of the Project Land comprised in L.R. Dag Nos. 467, 468, 469, 470, 488 is 'Bahutal Abasan' by virtue of certificate dated 27<sup>th</sup> July 2021 issued by the D.L.&L.R.O, South 24 Parganas and bearing Memo No. 51A(c)/136/2161/1(3)/P/20.

For MAGGUL PARK  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



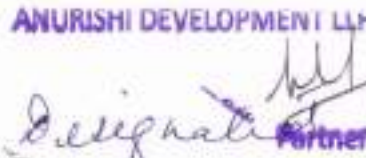
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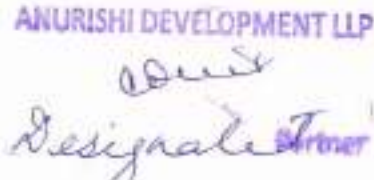
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- (v) That the Owner is in vacant and peaceful possession of the Project Land and the same has been duly secured on all sides partly by boundary walls and partly by fencing.
- (vi) That there is no legal proceedings, injunction, status quo, impediment, obstruction, restriction or prohibition affecting the Project Land or in the Owner entering upon this Agreement and/or in the development and transfer of the Project Land nor is there any notice affecting the same.
- (vii) That there is no notice of acquisition or requisition or alignment received or pending in respect of the Project Land or any part thereof and the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 has provided the No Objection Certificate vide Memo No. 299/ULC/Alipore/2024 dated 24<sup>th</sup> September 2024 in respect of the Project Land.
- (viii) That the Project Land or any part thereof has not been attached or forfeited and/or is liable to be attached or forfeited under any laws or order or decree of any authority or Court of Law or due to Income Tax, Foreign Exchange, Money Laundering or any other Statutory Dues or Public Demand against the Owner.
- (ix) That the original documents of title in respect of the Project Land as per list given in the **FIFTH SCHEDULE** hereto are in the custody of the Owner and the same have not been deposited with anyone nor seized by any authority nor used as security or collateral security or bond or otherwise in respect of any activity or transaction whatsoever.
- (x) That there is no pending agreement or contract with any other person in connection with the Project Land or any part thereof or its development/sale/transfer nor have executed any power of attorney in favour of any person nor have otherwise dealt with the Project Land or any part thereof prior to execution of this Agreement.
- (xi) That there is no notice or proceeding of winding up or bankruptcy or insolvency proceedings or under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or The Insolvency & Bankruptcy Code or before the Debts Recovery Tribunal or before any Court or Tribunal filed or pending against the Owner.

For MADGUL PARKS LLP  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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- (xii) That subject to the terms hereof, there is no difficulty in the compliance of the obligations of the Owner hereunder.

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

- (i) The Developer is carrying on the business of construction and development of real estate and has infrastructure, expertise and resources in this field.
- (ii) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (iii) That there is no notice or proceeding of winding up or bankruptcy or insolvency proceedings or under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or The Insolvency & Bankruptcy Code or before the Debts Recovery Tribunal or before any Court or Tribunal filed or pending against the Developer.
- (iv) Subject to the terms hereof, there is no difficulty in compliance of the obligations of the Developer hereunder.
- (v) The Developer has been provided by the Owner, the documents and papers in the custody of the Owner in respect of the Subject Property as per list contained in the **FIFTH SCHEDULE** hereto for its due diligence and this agreement is being entered upon by the Developer upon causing searches and completing its due diligence.

**2.3** The parties are now entering upon this Agreement to put into writing all the terms and conditions agreed between them in connection with the development of the Project Land and the administration and Transfer of the Building Complex and other aspects of the Project and the respective rights and obligations of the parties in respect of the same as hereinafter contained.

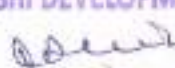
**SECTION-III # WITNESSETH:**

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

**3 AGREEMENT AND CONSIDERATION:**

For MADGUL PARKS PVT. LTD.  
  
Director

ANURISHI DEVELOPMENT LLP  
  
Designated Partner

ANURISHI DEVELOPMENT LLP  
  
Designated Partner



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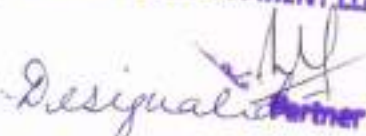


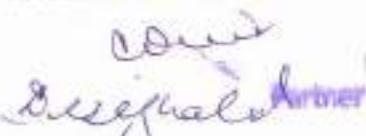
- 3.1 In the premises aforesaid and subject to the compliance of the obligations of the Developer hereunder the Owner have agreed to appoint the Developer and granted to the Developer exclusive rights and authority to develop the Building Complex at the Project Land with rights to Transfer the Transferable Areas with sharing of the Realization in the Agreed Ratio in the manner hereinstated and shall receive the Deposits exclusively and administer the Common Purposes (upto a specified time); all in the manner hereinafter stated and the Developer has agreed to accept the same; and the Developer has agreed to carry out the planning and construct or cause to be constructed the Building Complex at its own costs, risk and expenses and to carry out certain other acts, deeds and things pertaining to the Building Complex as hereinafter morefully contained and on the terms and conditions hereinafter contained.
- 3.2 It is agreed between the parties that in the Building Complex the Developer shall be entitled to the Developer's Allocation and the Owner shall be entitled to the Owner's Allocation. The Owner hereby agrees to Transfer the Shares in Land in favour of the concerned Transferees and upon issuance of the Completion Certificate to complete the Transfer of the shares in land attributable to the Transferable Areas, the consideration for which shall be the Owner's Realization Share and payable on or before such completion of Transfer as provided in clause 11.2.7 hereto.
- 3.3 The Owner and the Developer have agreed to act on principal to principal basis in respect of their roles, rights and obligations;
- 3.4 The agreement and the rights of the parties hereunder and arising herefrom shall be and remain valid and subsisting at all times and cannot be unilaterally cancelled by any party except only in accordance with any specific terms and conditions mentioned herein.

#### 4 PROJECT LAND RELATED OBLIGATIONS OF OWNER :

- 4.1 **Marketable Title:** The Owner has made available the Project Land with a good marketable title of the Owner to the same and shall not hereafter do any act deed or thing which may affect such title or result in any defect in its title to the Project Land.
- 4.2 **Encumbrances:** The Owner has made available the Project Land free from all Encumbrances created made done or suffered by the Owner.

For MADGUL PARKS PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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- 4.3 Possession:** The Owner is at the time of execution hereof in vacant and peaceful possession of the Project Land duly secured by boundary walls and fencing as aforesaid and without any encroachment inside the Project Land.
- 4.4 Payment of taxes and dues:** The Owner shall bear and pay the land revenue, municipal and all other rates taxes and other statutory dues and outgoings payable to Kolkata Municipal Corporation or other appropriate authority in respect of the Project Land and accruing due till the date of execution hereof.
- 4.5 Mutation and Assessment:** The Owner has mutated its name in the records of the B.L.&L.R.O and Kolkata Municipal Corporation and shall not do any act deed or thing whereby the same may be altered until issuance of Completion Certificate.
- 4.6 Permissions:** The Owner has provided to the Developer the permissions and clearances obtained by them as mentioned in the **SIXTH SCHEDULE** hereto.
- 4.7** The Developer has satisfied himself in respect to the above and shall not raise any objection in this regard.

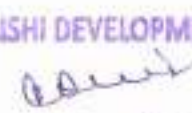
## **5 TITLE DEEDS & OTHER DOCUMENTS:**

- 5.1** The Owner shall with effect from the date hereof and until issuance of the Completion Certificate in respect of the New Building and hand over to the Association as per clause 5.3 hereto, keep all the said original documents of title mentioned in **FIFTH SCHEDULE** hereto with Mr. Deepak Choudhury, Advocate of 2 Hare Street, Kolkata-700001 (hereinafter referred to as "the **Title Deeds Custodian**") who shall hold the same in the manner and until the period mentioned hereinafter.
- 5.2** Upon request of the parties to the Title Deeds Custodian, the Title Deeds Custodian shall allow and provide inspection and production of the original title deeds to the parties and/or any Appropriate Authority and/or Transferees and/or Financers and also provide xerox copies therefrom. The expression "Financers" used in this agreement shall have the meaning assigned to it under clause 10.6.1 hereto.
- 5.3** Upon Building Complex Completion, the original Title Deeds shall be handed over to the Association in the manner as required under the Real Estate Laws.

## **6 ENTRY:**

For MADGUL PARKS PVT. LTD.  


ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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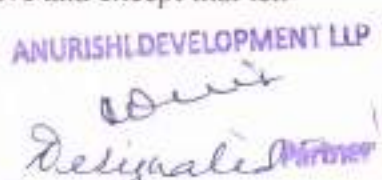
- 6.1** As a purpose incidental to carrying out the development of the Project Land in terms hereof, the Developer shall have the full free and unfettered right, with effect from the date of execution of this Agreement, to enter upon the Project Land for the purpose of survey, soil testing, planning and preparation of plans, inspection and other initial works pertaining to the proposed development and with effect from the date of sanction of Building Plans, to commence and carry out the construction work and other aspects of the Project as a licensee.
- 6.2** It is hereby expressly agreed by and between the parties hereto that the possession of the Project Land shall not be given or intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2(47)(v) of the Income Tax Act 1961. The possession, juridical or otherwise, of the Project Land shall remain vested in the Owner until the Completion Certificate is issued in respect of the New Building and thereafter such possession shall be jointly held by the Owner and Developer till such time the built up spaces are delivered to the Transferees or those that may be separately allocated amongst the parties to them respectively.
- 6.3** With effect from the date of execution hereof, the Developer shall keep the Project Land secured by appointing its security personnel but so as not to impinge upon or affect the legal possession of the Owner.

**7 SECURITY DEPOSIT:**

- 7.1 Security Deposit :** As security for performance of its obligations hereunder, the Developer has agreed to pay to the Owner, a sum of Rs.3,00,00,000/- (Rupees ~~three crores~~) only as and by way of refundable Security Deposit (hereinafter referred to as "the Security Deposit") and it is recorded that the Developer has paid the same to the Owner at or before the execution hereof (the receipt whereof the Owner do hereby as also by the receipt hereunder written admit and acknowledge).
- 7.2 Interest Free:** Except as expressly applicable due to default by the Owner in refunding the deposit, the Security Deposit shall be interest free.
- 7.3 Refund of Security Deposit:** The Owner shall refund to the Developer ninety percent of the Security Deposit within one month of the Developer achieving the Completion as per clause 10.3.1 hereto including handing over to the respective Transferees, the Transferred Units and on completing the payment of the Owners' Realization Share of all Transferred Units to the Owners save and except that ten

For MICHAEL PARKS DEVELOPMENT LLP  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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percent of the Security Deposit shall be refunded by the Owner to the Developer upon handing over to the Owner those unsold areas allocated to the Owner.

- 7.4 In case the Owner fails to refund the Security Deposit or any part thereof in the manner stated in clause 7.3 hereto then the unrefunded amount shall bear simple interest @12% per annum for the period of delay without prejudice to the other rights and remedies of the Developer hereunder.

## 8 PLANNING OF THE PROJECT:

### 8.1 PLANNING:

- 8.1.1 The Architect of the Project shall be Mr. Kamal Periwal and shall not be changed by the Developer without the prior written consent of the Owner, which consent shall not be unreasonably withheld. The preliminary planning for the building complex has already been done by the Architect.

- 8.1.2 The planning and layout for the development of the Project Land shall be finalized by the Developer in consultation with the Architect and the Owner. The planning shall be done to achieve and utilize the full Floor Area Ratio and also Additional Areas on account of Green Building.

- 8.2 **SURVEY AND SOIL TESTING:** The Developer shall at its own costs and expenses carry out necessary survey and soil testing and other preparatory works in respect of the Project Land.

### 8.3 BUILDING PLANS:

- 8.3.1 **PREPARATION AND APPROVAL:** The Developer shall cause to be prepared the proposed Building Plans and send a copy of the Building Plans to the Owner for its approval. The Owner shall within 15 days of receiving the proposed plans offer its points and suggestions, if any, thereon to the Developer which shall be incorporated by the Developer and any point of difference shall be resolved in consultation with the Architect whose decision on the same shall be final. Provided, however, that in case no points and/or suggestions are received from the Owner within 15 (fifteen) days of the Owner receiving the proposed plans then the Developer will be at liberty to proceed further with the sanctioning of the proposed plans.

- 8.3.2 **OWNER'S COPY OF BUILDING PLANS:** The Developer shall pursue and obtain the sanctioned Building Plans from the Kolkata Municipal Corporation within the time period stipulated hereinafter and notify the Owner immediately

*[Signature]*  
ANURISHI DEVELOPMENT LLP

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner



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thereabout alongwith sending a copy of the sanctioned Building Plans to the Owner.

**8.3.3 MODIFICATIONS AND ALTERATIONS:** The Developer shall be entitled from time to time to cause minor modifications and alterations to the sanctioned plans **Provided That** in case due to any such modification or alteration the total constructible area gets reduced or such modification or alteration is for increase or reduction of the number of floors in the New Building, the Developer shall obtain the prior written consent of the Owner in respect thereof and except as aforesaid, for any other modification/alteration the Developer shall intimate the Owner in writing about the same immediately upon submission for such modification or alteration and upon its approval. However, the developer shall not violate the provisions of WBRERA in any event.

**8.3.4 GREEN BUILDING FAR:** The Developer shall apply for additional FAR (Floor Area Ratio) and/or constructible area on account of Green Building and include the same in the planning and preparation of Building Plans.

**8.4 APPROVALS FOR PROJECT:** The Developer shall in its own name or in the name of the Owner apply for and obtain all permissions, clearances, no objection certificates, consents and other approvals required under Applicable Laws for carrying out the Project, including those required from Pollution Control Authority, Fire Service Authorities, Airport Authority, Police Authorities, Municipal Authorities any other Appropriate Authorities. The Developer shall also obtain the Completion / Occupancy Certificate from the Kolkata Municipal Corporation in respect of the New Building and from any other authority as may be required.

## **9 CONSTRUCTION OF THE PROJECT:**

**9.1 BOUNDARY WALL:** The Developer shall construct the boundary walls in respect of the Building Complex as per the design envisaged by the Architect.

**9.2 MANAGEMENT, CONTROL & AUTHORITY:** The Developer shall deal with, manage and administer the Building Complex and all aspects of its construction and completion. The Developer shall set up site office and commence the works for the development and Transfer only upon sanction of Building Plans and upon getting registration of the Project under the Real Estate Laws.

**9.3 GOOD CONSTRUCTION:** The Developer shall construct erect and carry out the development of the Building Complex as Grade 1 Building and achieve the

For MAGGUL PARKS PH I  
  
 Director

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 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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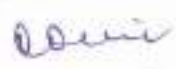
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Building Complex Completion in a good and workman like manner with good quality of materials with the specifications mentioned in the **PART-I** of the **SECOND SCHEDULE** hereto and upon due compliance of the Building Plans and all Applicable Laws affecting the same and of the terms and conditions hereof. The Developer shall have the sole and complete rights and obligations in respect of all aspects of development and construction.

- 9.4 REAL ESTATE LAWS:** The Developer shall obtain registration under the Real Estate Laws and comply with all necessary requirements under the Real Estate Laws and fulfill all obligations under the Real Estate Laws and any other statute connected with the obligations of the Developer hereunder in respect of the Project.
- 9.5 TEAM:** The Architect for the Project and the entire team of people required for the execution of the Project shall be such person as may be selected and appointed by the Developer. All persons employed by the Developer for the purpose of construction such as architects, contractors, labourers, care-takers etc., shall be the persons under the appointment from and/or employees of the Developer and the 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 caretaker etc. or for the compliance of the provisions of labour laws, payment of wages, payment of P.F., E.S.I. etc., maintenance of records of labourers etc. and all the responsibilities in this regard shall be that of the Developer. The Owner shall not also be responsible for any accident, injury or death to any team member or worker or visitor or other persons at or relating to the construction or development work at the Project Land.
- 9.6 UTILITIES:** The Developer shall obtain new connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities (whether temporary or permanent) from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the proposed Project.
- 9.7 COMMON AREAS AND INSTALLATIONS:** The Developer shall erect and install all the Common Areas and Installations in the Building Complex for the Building Complex as a whole and each New Buildings thereat and The Developer shall erect and install and make operative the Common Areas and Installations before Completion of Construction.

  
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Designated Partner

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Designated Partner

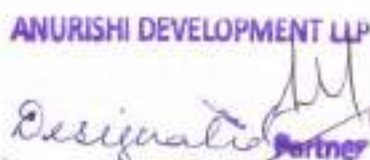


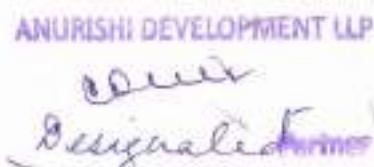
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- 9.8 CALCULATION OF AREAS:** The carpet area shall be as per applicable Real Estate Laws and shall be provided by the Developer and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Project shall be on uniform basis and be determined by the Developer as per calculations based on the Building Plans and construction done and to be certified by the Architect of the Project. The calculation of the areas will be approved and done jointly along with the Owner and the Owner shall be entitled to carry out joint measurement if it so desires.
- 9.9 NAME OF THE PROJECT:** The name of the Project shall be such as the Developer and the Owner may mutually decide. It is, however, specifically agreed that the prefix of the Developer with the Developer's artwork of such prefix, if so decided by the Developer, can be put up with the name of the Project.
- 9.10 CO-OPERATION:** 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 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.
- 9.11 OTHER COMPLIANCES FOR CONSTRUCTION :** In connection with the construction of the Building Complex the Developer shall comply with the following:-
- 9.11.1** The Developer shall remain responsible to cause and ensure that there is or remains no deviation in construction from the Plan or the agreed Specifications (unless permitted) or Applicable Laws and also cause and ensure that no damage whatsoever is caused to any neighboring property and/or building in carrying out the development of the Property;
- 9.11.2** The Developer shall remain responsible for any accident and/or mishap and/or loss or injury to life or property in respect of construction and completion of the Building Complex;
- 9.11.3** The Developer shall comply and/or procure compliance with, all conditions attaching to the approvals for development which may be granted during the course of development.
- 9.11.4** The Developer shall comply or procure compliance with, all applicable laws and statutes and all applicable codes of practice including from the concerned Municipality/Municipal Corporation or other authorities

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 Director

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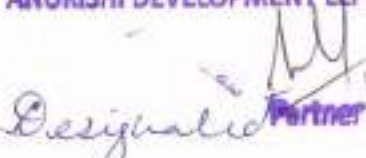
affecting the Project, the Land or the development thereof and do all acts, deeds and things required by any statute and comply with all the requirements of all the authorities for the development occupation and delivery of the Building Complex.

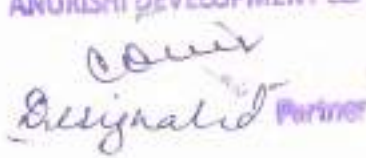
- 9.11.5** The Developer shall not allow any other person to encroach nor permit any encroachment by any other person and/or persons into or upon the Project Land or any part or portion thereof and resolve all local or otherwise issues that may arise affecting the Project;
- 9.11.6** The Developer shall remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the said New Building and to pay, perform and observe all the terms, conditions, covenants and obligations on the part of the Developer to be paid performed and observed hereunder. The Developer shall answer, deal with and satisfy any notices and requirements of any Appropriate Authority and Transferees pertaining to the Project and also claims, if any, made them or any of them in respect of construction and completion of the Building Complex and compliances connected therewith.
- 9.11.7** The Owner shall not be responsible for any accident or mishap at the project site during construction.
- 9.11.8** The Developer shall comply with all its obligation under the agreement of sale of the Transferable Areas without calling upon the Owner to do so in any manner.
- 9.12 ROOF:** The identified ultimate roof of the New Building shall be a common roof for the Owner, the Developer and occupiers of the Units in the New Building and such other persons as the Owner and the Developer may mutually agree.
- 9.13 INSPECTION:** The Owner with or without its authorized persons shall be entitled to inspect the progress of construction of the New Building and except in emergency, the Owner shall provide at least 24 hours prior notice in writing to the Developer about the inspection.

## **10 TIME & COSTS FOR PLANNING AND COMPLETION:**

- 10.1 TIME:** Unless prevented by reasons of Force Majeure, the Developer shall:

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 Director

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 Designated Partner

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 Designated Partner

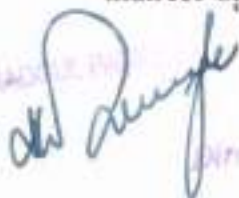


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- 10.1.1** Obtain the sanctioned Building Plans and all necessary approvals, consents, permissions and/or no objection certificates (including Consent to Establish) necessary to commence the construction of the Building Complex at the Project Land within 09 (nine) months from the date of execution of this agreement.
- 10.1.2** cause the Building Complex Completion within **42 (forty-two) months** from the date of execution of this agreement with a grace period of 6 months over and above the 42 months, if required for the same.
- 10.2 INTIMATION BY DEVELOPER:** The Developer shall notify the Owner about submission of Building Plans for sanction to Kolkata Municipal Corporation, demand for Sanction fee raised by Kolkata Municipal Corporation, sanction of Plans by Kolkata Municipal Corporation, commencement of construction by the Developer, application made by the Developer with Kolkata Municipal Corporation for issuance of Completion Certificate, and Grant of Completion Certificate by the Kolkata Municipal Corporation immediately upon each such activity and shall provide a copy of all the above mentioned to the owner simultaneously with such submission and/or being granted.
- 10.3 BUILDING COMPLEX COMPLETION:** The Building Complex Completion shall be achieved once the Developer :-
- 10.3.1** constructing and completing and/or causing to be constructed and completed the Building Complex in all respects, including the New Building, the Common Areas and Installations, building elevation works, decoration and beautification works, landscaping works, pavements, electricity, lifts connection, tubewells and completing the building complex as per the agreed Specifications and as per the terms above and obtaining the Completion Certificate of the Project from the concerned authority(ies) with water, electricity, drainage and sewerage connection or any other connections in the New Building.
- 10.3.2** the Developer obtaining permanent electricity, water connection (municipal/borewell) and/or sewerage connection and all other connections clearances and certificates under Applicable Laws required to be obtained upon issuance of such Completion Certificate in respect of the Building Complex.
- 10.4 COSTS AND EXPENSES:** All fees, costs, charges and expenses direct or indirect on any account whatsoever payable for or in relation to (a) sanction,

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 Designated Partner

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modification, alteration and/or revision of Building Plans, (b) obtaining approvals, clearances, permissions, consents, insurances etc., in connection with the Project, (c) construction and development of the Building Complex, the Common Areas and Installations and the Building Complex Completion (d) providing all the agreed specification / installations and getting all connections as required and post completion works, (e) maintenance or other charges till Building Complex Completion and handover of the Units to the Transferees and the Common Areas and Installations to the Association and/or (f) any GST and other direct or indirect costs in respect of the Building Complex and also all acts, deeds and things in connection with the obligations of the Developer hereunder (including those mentioned in clauses 8, 9 and 10 and their sub-clauses) shall be borne and paid by the Developer.

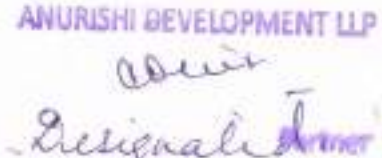
- 10.5** The Owner will not bear or pay any costs and expenses in respect of the matters mentioned in clause 10.4 above including in the maintenance or other charges or any other costs direct or incidental till the Building Complex Completion and handover of the Units to the Transferees and the Common Areas and Installations to the Association and thereafter shall be liable to bear only the proportionate common expenses in respect of any unsold Units allotted to and held by the Owner.

**10.6 CONSTRUCTION FINANCE AND MORTGAGE:**

- 10.6.1** Without affecting the obligations of the Developer to pay the costs and expenses in respect of the several matters hereinstated in any manner, the Owner agree that the Developer shall be entitled to obtain construction finance for a sum not exceeding Rs.15 (fifteen) crores for construction of the New Building and Building Complex Completion from any Banks and/or the Financial Institutions (as may be mutually agreed between the parties) upon having completed the Piling and foundation work of the New Building. The said construction finance shall be obtained by the Developer and/or be disbursed to it by the concerned Financier strictly as per progress of construction. The Developer shall be entitled to offer security by creating charge upon the Developer's Allocation and 59.5% of the Project Land. The Developer shall notify the Title Deeds Custodian about the time prescribed by the Financier for delivery of the said original Title Deeds and the Title Deeds Custodian shall deliver the same to the Financier against proper receipt and acknowledgment. However, the Owner's Allocation or 40.5% share of the Project Land shall not be charged or encumbered in any manner whatsoever and the Owner shall not be nor be made liable for repayment of the loans or any

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 Director

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consequence of default in such repayment. Any such construction finance shall be conditioned as follows:

- (i) That the entire construction finance amount to be taken by the Developer shall be taken and utilised only for the purpose of construction of the said Building Complex and not for any other Project or other business.
- (ii) That the Developer alone shall be liable to repay entire loans together with interest thereon and other charges to the concerned financier and the Owner shall not be liable in any manner for the same.
- (iii) The entire Developer's Share of the Realizations and Developer's Allocation shall be used or applied only for the purpose of immediate construction activities and repayment of the construction finance with applicable interest of the project only and thereafter for repayment of any unsecured loans or advances taken by the Developer for use in the Project and for no other purpose whatsoever.
- (iv) The security allowed to be provided as above shall not extend to any other borrowing or financial arrangement, if any of the Developer with the same or any other Financier and shall further not be a security to any guarantee or collateral obligation of the Developer in any manner.
- (v) The Developer shall be entitled from time to time and at all times to require delivery of the original title deeds to any Banks or Financial Institution in respect of any loan or finance taken by it in terms of clause 10.6.1 hereto and to ensure return of the same to the Title Deeds Custodian upon repayment of the same within the period mentioned in the next following sub-clause. The Title Deeds Custodian shall at the request of the Developer made to the Title Deeds Custodian at the time and in the manner contemplated in such clause 10.6.1, deliver the original title deeds directly to the concerned Bank or Financial Institution and inform the Owner thereabout.
- (vi) Within 30 (thirty) days from the date of the Developer obtaining the Completion Certificate of the Project (or earlier if so required by any applicable law), the Developer shall be obligated to get the mortgage, if any created and then continuing in respect of any construction finance to be released and to get back the original Title Deeds of the Project Land released from the concerned financier and return the same to the Title Deeds Custodian.

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**10.6.2** The Developer shall keep the Owner as also the Project Land and/or the said Building Complex absolutely indemnified and harmless against repayment of such loans and advances including interest and all other connected obligations and liabilities and against any loss, damage, cost, claim, demand, action, prosecution or proceeding as may be suffered or incurred by the Owner or any Transferee in this regard. It is clarified that in case owing to any loans or finances obtained by the Developer as aforesaid or due to any non-repayment or delay in repayment by the Developer or due to any other consequence of delay or default in respect of such loan or liability whatsoever or its repayment, the Owner suffer any loss damage cost actions claims demand or proceedings the Developer shall indemnify and keep the Owner fully saved harmless and indemnified in respect thereof.

# **11 TRANSFER OF TRANSFERABLE AREAS:**

**11.1 AUTHORITY OF DEVELOPER:** The Transfer of the Transferable Areas shall be under the management of and be done and conducted by the Developer to commercially exploit the same and the Developer shall conduct the day to day management of Transfer in respect of the Transferable Areas but at the rates and subject to the conditions hereinafter contained.

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

**11.2.1 Rate and Price for Transfer:** The rates at which the Developer shall take booking for Transfer of the Transferable Areas shall be such as finalized by the parties by mutual consent of the Developer and the Owner in writing before the commencement of bookings for Transfer in the Project and any downward revision of the same shall require the prior written consent of the Owner. Such rate shall be reviewed quarterly and unless changed in such quarterly review, the previously approved rate shall continue to apply.

**11.2.2 Transfer according to Standard Specifications:** All Transfers shall be made with standard Specifications only as mentioned **PART-I** of the **SECOND SCHEDULE** hereto or as may be modified by mutual consent of the parties in writing.

**11.2.3 Bookings and Allotments:** The Developer shall be entitled to accept bookings and make allotments, in respect of any Unit, Parking Space or other Transferable Areas in favour of any Transferees upon adhering to the mutually agreed rates and commensurate with the manner of Transfer

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*[Signature]*  
Director

ANURISHI DEVELOPMENT LLP  
*[Signature]*  
Designated Partner

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*[Signature]*  
Designated Partner





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agreed to herein and shall be free to cancel revoke or withdraw the same if the situation so warrants. The Developer shall send to the Owner copies of allotments made to any Transferees or cancelled (alongwith the related applications received from such Transferee) on its happening from time to time.

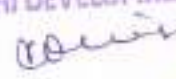
**11.2.4 Transfer of Transferable Areas:** The Owner shall Transfer to the Transferees the Share in the Land attributable to the Units in the Transferable Areas upon issuance of the Completion Certificate and the consideration for the same shall be the Owner's Realization Share which shall be payable to the Owner on or before completion of such Transfer as provided in clause 11.2.6 hereto.

**11.2.5 Parties to Contracts:** Both the Owner and the Developer shall be parties to agreements, deeds of conveyance and any nominations in respect of the Transferable Areas to be executed with the Transferees and shall sign the same. The Developer shall intimate to the Owner about the requirement of signing of such agreements or deeds at least one day in advance. In case the Owner or its authorized representative fail to be present for signing of the agreement or deed, the Developer shall be at liberty to sign the same as constituted attorney of the Owner and send copies of such agreements and deeds by email on the same day. However any such agreement, deed or document shall not be contrary to the terms and conditions of Transfer agreed to herein and the following terms and conditions:-

- (i) **Transfer upon Completion Certificate and full payment:** The Transfer of the Shares in Land attributable to any Unit or space forming part of the Transferable Area, shall be completed only within the meaning, scope, intent and the relevant provisions of the Real Estate Laws and/or Applicable Laws and also only upon (a) issuance of Completion Certificate in respect of the concerned New Building by the Kolkata Municipal Corporation and (b) payment of the Owner Realization Share in respect thereof to the Owner as per clause 11.2.6 hereto.
- (ii) **Role of Owner:** In any agreements and deeds for any Transfer, the role of the Owner shall be only in respect of transfer of the ownership and title of the land and to sell Shares in Land attributable to the Unit under Transfer.

For MADGUL PARKS PVT. LTD.  
  
 Director

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- (iii) **Format:** The applications, allotments, agreements and deeds for the purpose of Transfer of any Transferable Areas shall be on a uniform format prepared by the Project Advocate and to be approved by the parties and also initialled by the parties separately for identification.

**11.2.6 Completion of Transfer and connected Owner's Realization Share:**

Any completion of Transfer in favour of any Transferee shall be on the condition that at or before the time of such completion of Transfer the Owner's Realization Share in respect of such Transfer is fully paid to the Owner Provided That if the final payment against such Transfer is made by a Transferee only at the time of execution and registration of the Sale Deed or other deed of Transfer in favour of such Transferee, then in such event the Owner's Realization Share of the proceeds of such final payment shall be remitted to the Owner immediately upon realization of such proceeds and not later than 3 bank operational days of such final payment.

- 11.2.7 Possession:** The Developer shall deliver possession of the Transferable Areas contracted to be sold to any Transferee directly to the Transferee thereof. However, neither shall the Developer deliver possession of nor execute any Deed of Conveyance or ask the Owner to execute any Deed of Conveyance in respect of any Transferable Areas (a) before issuance of the Completion Certificate and (b) receipt of the entire balance Realizations from the concerned Transferee in the manner agreed to herein by the parties at or before the time of such delivery of possession or execution of Deed of Conveyance, whichever be earlier And (c) payment of the Owner's Realization Share as provided in clause 11.2.6 hereto.

**11.3 PUBLICITY AND MARKETING:**

- 11.3.1 SIGNAGE AT THE PROJECT LAND:** The Developer shall have the rights to put the name of the Project and its brand name and logo alongwith a logo of the Owner (mentioning the status of the Owner as land owner) in a decent manner at the Project Land and the New Building.

- 11.3.2 PUBLICITY:** The Developer shall advertise and publicize the Building Complex for its Transfer in all media. The Developer shall in addition to the brands and logo of Rishi group also use the similarly sized and placed brand and logo of the Rungta Group (as the land owner) in all publicity materials, media, brochures, signages, advertisements and in all places at or outside the Project where the branding or logos of the Developer are placed or are displayed.

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**11.3.3 MARKETING AGENTS:** The marketing of the Transferable Areas shall be done by the Developer directly or through recognized Marketing Agents, brokers, sub-brokers and other agents selected or appointed by the Developer.

**11.3.4 PUBLICITY AND MARKETING COSTS:** All fees, costs, charges and expenses on any account relating to publicity and marketing, including brokerage, commission, advertisement, brochures, media promotions, promotion, model flats, marketing infrastructure etc., in respect of the Building Complex shall be borne and paid by the Developer alone. The Owner shall not have any obligation or liability in connection therewith.

**11.4 CANCELLATION OF BOOKINGS/AGREEMENTS:** In case of cancellation of any Bookings or Allotment or Agreements or contracts with any Transferee, the amounts refundable to the Transferees owing thereto shall be paid by the Owner and the Developer in the Agreed Ratio and within 30 days of being notified by the Developer to the Owner and in the names as the Developer may specify. In case the Owner fails to pay its share in such refundable amounts, the Owner shall be liable for all interest and other liabilities (if applicable) and consequences arising thereby towards such Transferee. In case the Developer, due to any reason, pays the shares of the Owner in such refundable amounts with any interest etc., the Owner shall refund the same to the Developer within 7 days of being notified by the Developer to the Owner together with simple interest @12% per annum for the period the Owner takes in refunding the same.

**11.5 LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas from banks, institutions and entities granting such loans. The Owner and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as be required in this regard by such banks, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Project/Project Land except the Unit and appurtenances under Transfer and save those occasioned due to cancellation of the agreement with the Transferee.

## **12 DISTRIBUTION OF REALIZATIONS, EXTRAS, DEPOSITS:**

**12.1 RATIO IN REALIZATIONS:** The Realizations arising in respect of the Transfer of the Transferable Areas shall belong to the Owner and the Developer in the Agreed Ratio respectively and to be shared and distributed between them in the manner agreed to by and between the parties under Clause 12.3 hereto.

For MADGUL PARKS PVT. LTD.  
  
Director

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Designated Partner

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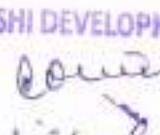
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- 12.2 DEPOSITS :** The Deposits receivable from the Transferees shall be received by and be held by the Developer alone and shall not be distributed between the parties and shall be deposited in a separate bank account and shall be transferred to the Maintenance In-charge upon Building Complex Completion alongwith any interest that may have accrued from such deposit.
- 12.3 MODUS OF DISTRIBUTION OF REALIZATIONS:** All Realizations (including part payments) received with or without TDS and/or GST in respect of the Transferable Areas shall be deposited in a separate bank account of the Developer (hereinafter referred to as "the Master Escrow Account") under the joint signature of one each of the Owner's and the Developer's authorized representatives. There shall be a mandate or standing irrevocable instructions to the bank holding the Master Escrow Account about remittance of the funds therein to the respective bank accounts of the Owner and the Developer as follows:-
- 12.3.1** The GST (if any forming part of the funds deposited in the Master Escrow Account) to be remitted in a bank account of the Developer for compliances to be made by the Developer;
- 12.3.2** 2% (two percent) of the total Realizations to be remitted to a separate bank account of the Developer for, pro tanto, meeting the refunds and liabilities of the parties towards the Transferees in terms of clause 11.4 hereto (hereinafter referred to as "Cancellation Reserve Account"). The balance lying in this account on the date of issuance of the Completion Certificate shall be transferred to the separate account of the parties in the Agreed Ratio. In case the amount lying in this account is not sufficient to meet the refunds or liabilities of the parties towards the Transferees on any given date, the parties shall contribute the deficit in terms of clause 11.4 hereto.
- 12.3.3** 39.69% (thirty nine decimal sixty nine percent) of the total Realizations to be remitted to the bank account of the Owner subject to deduction of TDS at applicable rates.
- 12.3.4** 58.31% (fifty eight decimal thirty one percent) of the total Realizations to be remitted to bank account of the Developer.
- 12.3.5** It is however clarified that after issuance of the Completion Certificate, 40.5% of the Realizations shall be remitted to the bank account/s of the Owner and 59.5% shall be remitted to the bank account of the Developer

For MADHUL PAINIS PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner





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- 6 MAR 2025

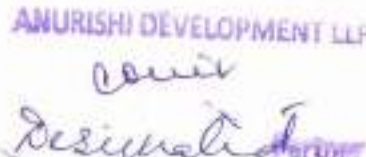


without any remittance being thereafter required to be made as per clause 12.3.2 hereto.

- 12.4 VARIATIONS ON ACCOUNT OF LAWS:** The remittances in the manner envisaged in clause 12.3 shall be subject to any variation if required to comply with the Real Estate Laws and to be mutually agreed by and between the parties hereto. If required, multiple Master Escrow Accounts under joint signature of the Owner's and Developer's authorised representative shall be opened to give effect to the disbursements.
- 12.5 VARIATIONS ON ACCOUNT OF OTHER REASONS:** In case due to banking procedure, the Modus as contemplated in clause 12.3 is required to be changed, the principles contained in **Clause 12.3** shall be implemented in any alternative modus mutually agreed to by and between the parties hereto in writing.
- 12.6 EXTRAS & DEPOSITS:** All Extras as per **PART-I** of the **THIRD SCHEDULE** hereto that may be charged from any Transferee shall form part of the Realizations. In case the Developer desires to add or alter the Extras, the same shall be decided upon by the parties by mutual consent in writing. All Deposits as per **PART-II** of the **THIRD SCHEDULE** hereto that may be agreed to be charged by the Developer directly from any Transferee shall be taken and deposited by the Developer separately in its separate bank account. In case the Developer desires to add or alter the Deposits, the Developer shall take consent of the Owner in respect thereof in writing which such consent shall not be unreasonably withheld. The Developer shall not charge any Extras and Deposits which are contrary to the prevalent laws. The residue remaining with the Developer on account of Deposits shall be handed over by the Developer to the Maintenance In-charge upon the Building Complex Completion after adjusting the dues and arrears receivable by the Developer.
- 12.7 CONTRIBUTORY AND EXCLUSIVE EXTRAS:** The Owner agrees to contribute 40.5% of the electricity costs as contemplated in clause 1 of Part-I of the Third Schedule hereto. Furthermore, the Owner shall not have any share in any professional fees of project lawyers and/or in the association formation charges if taken from the Transferees by the Developer and the same may be taken by the Developer exclusively but not exceeding the rates mutually agreed between the parties.
- 12.8 REPORTS:** The Developer shall provide to the Owner online viewing rights in respect of the bookings, Transfers and cancellations of Transferable Areas maintained by the Developer and permit down loads by the Owner in respect of

For MADGUL PARKS PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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the data shown. The Developer shall also maintain records in respect of Realizations from Transfer of the Transferable Areas, GST, Extras & Deposits, and distribution of Realizations and send to the Owner, the account statements in respect thereof on a monthly basis. The Owner shall be entitled to verify the same and within 7 days of being required by the Owner, the Developer shall provide any other necessary inspection, information and papers required by the Owner in connection therewith. In case any differences arising, the same shall be paid by the party receiving more to the party receiving less within 30 days of the detection. It is further clarified that all payments made by the parties to each other shall be subject to any errors or omissions and the consequent accounting and settlement when detected.

**12.9 FINAL ACCOUNTS:** After fulfillment of this Agreement or at such time prior to the return of the security deposit to the Developer, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.

**12.10 FINALITY OF MODUS OF DISTRIBUTION:** The modus of distribution mentioned above shall not be challenged or disputed by the Owner or the Developer without the prior mutual written consent of the Developer and the Owner and in case the same is required to be changed, the principles contained in **Clause 12.3** shall be implemented in any alternative modus mutually agreed to by and between the parties hereto.

**12.11 OWNER'S LIABILITIES TOWARDS EXTRAS AND DEPOSITS:** The Owner shall not be liable to make any contribution on account of Extras (except only in respect of electricity costs as per clause 12.7 hereto) or Deposits (except the Deposits applicable in respect of unsold separate areas identified and allocated to the Owner) and payment of such deposit shall be made by the Owner directly to the Association within 15 days of its formation and after delivery of possession of such areas to the Owner and at the same rates as the transferees are required to pay. The Developer shall also be liable to pay the Deposits in respect of the unsold separate areas identified and allocated to the Developer and at the same rates as the transferees are required to pay directly to the Association within 15 days of its formation.

**13 UNSOLD AREAS, IF ANY UPON BUILDING COMPLEX COMPLETION:**

**13.1** At any time hereafter if required by the Owner by notice in writing or upon expiry of 6 (six) months from the date of Completion Certificate the unsold Transferable

For MADGUL PARKS PVT. LTD.  
*[Signature]*  
Director

ANURISHI DEVELOPMENT LLP  
*[Signature]*  
Designated Partner

ANURISHI DEVELOPMENT LLP  
*[Signature]*  
Designated Partner





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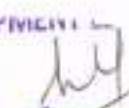
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Areas (for which no agreement is entered or is subsisting with any Transferee) shall be divided between the owner and the developer and allocated as per the Agreed Ratio and the following terms and conditions shall apply in connection therewith:-

- 13.1.1 The location of the respective areas of the parties shall be identified on *paripassu* basis and the areas so identified for the Owner shall belong to the Owner together with the appurtenant Shares in Land and Common Areas and Installations and the areas so identified for the Developer shall belong to the Developer jointly together with the appurtenant Shares in Land and Common Areas and Installations.
  - 13.1.2 All other areas agreed to be transferred or transferred prior to separate identification shall continue to be transferred jointly by the Owner and the Developer on the terms and conditions mentioned in this Agreement.
  - 13.1.3 In case, while demarcating and identifying the respective allocations of the parties as aforesaid, it is found that the areas in any of the Transferable Areas cannot be allocated exactly, then the allocation shall be made with a condition that the party receiving less area shall be simultaneously paid by the party receiving more area the value of the same on the basis of the average of last preceding five Transfers.
  - 13.1.4 The Developer shall deliver to the Owner the identified separate areas so allocated to the Owner simultaneously with the identification.
  - 13.1.5 Any brokerage or marketing cost in respect of Transfer of the unsold areas allocated to the Owner upto 2% of the value thereof shall be borne and paid by the Developer and if the Owner pays the same, the Developer shall reimburse the same within 7 days of demand by the Owner upon the Developer.
- 13.2 **Transfer of the unsold separately allocated areas:** The Owner and the Developer shall be entitled to deal with and dispose of their respective separately identified and allocated areas to such persons and at such price/consideration as they may respectively deem fit and proper on the same uniform format of documents as prepared by the Project Advocates and neither party shall make any commitment or enter upon any term which is or may be repugnant to or contrary to those contained or otherwise affects or prejudices the scope of the respective rights and obligations of the parties hereto herein. In this regard it is further agreed between the parties hereto as follows:-

For MADGAJ  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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**13.2.1** The Developer agrees to join as party to any agreement, contract or deed that the Owner may enter in respect of the Transfer of the separately allocated areas of the Owner to confirm the same subject to the terms and conditions of this agreement.

**13.2.2** The Owner agree to join as party to any agreement, contract or deed that the Developer may enter in respect of the Transfer of the separately allocated areas of the Owner to confirm the same and agreeing to sell the Share in Land attributable to Unit/s being subject matter thereof but subject to the terms and conditions of this agreement.

**13.2.3** Each party agree to execute powers of attorney authorizing the other in respect of Transfers of the separately allocated areas of the other.

**13.2.4** The draft of agreements and deeds for the purpose of any Transfer shall be on a uniform format prepared by the Project Advocates.

#### **14 COMMON PURPOSES AND MAINTENANCE IN-CHARGE:**

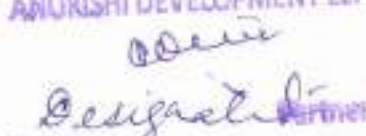
**14.1 MAINTENANCE IN-CHARGE:** The Developer shall form and/or cause to be formed an Association (of the Transferees under the provisions of the Applicable Laws) for being in charge of the Common Purposes and till then, the Developer or its nominee shall in consultation with the Owner administer the Common Purposes. Further the Developer shall not be bound to continue with such responsibility of administration of the Common Purposes beyond **6 (six) months** from the issuance of Completion Certificate.

**14.2** Until formation of the Association and handover of the charge of the Common Purposes or any aspect thereof to the Association, the Developer/Maintenance In-charge shall be free to appoint different agencies or organizations for any activities relating to Common Purposes at such consideration and on such terms and conditions as the Developer may deem fit and proper in consultation with the Owner. All charges of such agencies and organizations shall be part of the Common Expenses.

**14.3 COMMON RULES:** Each of the Owner and the Developer and all Transferees of their respective allocations shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer in consultation with the Owner and adopted for or relating to the Common Purposes of managing, maintaining, administering, up-keep and security of the Project and in particular the Common Areas and Installations in consultation with the Owner. Furthermore, while dealing with

For MADGUL PARKS PVT  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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and/or entering into any agreements and other documents of transfer of their respective allocations or any part thereof, the Owner and the Developer shall respectively necessarily incorporate all rules, regulations restrictions and conditions framed by the Developer in consultation with the Owner as aforesaid.

- 14.4** Notwithstanding any formation of Association or handover of charge to it, neither the Association nor the members thereof or any Transferee shall be entitled to frame any rule or regulation or decide any condition which may affect any right or privilege of the parties hereto.

**15 GST, TDS ETC.,:**

- 15.1** The collection and payment of GST in respect of Transfers shall be done by the Developer and the Owner shall not be involved in the same unless otherwise required by law.
- 15.2** In case any Goods and Service Tax is payable on unsold areas upon issuance of Completion Certificate by the Kolkata Municipal Corporation, the Owner shall pay its share as per the Agreed Ratio of the same within the 30 days of the invoice/demand raised by the Developer therefor upon the Owner.
- 15.3** Save as provided above, the parties shall comply with their respective obligations under the Applicable Laws pertaining to GST.
- 15.4** The parties shall fulfill the statutory compliance in respect of TDS as required under the laws for the time being in force.

**16 COVENANTS AND MUTUAL AGREEMENTS:**

**16.1 COVENANTS BY THE OWNER :**

- 16.1.1** The Owner doth hereby covenant with the Developer as follows:-

- (i) That with effect from the date of execution hereof, the Owner shall neither deal with, transfer, let out or create any Encumbrance in respect of the Project Land or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder. Nothing herein contained shall affect the Transfer of the Transferable Areas and the right of the Owner to deal with, encumber, Transfer or deal with the Owner's Areas or to monetize the Owner's Realization Share on and subject to the terms and conditions hereof.

For MADGUL PARIS PVT. LTD.  
*Signature*  
Director

ANURISHI DEVELOPMENT LLP  
*Signature*  
Partner

ANURISHI DEVELOPMENT LLP  
*Signature*  
Partner



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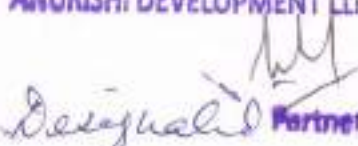
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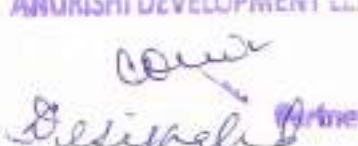
- (ii) The Owner shall be entitled to obtain loans or finances by creating mortgage or charge over the Owner's Share of Realization without affecting the rights of the Developer hereunder.
- (iii) That the Owner shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer, which consent shall not be unreasonably withheld, refused or delayed.
- (iv) That the Owner shall implement the terms and conditions of this Agreement without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner or whereby any right of the Developer hereunder may be affected or the Developer are prevented from making or proceeding with the compliance of the obligations of the Developer hereunder.
- (v) That the Owner shall subject to the Developer being in fulfilment of its obligations hereunder, not cause any interference or hindrance in the acts deeds and things of the Developer in respect of the Project done in terms hereof and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.
- (vi) That for all or any of the purposes contained in this Agreement, the Owner shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time.

**16.1.2 COVENANTS BY THE DEVELOPER:** The Developer doth hereby covenant with the Owner as follows:-

- (i) That the Developer doth hereby agree and covenant with the Owner not to do any act deed or thing whereby any right of the Owner hereunder may be affected or the Owner is prevented from making or proceeding with the compliance of the obligations of the Owner hereunder.
- (ii) That the Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do

For MADYA PAPER PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

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 Designated Partner



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or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.

- (iii) That the Developer shall not be entitled to assign this Agreement or any part thereof or its rights hereunder without the prior consent in writing of the Owner. Mr. Pankaj Jhunjhunwala and Mr. Rohit Singhania and/or their family members shall have the management and control of the Developer with not less than 100% representation amongst directors and shareholders of the Developer until issuance of Completion Certificate in respect of the New Building.
- (iv) The acts of the Developer's authorized representatives including those acting under the powers of attorney to be granted by the Owner to the Developer shall bind the Developer.

**16.2 ADVOCATES:** All documents of transfer or otherwise shall be such as be drafted by the Advocates as the parties may mutually agree.

**17 FORCE MAJEURE:** Notwithstanding anything elsewhere to the contrary contained in this Agreement, neither of the parties hereto shall be considered to be in default in performance of their respective obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of the Force Majeure and the notice of such Force Majeure is given by the affected party to the other within a reasonable time of the occurrence of the Force Majeure event (unless the same is also impossible). The time for performance shall remain suspended during the duration of the Force Majeure. "Force Majeure" shall have the meaning as per the Real Estate Laws.

**18 POWERS OF ATTORNEY:**

- 18.1** The Owner shall simultaneously upon the execution of this Agreement execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer' nominated persons being namely Mr. Rohit Singhania and Mr. Biswajit Bhattashali jointly or severally or such other person as may be nominated from time to time granting all necessary powers and authorities required by the Developer to effectuate and implement this Agreement
- 18.2** If any further powers or authorities be required by either party from the other at any time for or relating to the purposes mentioned herein, the other party shall grant the same to the party requiring the same at the latter's costs and expenses.

For MADGUL PANKAJ PVT. LTD.  
  
 Director

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 Designated Partner

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 Designated Partner



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**18.3 AUTHORITY AND ADDITIONAL POWERS:** It is understood that to facilitate the Project, various acts deeds matters and things not herein specified may be required to be done by the Developer for which the Developer may need the authority of the Owner for making or signing of 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 authorisation as may be reasonably required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.

**18.4** 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.

**19 OTHER TERMS AND CONDITIONS:**

**19.1 PROPERTY TAXES AND OUTGOINGS:** Till the date of execution of this Agreement, all taxes and outgoings on account of municipal/property tax, land tax and other outgoings on the Project Land shall be borne and paid by the Owner and those arising for the period thereafter shall be borne and paid by the Developer Provided That such liability of the Developer shall from time to time progressively cease in respect of the portions for which Transferees become liable upon Completion of Construction. For unsold areas remaining upon Building Complex Completion the tax liabilities of the parties shall with effect from the date of Building Complex Completion be in the Agreed Ratio.

**19.2 INDEMNITY BY OWNER :** Save as otherwise expressly stipulated herein, 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 due to any representation of the Owner 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, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Owner.

**19.3 INDEMNITY BY DEVELOPER:** Save as otherwise expressly stipulated herein, at all times hereafter the Developer hereto shall indemnify and agree to keep the

For MADHUR  
*[Signature]*  
Director

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner





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Owner, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Owner and arising due to 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, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Developer.

#### 19.4 INSOLVENCY OR INCAPACITY:

**19.4.1** In case of Insolvency, Bankruptcy, Winding Up or Dissolution of the Developer or any incapacity of the Board of the LLP to act, the Owner may at their option:-

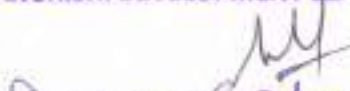
- (i) either cancel this agreement and take over the Project in which event the consequences as contained in clause 20.3.3 shall apply with the modification that the obligations of the Developer under such clause shall bind the Liquidator or successor in law or assign representing the Developer (in liquidation);
- (ii) or to continue with this agreement in which case the rights and obligations of the Developer shall have to be complied with by Liquidator or any successor in law entitled to act in place or on behalf of the LLP shall be bound by the terms and conditions of this agreement and for all obligations and liabilities of such LLP hereunder.

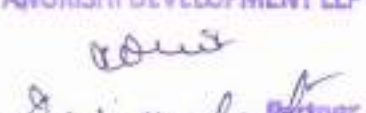
**19.4.2** In case of Insolvency, Bankruptcy, Winding Up or Dissolution of any of the Owner or any incapacity of the Board of the LLP to act, this agreement shall continue and the rights and obligations of the concerned Owner shall have to be complied with by Liquidator or any successor in law entitled to act in place or on behalf of the Owner shall be bound by the terms and conditions of this agreement and for all obligations and liabilities of such Owner hereunder.

**19.5 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 nor shall the Parties constitute an Association of Persons.

**19.6 NOT A PRESENT TRANSFER:** Nothing in this Agreement is intended to or shall be construed as a transfer of possession of the Project Land at present in favour of the Developer.

  
ANURISHI DEVELOPMENT LLP

ANURISHI DEVELOPMENT LLP  
  
Designated Partner

ANURISHI DEVELOPMENT LLP  
  
Designated Partner



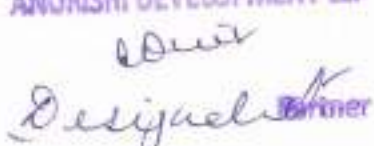
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- 19.7 WAIVERS:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion.
- 19.8 ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreements between the Parties, written oral or implied.
- 19.9 PART UNENFORCEABILITY:** If any provision of this Agreement or the application thereof to any circumstance 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 circumstance 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 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.
- 19.10 MODIFICATIONS:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the Owner and the Developer.
- 19.11 EXECUTION IN DUPLICATE:** This Agreement is being executed in Duplicate, one counterpart each whereof shall be retained by the Owner and the Developer (the original registered version to be retained by the Developer) and each copy whereof shall be deemed to be the original.
- 19.12 STAMP DUTY:** The Stamp Duty and registration charges on this agreement shall be borne and paid by the Developer.
- 20 DEFAULTS AND CONSEQUENCES:**
- 20.1 Future defect in title/Encumbrance (if any):**

- (i) In case any defect in title or Encumbrance affecting the Project Land arises or is detected, the same shall be dealt with by the parties by mutual consent.

For MADGUL PARKS PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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- (ii) The period taken for cure or remedy of any title defect or Encumbrance as aforesaid whereby the Developer is prevented from proceeding with the sanction or development shall automatically be added to the Time granted to the Developer for sanction or construction as the case may be.

**20.2 DEFAULTS OF OWNER:** Unless prevented by any default of the Developer in compliance of its obligations hereunder, in case the Owner fail and/or neglect to comply with their obligations hereunder in the manner or within the period stipulated therefor, the Developer shall send a notice to the Owner to cure or remedy the default and in case the Owner fail and/or neglect to cure or remedy the default within 30 days of receiving such notice, the Developer shall be entitled to take any one or more of the following recourses in any priority or order as the Developer shall deem fit and proper:-

**20.2.1 DEVELOPER'S ATTEMPT TO REMEDY OWNER'S DEFAULT:**

The Developer may itself try and attempt the compliance of the obligation under default, at the cost and expense of the Owner and without being liable to the Owner for the result of such attempt. The period taken for such attempt or the compliance pursuant to such attempt shall automatically be added to the Time granted to the Developer for sanction or construction as the case may be. Such costs and expenses paid or incurred by the Developer together with simple interest @ 12% (twelve per cent) per annum thereof shall be the liability of the Owner exclusively and shall be paid by the Owner to the Developer forthwith and the Developer shall keep the Owner informed in writing about such costs to be so incurred.

**20.2.2 SPECIFIC PERFORMANCE:** To sue the Owner for specific performance of the contract and/or other reliefs as available to the Developer.

**20.3 DEFAULTS BY THE DEVELOPER:** Unless prevented by any default of the Owner in compliance of its obligations hereunder, if:-

**20.3.1** the Developer fails to obtain sanction of the Plan within the stipulated period and/or any other Clearances required for commencement of construction soon thereafter then the Owner shall give a notice to the Developer giving time of 60 days to carry out such obligation and in case the Developer still fails to comply within such notice period, then the Owner may at their option either terminate this Agreement on the expiry of such stipulated period or sue the Developer for specific performance of

FORWARDED TO THE  
ANURISHI DEVELOPMENT LLP  
Director

ANURISHI DEVELOPMENT LLP  
Designated Partner

ANURISHI DEVELOPMENT LLP  
Designated Partner



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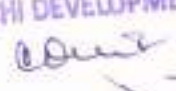
the contract and/or other reliefs as available to the Owner or extend the time by such period and on such terms and conditions as the Owner may at its discretion decide. On such termination the Owner shall forthwith refund the Security Deposit until then paid by the Developer to the Owner without any interest and after forfeiture of a sum of Rs. 1,00,00,000/- (Rupees One crore) only therefrom and the Developer shall have no further right to enter upon the Project Land and the benefits of all approvals obtained by the Developer shall ipso facto vest in the Owner.

**20.3.2** the Developer fails to and/or neglects to carry out the Building Complex Completion in terms of clause 10.3.1 hereof within the stipulated period and grace period then and in that event (a) if such default shall continue for a period of three months (hereinafter referred to as the **FIRST EXTENDED PERIOD**) the Developer shall be liable and the Owner shall be entitled to pre-determined damages calculated at the rate of Rs.10,00,000/- (Rupees Ten Lakhs Only) per month for the First Extended Period or until such compliance, whichever be earlier, (b) if such default shall continue for a further period of three months after the said First Extended Period (hereinafter referred to as the **SECOND EXTENDED PERIOD**) then and in that event the Developer shall be liable and the Owner shall be entitled to enhanced damages to be calculated at the rate of Rs.15,00,000/- (Rupees fifteen lakhs Only) per month for the Second Extended Period or until compliance, whichever be earlier.

**20.3.3** If however the Developer fails to and/or neglects to carry out the Building Complex Completion in terms of clause 10.3.1 hereof within the Second Extended Period, then and in that event the Owner shall be entitled, at their option and without prejudice to any other rights and remedies that the Owner have, to take over the Project and cause the remaining works to be completed by some other contractor and/or developer as the case may be and in such an event the Developer shall be liable to reimburse the cost of construction of such remaining works at the costs and expenses of the Developer together with pre-determined damages liquidated at 15% (fifteen percent) of such costs and expenses incurred for completing the unfinished works. On and with effect from the end of the Second Extended Period and irrespective of any construction work being caused to be done by the Owner from any other contractor or developer or any other remedy exercised by the Owner, the Developer shall be liable to keep paying the monthly damages as mentioned above in clause 20.3.2

For MADGUL PARKS PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner





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above (applicable for Second Extended Period) until Building Complex Completion. In case of such takeover by the Owner

- (i) The Security Deposit received by the Owner and all amounts receivable towards the Developer's share of the Realizations and the Developer's Areas of the Developer shall stand as security for the non complied obligations and liabilities of the Developer.
- (ii) all Realizations of the Developer in respect of the Project so taken over accruing from the date of take over shall be exclusively received by the Owner and after adjusting (i) the said costs and expenses incurred by the Owner for completing the unfinished works out of the Developer's entitlement in such Realizations and (ii) the pre-determined liquidated damages payable by the Developer as aforesaid, the balance amount of the Developer's entitlement (if any) shall be paid to the Developer. Upon completion of the works and accounting of the same, if it is found that the costs and expenses for completing the unfinished works together the said liquidated damages exceed the Developer's share of the Realization received after takeover by the Owner, the Developer shall pay the deficit to the Owner, including adjustment out of the un-refunded Security Deposit. Any Realization received by either party from the Transferees and required to be refunded owing to cancellation of any agreement by any Transferee, shall be refunded by the recipient parties respectively and the Developer shall be liable for all the defaults pertaining to the Project and any other claims of the Transferees and/or any claims as per the Real Estate Laws.
- (iii) In case of take over by the Owner the Developer shall have no further right to enter upon the Project Land and the benefits of all Approvals shall vest in the Owner and all equipments and infrastructure of the Developer may be either utilized or removed by the Owner without any obligation or liability towards the Developer and except for the purpose of accounting and settlement upon construction of the Building Complex and the obligations and liabilities of the Developer hereunder towards Transferees and Owner and all others, this agreement shall stand cancelled.
- (iv) Nothing contained in this clause hereinabove shall affect the other rights and remedies of the Owner in connection with the execution

For MADGAL PARKS PVT. LT.

*[Signature]*  
Director

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner



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Alipore, South 24 Parganas  
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and implementation of the consequences of default by the Developer as mentioned hereinabove in this clause.

**20.3.4** the Developer fails to and/or neglects to carry out the Building Complex Completion in terms of clause 10.3.2 hereof even on expiry of three months beyond the Second Extended Period, the Developer shall be liable to pay and the Owner shall be entitled to receive pre-determined damages calculated at the rate of Rs.5,00,000/- (Rupees Five Lakhs Only) per month until such compliance.

**20.3.5** the Developer fails to comply with any of its other obligations hereunder not mentioned in sub clauses 20.3.3 (i) to (iii) above, the Owner shall give a notice to the Developer giving time of 30 days to carry out such obligation and in case the Developer still fails to comply within such notice period, then the Developer shall be liable to compensate the Owner for the loss, damage or liability suffered or incurred by the Owner thereby. Nothing in this clause shall be deemed to act as extension of time in respect of the obligations covered by sub clauses 20.3.3 (i) to (iii) above.

**20.3.6** Nothing contained hereinabove shall affect the right of the Owner to sue the Developer for specific performance of the contract and/or other reliefs owing to any failure, breach, delay or default on the part of the Developer.

**20.4 UNILATERAL CANCELLATION:** Neither party hereto can unilaterally cancel or rescind this Agreement at any time unless such party is entitled to do so by express terms of this Agreement contained elsewhere herein upon default of the other party.

**20.5 CHOICE OF REMEDIES:** It is clarified that the exercise of any one or more remedy by any party shall not be or constitute a bar for the exercise of any other remedy by the concerned party at any time.

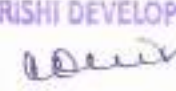
## **21 ACQUISITION AND REQUISITION:**

**21.1** In case the Project Land and/or any portion thereof is acquired or is requisitioned by the Government or any other Body or Authority hereafter, then in that event the parties shall contest and challenge such acquisition. If however, acquisition or requisition becomes inevitable, then the parties shall have the following options:-

**21.1.1** In case of such acquisition or requisition before sanction of the Building Plans then all compensation receivable shall belong to the Owner and the Owner shall pay to the Developer all costs and expenses incurred by

For MADHUKAR SINGH  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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Alipore, South 24 Parganas  
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the Developer on preparation of plans and other costs in pursuance hereof only out of compensation received from the authorities.

**21.1.2** In case of such acquisition or requisition after sanction of the Building Plans but before then all compensation receivable in respect of the land of the Subject Property shall belong to the Owner and those in respect of the sanction and construction on the Subject Property shall belong to the Developer and the parties shall respectively meet the claims of the Transferees in respect of the amounts respectively received by them.

**21.1.3** and before issuance of Completion Certificate then the compensation receivable against such acquisition or requisition shall be received by the parties in the Agreed Ratio and the parties shall respectively meet the claims of the Transferees in respect of the amounts respectively received by them.

**21.1.4** In case of such acquisition or requisition after issuance of Completion Certificate then the compensation payable for the Transferable Areas agreed to be transferred to the Transferees shall be payable to the Transferees respectively and for the unsold areas shall be payable to the parties hereto in the Agreed Ratio.

**22 NOTICES:** Except as provided elsewhere hereinabove for service by emails, all notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of despatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address 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 service of the notice deemed to have been served as aforesaid. Notices, if any, may be issued to the respective parties herein at the email addresses mentioned below and shall be served if replied for or otherwise dealt with by the other party.

**Owner's Email Address:** kr@runtagroup.in

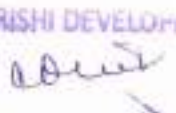
**Kind Attn:** Mr. Kushal Rungta

**Developer's Email Address:** alm@rishi.org.in

**Kind Attn:** Mr. Pankaj Kumar Jhunjunwala / Mr. Rohit Singhania

For MADGAL PARKS PVT. LTD.  
  
Director

ANURISHI DEVELOPMENT LLP  
  
Designated Partner

ANURISHI DEVELOPMENT LLP  
  
Designated Partner



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**23 ARBITRATION:** All disputes and differences between the parties hereto regarding constructions or interpretation of any of the terms and conditions as contained herein or arising out of or touching these presents or determination of any liability shall be referred to arbitration 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 for the time being in force. In connection with the said arbitration, the parties have agreed and declared as follows:

- (i) The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- (ii) The Arbitration Tribunal will be at liberty to give interim orders and/or directions.
- (iii) The parties agree to abide by all their directions and/or awards
- (iv) The place of arbitration shall be Kolkata and the language used shall be English.

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

#### **SECTION-IV # SCHEDULES**

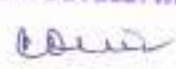
##### **THE FIRST SCHEDULE ABOVE REFERRED TO:**

##### **(PROJECT LAND)**

**ALL THAT** the piece and parcel of land measuring about 0.93 acres more or less abutting on Raja Rammohan Roy Road (formerly Biren Roy Road East), Behala, Kolkata with 80 feet frontage alongside and situate lying at and being a divided and demarcated north-west portion of premises No. 53A Raja Ram Mohan Roy Road, Kolkata-700008 and comprised in entire L.R. Dag Nos. 467, 468, 469, 470 and demarcated portion of L.R. Dag No. 488 recorded in L.R. Khatian No. 6544 (formerly R.S. Dag Nos. 327, 328, 329, 330 and 341 (portion) recorded in R.S. Khatian No. 309 (C.S. Khatian Nos. 309, 310 and 312) in Mouza Muradpur, JL No.13, Police Station Behala, within the Kolkata Municipal Corporation more fully delineated in the map annexed hereto together with messuages tenements hereditaments several residential structures and constructions (with

For MADGI PROPS PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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cemented flooring), such as, one old one storied building admeasuring 705 Sq.ft. more or less, one old shed admeasuring 6893 Sq.ft. more or less, one old asbestos shed admeasuring 2772 Sq.ft. more or less and toilet admeasuring 353 Sq.ft. more or less, iron structures, etc. constructed for more than 38 years and butted and bounded as follows:-

**ON THE NORTH :** Partly by Raja Ram Mohan Roy Road and partly by L.R. Dag Nos. 465 and 466;

**ON THE EAST :** By L.R. Dag Nos. 482, 481, 479, 476 and 474;

**ON THE WEST :** Partly by L.R. Dag Nos. 466 and partly by L.R. Dag No. 489; and

**ON THE SOUTH :** By L.R. Dag Nos. 488 and 471;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**PART-I**

**SPECIFICATIONS**

The undernoted specifications are the base specifications and can be altered by the Developer to further improve on the specifications in consultation with the Owner.

**1. Foundation:**

- Pile foundation

**2. Superstructure:**

- RCC

**3. Walls:**

- AAC bricks / fly ash bricks
- internal walls- 4"/5"
- external walls- 8"/10"

For MADGAL PARKS PVT. LTD.

*[Signature]*  
Director

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner

ANURISHI DEVELOPMENT LLP

*[Signature]*  
Designated Partner



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**4. Wall and Ceiling Finishing:**

- Interior: POP
- Exterior : One Coat Primer with two coats of weather-proof elastomeric paint Asian paint or equivalent.

**5. Flooring:**

- living / dining / kitchen/corridor : Vitrified tiles 2'-8" x 2'-8" (800 mm x 800 mm)
- Bedrooms: Vitrified tiles 2' x2' (600mm x 600mm)
- Toilet: Vitrified/ceramic tiles 1' x 1' (300mm x 300mm)/ equivalent
- Balcony : Vitrified tiles 2' x2' (600mm x 600mm)
- Skirting : 3"/4" from the floor
- Lobby : Vitrified /ceramic tiles/equivalent
- Ground floor lobby : Marble/ Vitrified Tiles/ Granite/equivalent
- Stairs : Kota / Indian marble / Ceramic Tiles/equivalent
- Lift: Marble/ Vitrified Tiles/ Granite/ Ceramic tiles/equivalent
- Parking : I.P.S /Pre cast concrete tiles/equivalent
- Road : Metal / Concrete /Paver Tiles/equivalent
- Walkway : Concrete / Paver Tiles/ Stone/equivalent

**6. Window:**

- anodized/ powder coated aluminum sliding/casement window with 5mm thick glazing glass (grill at extra cost)
- toilet windows with louver
- balcony grill of 1000 mm height

**7. Kitchen:**

- granite counter
- stainless steel sink of reputed brand

For MADGAL PARKS PVT. LTD.

*ANURISHI*  
Director

ANURISHI DEVELOPMENT LLP

*ANURISHI*  
Designated Partner

ANURISHI DEVELOPMENT LLP

*ANURISHI*  
Designated Partner



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- 2' dado above the counter
- provision for chimney/exhaust
- provision of water inlet for filter

#### 8. Doors:

- External Door : Flush/ Panel / Laminated door, wooden frame, 5 lever lock, magic eye, door stopper, handle, tower bolt
- Internal Door: flush/painted door, wooden frame, Mortise Lock, latch, door stopper
- Toilet door: flush/Painted door wooden frame, Latch
- Balcony door: anodized/powder coated aluminum sliding door

#### 9. Toilet:

- Sanitaryware: White Porcelain of Cera/Parry/equivalent
- CP fitting: Jaguar/Esco/equivalent
- Basin with counter in one toilet, basin in other toilets
- Designer dado up to 7' height
- Provision for hot and cold shower
- Provision for geyser
- Provision for exhaust

#### 10. Electrical:

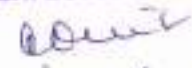
- Concealed copper wiring, modular/semi-modular switches of Havells/Schneider/ Siemens /equivalent

#### Living & Dining:

- 3 nos. 5a and 2 nos. 15a points
- 2 nos. ceiling fan points
- 2no. ceiling light point
- 3 nos. wall light points
- 1 no. TV/cable point

For MADHULINI PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

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 Designated Partner



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Alipore, South 24 Parganas  
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- 1 no. telephone & 1 no. intercom
- 1 no. calling bell point
- Provision for data/fibre optic connection

**Kitchen:**

- 2 nos. 5a -15a plug points
- 1 no. fan point
- 1 no. light point
- 1 no. exhaust / chimney point
- 1 no. water filter point
- 1 no. fridge point

**Bedrooms:**

- 2 nos. 5a point
- 1 no. ceiling fan point
- 2 nos. wall light points
- 1 no. telephone point
- 1 no. TV/ Cable point (only one in bedroom)

**Toilet:**

- 1 no. 5a point
- 2 nos. wall light points
- 1 no. geyser point
- 1 no. exhaust point

**11. AC:**

- Provision for Split AC in living, dining and all bedrooms with concealed water outlet and space for outdoor unit.

**12. Flat security:**

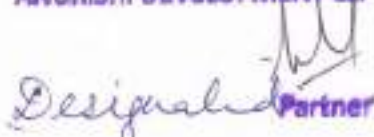
- Intercom.

**13. Building security:**

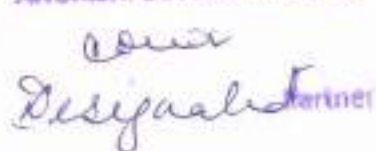
For MADGUL PARKS PVT. LTD.

  
 Director

ANURISHI DEVELOPMENT LLP

  
 Designated Partner

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 Designated Partner



District Sub Registrar-II  
Alipore, South 24 Parganas  
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- a. CCTV surveillance and Intercom.

## **PART-II**

### **(COMMON AREAS AND INSTALLATIONS)**

The undernoted Common Areas and Installations are agreed to be design dependent and can be improved by the Developer in consultation with the Owner.

1. Landscaped Rooftop Terrace, if so decided by the Developer.
2. Club Exclusive for the Residents:
  - a) Swimming Pool with Deck
  - b) Air-conditioned Gymnasium
  - c) Air-conditioned Toddler Play Room
  - d) Air-conditioned Indoor Games room - TT, Pool, Carrom, Cards, Darts.
  - e) AV Room / Home Theatre
  - f) Air-conditioned community hall
3. Double-height Entrance Porch - Design Dependent
4. Landscaped Garden - On Ground
5. Mechanical Car Park -Independent pits - Design Dependent
6. Lifts- 1 stretcher 1 normal of Otis / Kone / equivalent in each tower - Design dependant.
7. wheelchair access / friendly
8. walking track -as per Design Dependent
9. water / waste / sewerage management As per statutory norms
10. Rain water harvesting As per statutory norms
11. Emergency Power backup
12. Earthquake and fire-requirement compliant.
13. All other Common Areas and Installations shall be as per the sanctioned Building Plan and as may be mutually agreed by the parties hereto.

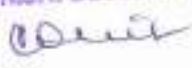
### **THE THIRD SCHEDULE ABOVE REFERRED TO:**

## **PART-I**

### **(EXTRAS)**

For MADGUL PARKS PVT. LTD.  
  
 Director

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner

ANURISHI DEVELOPMENT LLP  
  
 Designated Partner



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District Sub Registrar II  
Alipore, South 24 Parganas  
- 5 MAR 2025

(To be mutually agreed between the parties hereto)

## **PART-II**

### **(DEPOSITS)**

(To be mutually agreed between the parties hereto)

### **THE FOURTH SCHEDULE ABOVE REFERRED TO:**

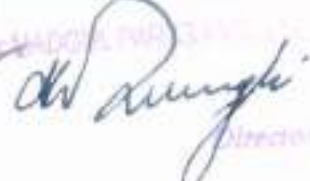
#### **(CHAIN OF TITLE)**

1. By a Sale Deed dated 28<sup>th</sup> December 2016 made between The Governor of West Bengal (for the Government of West Bengal in the Department of Public Enterprises & Industrial Reconstruction, Government of West Bengal) as the Vendor, West Bengal Industrial Development Corporation Ltd. as the Confirming Party and the Owner hereto as the Purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 1901-2017, Pages 1612 to 1640, Being No. 190100016 for the year 2017, the said The Governor of West Bengal for the consideration therein mentioned sold conveyed and transferred unto and to the Owner hereto All That the Subject Property, absolutely and forever.
2. At the time of purchase by the Owner, the Subject Property was part of 53 Raja Ram Mohan Roy Road and such premises was subsequently separated and assessed as 53A Raja Ram Mohan Roy Road, being the Subject Property
3. The Owner hereto has caused to be mutated its name in the records of the B.L. & L.R.O under Khatian No. 6544 and has also caused to be mutated its name in the records of the Kolkata Municipal Corporation in respect of the Project Land.

### **THE FIFTH SCHEDULE ABOVE REFERRED TO:**

#### **(DOCUMENTS OF TITLE)**

1. Sale Deed dated 28<sup>th</sup> December 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 1901-2017, Pages 1612 to 1640, Being No. 190100016 for the year 2017
2. L.R. Parcha for Khatian No. 6544
3. KMC Municipal Assessment Book
4. Mutation Certificate

*ANURISHI DEVELOPMENT LLP*  
  
 Director

**ANURISHI DEVELOPMENT LLP**  
  
 Designated Partner

**ANURISHI DEVELOPMENT LLP**  
  
 Designated Partner



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District Sub-Registrar-II  
Alipore, South 24 Parganas  
- 6 MAR 2025



**THE SIXTH SCHEDULE ABOVE REFERRED TO:****(APPROVALS)**

1. ULC Certificate dated 24<sup>th</sup> September 2024 bearing Memo No. 299/ULC/Alipore/2024
2. Conversion certificates dated 27<sup>th</sup> July 2021 issued by the D.L.&L.R.O, South 24 Parganas and bearing Memo No. 51A(c)/136/2161/1(3)/P/20
3. No objection certificate for height clearance by Airports Authority of India dated 1<sup>st</sup> February 2024

**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** on behalf of withinnamed **OWNER** by the its Director Mr. Kushal Rungta pursuant to Board Resolution dated 06.01.2025 at Kolkata in the presence of:

*Kushal Rungta*  
Adv.  
211000 Street, Kol-01  
*Anilam Bhattacharya*

For MADGUL PARKS PVT.  
*Kushal Rungta*  
Director

**SIGNED SEALED AND DELIVERED** on behalf of the withinnamed **DEVELOPER** by its Designated Partners Mr. Pankaj Kumar Jhunjhunwala and Mr. Rohit Singhania pursuant to the Resolution dated 27<sup>th</sup> February 2025 at Kolkata in the presence of:

*Kushal Rungta*  
Adv.  
*Anilam Bhattacharya*  
DLF Galleria - 3rd Floor  
Kol-156

ANURISHI DEVELOPMENT LLP  
*Ankur Singhania*  
Designated Partner

ANURISHI DEVELOPMENT LLP  
*Ankur Singhania*  
Designated Partner

**DRAFTED BY ME**

*Kushal Rungta*  
Advocate  
C/O DSP LAW ASSOCIATES  
40, NICCO HOUSE  
18&2, HARE STREET  
KOLKATA-700001  
Ph: 915710



District Sub-Registrar-II  
Alipore, South 24 Parganas  
- 5 MAR 2025

**RECEIPT AND MEMO**

**RECEIVED** from the withinnamed Developer the withinmentioned sum of Rs.3,00,00,000/- (Rupees three crores only) towards payment of the entire Security Deposit payable to the Owner in terms hereof as per memo below:-

**MEMO OF CONSIDERATION**

| Sl. No. | By or out of Cash/Demand Draft/Cheque/RTGS/NEFT Number | Date       | Bank          | In Favour Of                 | Amount (in Rs. P.)          |
|---------|--------------------------------------------------------|------------|---------------|------------------------------|-----------------------------|
| 1.      | 000032                                                 | 08-02-2025 | ICICI Bank    | Madgul Parks Private Limited | 51,00,000/-                 |
| 2.      | NEFT/ICICN<br>420250<br>22756512735                    | 27-02-2025 | ICICI Bank    | Madgul Parks Private Limited | 1/-                         |
| 3.      | RTGS/ICICR<br>4202502<br>2800519386                    | 28-02-2025 | ICICI Bank    | Madgul Parks Private Limited | 50,00,000/-                 |
| 4.      | RTGS/ICICR<br>42025022800<br>519384                    | 28-02-2025 | ICICI Bank    | Madgul Parks Private Limited | 50,00,000/-                 |
| 5.      | RTGS/ICICR<br>42025022800<br>519381                    | 28-02-2025 | ICICI Bank    | Madgul Parks Private Limited | 50,00,000/-                 |
| 6.      | RTGS/ICICR<br>42025022800<br>519377                    | 28-02-2025 | ICICI Bank    | Madgul Parks Private Limited | 50,00,000/-                 |
| 7.      | RTGS/ICICR<br>42025022800<br>519375                    | 28-02-2025 | ICICI Bank    | Madgul Parks Private Limited | 48,99,999/-                 |
|         |                                                        |            | <b>Total:</b> |                              | <b><u>3,00,00,000/-</u></b> |

(Rupees Three Crores Only)

**WITNESSES**

Pravin Bazar  
Adv.  
Anil Kumar Bhattacharya

For MADGUL PARKS  
Director  
21

(Signature)



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 MAR 2025



RAJA RAM MOHAN RAY ROAD

OLD ONE  
STORIED  
BUILDING

OLD  
CONSTRUCTED SHED

OLD  
ASBESTOS SHED

ANURISHI DEVELOPMENT LLP

ANURISHI DEVELOPMENT LLP

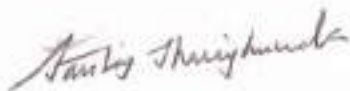
For MADGUL PARKS PVT. LTD.

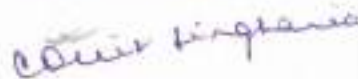
*Director*

District Sub Registrar-II  
Alipore, South 24 Parganas

- 5 MAR 2025

|                                                                                                                                                                        |                                                                                   | <i>Finger prints of the executant</i>                                             |                                                                                    |                                                                                     |                                                                                     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
| <br> |  |  |  |  |  |  |
|                                                                                                                                                                        | Little                                                                            | Ring                                                                              | Middle<br>(Left                                                                    | Fore<br>Hand)                                                                       | Thumb                                                                               |  |
|                                                                                                                                                                        |  |  |  |  |  |  |
|                                                                                                                                                                        | Thumb                                                                             | Fore                                                                              | Middle<br>(Right                                                                   | Ring<br>Hand)                                                                       | Little                                                                              |  |

|                                                                                                                                                                           |                                                                                     | <i>Finger prints of the executant</i>                                               |                                                                                      |                                                                                       |                                                                                       |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
| <br> |   |   |   |   |   |  |
|                                                                                                                                                                           | Little                                                                              | Ring                                                                                | Middle<br>(Left                                                                      | Fore<br>Hand)                                                                         | Thumb                                                                                 |  |
|                                                                                                                                                                           |  |  |  |  |  |  |
|                                                                                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle<br>(Right                                                                     | Ring<br>Hand)                                                                         | Little                                                                                |  |

|                                                                                                                                                                            |                                                                                     | <i>Finger prints of the executant</i>                                               |                                                                                      |                                                                                       |                                                                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
| <br> |  |  |  |  |  |  |
|                                                                                                                                                                            | Little                                                                              | Ring                                                                                | Middle<br>(Left                                                                      | Fore<br>Hand)                                                                         | Thumb                                                                                 |  |
|                                                                                                                                                                            |  |  |  |  |  |  |
|                                                                                                                                                                            | Thumb                                                                               | Fore                                                                                | Middle<br>(Right                                                                     | Ring<br>Hand)                                                                         | Little                                                                                |  |



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 MAR 2025





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



192024250432566128

GRN Details

|                   |                     |                     |                                             |
|-------------------|---------------------|---------------------|---------------------------------------------|
| GRN:              | 192024250432566128  | Payment Mode:       | SBI Epay                                    |
| GRN Date:         | 05/03/2025 14:28:32 | Bank/Gateway:       | SBIEpay Payment Gateway                     |
| BRN :             | 9827502845817       | BRN Date:           | 05/03/2025 14:29:59                         |
| Gateway Ref ID:   | 0979967047          | Method:             | ICICI Bank - Corporate NB                   |
| GRIPS Payment ID: | 050320252043256611  | Payment Init. Date: | 05/03/2025 14:28:32                         |
| Payment Status:   | Successful          | Payment Ref. No:    | 2000645553/2/2025<br>[Query No*/Query Year] |

Depositor Details

|                           |                                                                                                       |
|---------------------------|-------------------------------------------------------------------------------------------------------|
| Depositor's Name:         | Ms ANURISHI DEVELOPMENT LLP                                                                           |
| Address:                  | DLF GALLERIA UNIT 704, 7TH FLOOR, PREMISES NO.02-0124<br>ACTION AREA 1B, NEW TOWN , RAJARHAT, KOL-156 |
| Mobile:                   | 9903777003                                                                                            |
| Period From (dd/mm/yyyy): | 05/03/2025                                                                                            |
| Period To (dd/mm/yyyy):   | 05/03/2025                                                                                            |
| Payment Ref ID:           | 2000645553/2/2025                                                                                     |
| Dept Ref ID/DRN:          | 2000645553/2/2025                                                                                     |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2000645553/2/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 75021      |
| 2       | 2000645553/2/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 300021     |
| Total   |                   |                                          |                    | 375042     |

IN WORDS: THREE LAKH SEVENTY FIVE THOUSAND FORTY TWO ONLY.



### Major Information of the Deed

|                                                              |                                                                                                                                                              |                                                             |            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------|
| Deed No :                                                    | I-1602-03284/2025                                                                                                                                            | Date of Registration                                        | 06/03/2025 |
| Query No / Year                                              | 1602-2000645553/2025                                                                                                                                         | Office where deed is registered                             |            |
| Query Date                                                   | 04/03/2025 1:12:35 PM                                                                                                                                        | D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Subhash Naskar<br>1B And 2, Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status -Solicitor firm |                                                             |            |
| Transaction                                                  | Additional Transaction                                                                                                                                       |                                                             |            |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,00,000/-]                    |                                                             |            |
| Set Forth value                                              | Market Value                                                                                                                                                 |                                                             |            |
|                                                              | Rs. 12,95,50,582/-                                                                                                                                           |                                                             |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                        |                                                             |            |
| Rs. 75,121/- (Article 48(g))                                 | Rs. 3,00,053/- (Article E, E, B)                                                                                                                             |                                                             |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)                                                              |                                                             |            |

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road. Road Zone : (J.L.Sarani - Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Premises No: 53A, , Ward No: 122 JI No: 0, Pin Code : 700008

| 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                 | 0.93 Acre    |                         | 12,41,82,652/-        | Property is on Road |
| Grand Total : |             |                |                       | 93Dec        | 0/-                     | 1241,82,652 /-        |                     |

### Structure Details :

| Sch No                                                                                                                                               | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                   | On Land L1        | 705 Sq Ft.        | 0/-                     | 4,17,712/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 705 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete  |                   |                   |                         |                       |                           |
| S2                                                                                                                                                   | On Land L1        | 6893 Sq Ft.       | 0/-                     | 40,84,102/-           | Structure Type: Structure |
| Gr. Floor, Area of floor : 6893 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |

|                                                                                                                                                         |            |             |      |              |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|------|--------------|---------------------------|
| S3                                                                                                                                                      | On Land L1 | 2772 Sq Ft  | 0/-  | 6,56,964/-   | Structure Type: Structure |
| Gr. Floor, Area of floor : 2772 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Tin Shed, Extent of Completion: Complete |            |             |      |              |                           |
| S4                                                                                                                                                      | On Land L1 | 353 Sq Ft   | 0/-  | 2,09,152/-   | Structure Type: Structure |
| Gr. Floor, Area of floor : 353 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete     |            |             |      |              |                           |
| Total :                                                                                                                                                 |            | 10723 sq ft | 0 /- | 53,67,930 /- |                           |

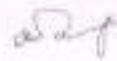
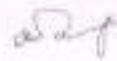
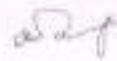
#### Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>MADGUL PARKS PVT LTD</b><br>(OWNER), 20, Ballygunge Circular Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX5 , PAN No.: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

#### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>ANURISHI DEVELOPMENT LLP</b><br>Unit 704, 7th Floor, DLF Galleria, Premises No. 02-0124, Action Area-1B, New Town, Rajarhat, City:- Rajarhat-gopelpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-2XX4 , PAN No.: ACxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                         |                                                                                                    |              |           |                                                                                                                                                                                    |                                                                                                           |                                                                                                         |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                           |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 1                                                                                                                                                                                  | <table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Kushal Rungta</b><br/>Son of Santosh Kumar Rungta<br/>Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office</td><td><br/>Mar 6 2025 11:45AM</td><td><br/>L1<br/>06/03/2025</td><td><br/>06/03/2025</td></tr></table> | Name                                                                                                    | Photo                                                                                              | Finger Print | Signature | <b>Kushal Rungta</b><br>Son of Santosh Kumar Rungta<br>Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office | <br>Mar 6 2025 11:45AM | <br>L1<br>06/03/2025 | <br>06/03/2025 | <p>20, Ballygunge Circular Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: ACxxxxxx1M, Aadhaar No: 97xxxxxxx5405<br/>Status : Representative, Representative of : MADGUL PARKS PVT LTD (as DIRECTOR)</p> |  |  |
| Name                                                                                                                                                                               | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Finger Print                                                                                            | Signature                                                                                          |              |           |                                                                                                                                                                                    |                                                                                                           |                                                                                                         |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                           |  |  |
| <b>Kushal Rungta</b><br>Son of Santosh Kumar Rungta<br>Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office | <br>Mar 6 2025 11:45AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <br>L1<br>06/03/2025 | <br>06/03/2025 |              |           |                                                                                                                                                                                    |                                                                                                           |                                                                                                         |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                           |  |  |



2

| Name                                                                                                                                                                                                                                                                                                                                                                                                                                   | Photo                                                                                                                  | Finger Print                                                                                                                   | Signature                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Pankaj Kumar Jhunjhunwala (Presentant)</b><br>Son of Sushil Kumar Jhunjhunwala<br>Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office                                                                                                                                                                                                                       | <br><small>Mar 6 2025 11:36AM</small> | <br><small>LTB 06/03/2025</small><br>Captured | <br><small>06/03/2025</small> |
| , R-606, DC Block, Sector-I, Salt Lake, Bidhannagar (M), City:- Bidhannagar, P.O:- Bidhannagar CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ACxxxxxx2B, Aadhaar No: 56xxxxxxx9042 Status : Representative, Representative of : ANURISHI DEVELOPMENT LLP (as DESIGNATED PARTNER) |                                                                                                                        |                                                                                                                                |                                                                                                                 |

| Name                                                                                                                                                                                                                                                                                                                                                                                                              | Photo                                                                                                                  | Finger Print                                                                                                                   | Signature                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Rohit Singhania</b><br>Son of Harish Kumar Singhania<br>Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office                                                                                                                                                                                                                            | <br><small>Mar 6 2025 11:35AM</small> | <br><small>LTB 06/03/2025</small><br>Captured | <br><small>06/03/2025</small> |
| , 3rd Floor, 2, Janki Shah Road, Near Air Force Police Station, City:- Kolkata, P.O:- Hastings, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN:- 700022, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: APxxxxxx2A, Aadhaar No: 84xxxxxxx4304 Status : Representative, Representative of : ANURISHI DEVELOPMENT LLP (as DESIGNATED PARTNER) |                                                                                                                        |                                                                                                                                |                                                                                                                 |

## Identifier Details :

| Name                                                                                                                                                                                                           | Photo                                                                                                            | Finger Print                                                                                                                 | Signature                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Anirban Bhattacharya</b><br>Son of G Bhattacharya<br>Jaynagar, Mazlipur, City:- Joy nagar Mazlipur, P.O:- Jaynagar Mazlipur, P.S:- Joy nagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743337 | <br><small>06/03/2025</small> | <br><small>06/03/2025</small><br>Captured | <br><small>06/03/2025</small> |
| Identifier Of Kushal Rungta, Pankaj Kumar Jhunjhunwala, Rohit Singhania                                                                                                                                        |                                                                                                                  |                                                                                                                              |                                                                                                                   |

| Transfer of property for L1 |                      |                                               |
|-----------------------------|----------------------|-----------------------------------------------|
| Sl.No                       | From                 | To, with area (Name-Area)                     |
| 1                           | MADGUL PARKS PVT LTD | ANURISHI DEVELOPMENT LLP-93 Dec               |
| Transfer of property for S1 |                      |                                               |
| Sl.No                       | From                 | To, with area (Name-Area)                     |
| 1                           | MADGUL PARKS PVT LTD | ANURISHI DEVELOPMENT LLP-705.00000000 Sq Ft.  |
| Transfer of property for S2 |                      |                                               |
| Sl.No                       | From                 | To, with area (Name-Area)                     |
| 1                           | MADGUL PARKS PVT LTD | ANURISHI DEVELOPMENT LLP-6893.00000000 Sq Ft. |
| Transfer of property for S3 |                      |                                               |
| Sl.No                       | From                 | To, with area (Name-Area)                     |
| 1                           | MADGUL PARKS PVT LTD | ANURISHI DEVELOPMENT LLP-2772.00000000 Sq Ft. |
| Transfer of property for S4 |                      |                                               |
| Sl.No                       | From                 | To, with area (Name-Area)                     |
| 1                           | MADGUL PARKS PVT LTD | ANURISHI DEVELOPMENT LLP-353.00000000 Sq Ft.  |

**Endorsement For Deed Number : I - 160203284 / 2025**

**On 06-03-2025**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 11:29 hrs on 06-03-2025, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Pankaj Kumar Jhunjhunwala .

**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 12,95,50,582/-

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

Execution is admitted on 06-03-2025 by Kushal Rungta, DIRECTOR, MADGUL PARKS PVT LTD (Private Limited Company), (OWNER), 20, Ballygunge Circular Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Anirban Bhattacharya, . . Son of G Bhattacharya, Jaynagar, Mazilpur, P.O: Jaynagar Mazilpur, Thana: Joynagar, . City/Town: Joynagar Mozilpur, South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2025 by Pankaj Kumar Jhunjhunwala, DESIGNATED PARTNER, ANURISHI DEVELOPMENT LLP (LLP), Unit 704, 7th Floor, DLF Galleria, Premises No. 02-0124, Action Area-1B, New Town, Rajarhat, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Anirban Bhattacharya, . . Son of G Bhattacharya, Jaynagar, Mazilpur, P.O: Jaynagar Mazilpur, Thana: Joynagar, . City/Town: Joynagar Mozilpur, South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2025 by Rohit Singhania, DESIGNATED PARTNER, ANURISHI DEVELOPMENT LLP (LLP), Unit 704, 7th Floor, DLF Galleria, Premises No. 02-0124, Action Area-1B, New Town, Rajarhat, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Anirban Bhattacharya, . . Son of G Bhattacharya, Jaynagar, Mazilpur, P.O: Jaynagar Mazilpur, Thana: Joynagar, . City/Town: Joynagar Mozilpur, South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,00,053.00/- ( B = Rs 3,00,000.00/- ,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 3,00,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2025 2:29PM with Govt. Ref. No: 192024250432566128 on 06-03-2025, Amount Rs: 3,00,021/-, Bank: SBI ePay ( SBiePay), Ref. No. 9627502845817 on 06-03-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 113370, Amount: Rs.100.00/-, Date of Purchase: 04/03/2025, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/03/2025 2:29PM with Govt. Ref. No: 192024250432566128 on 05-03-2025, Amount Rs: 75,021/-, Bank: SBI EPay (SBIPay), Ref. No. 9827502845817 on 05-03-2025, Head of Account 0030-02-103-063-02

  
**Suman Basu**  
**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 1602-2025, Page from 113194 to 113256  
being No 160203284 for the year 2025.



*Suman*

Digitally signed by SUMAN BASU  
Date: 2025.03.06 15:01:12 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 06/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.