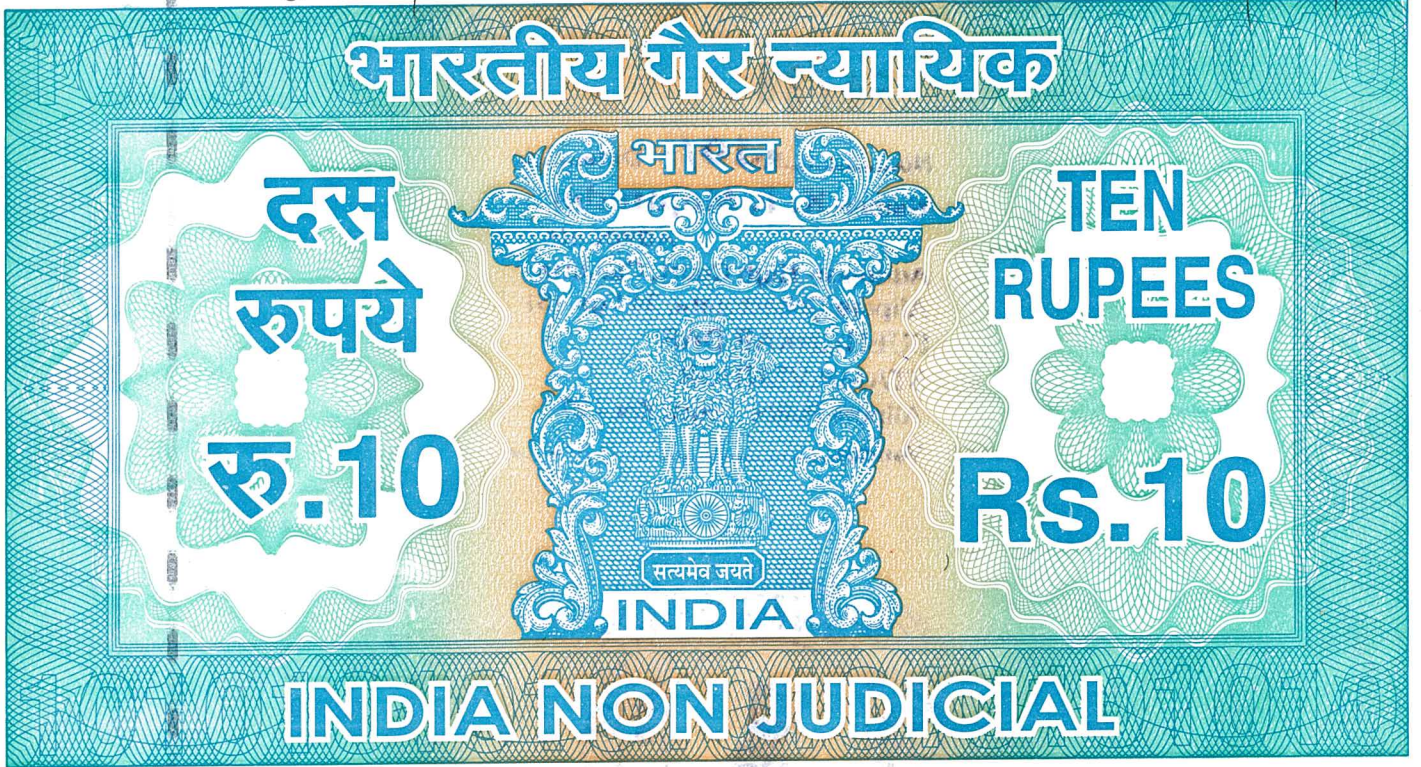


3343/24

L-3353/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 536203

8/4/24
14:00 PM

892598 / 24

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

08 APR 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 8th day of April, 2024.

2024.

28 MAR 2024

54738

No.....Rs.10/- Date.....

Name:- K. P. Majumder.

Advocate

Address:- High Court, Calcutta
Alipore Collectorate, 24 Pgs. (S)

SUBHAN KAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....



A.D.S.R Behala

08 APR 2024

Dist.-South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-03353/2024	Date of Registration	08/04/2024
Query No / Year	1607-2000892598/2024	Office where deed is registered	
Query Date	08/04/2024 11:28:42 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	APURBAA GHOSH DEWANMARO, POST: NIMPURA,Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721304, Mobile No. : 9474977297, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,32,03,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 57,72,233/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,031/- (Article:48(g))		Rs. 2,32,051/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

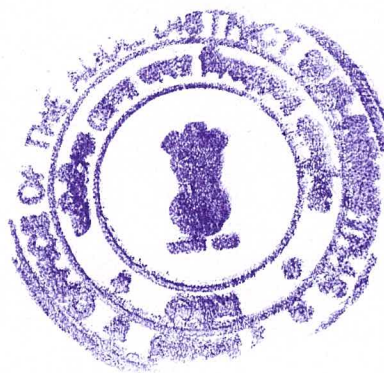
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-429 (RS :-)	LR-3930	Bastu	Bastu	42.97 Dec	1/-	57,72,233/-	Property is on Road
Grand Total :					42.97Dec	1 /-	57,72,233 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAN ENGINEERING COMPANY 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

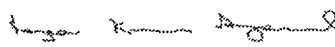
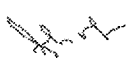
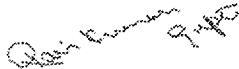
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ABxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



2	SRIJAN RESIDENCY LLP 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJEEV KUMAR AGARWAL (Presentant) Son of Mr CHANDI PRASAD AGARWAL Date of Execution - 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	Photo  Apr 8 2024 2:30PM	Finger Print  LTI 08/04/2024 Captured	Signature  08/04/2024
	2A, 34G SHIB KRISHAN DAW LANE, City:- Kolkata, P.O:- KANKURGACHI, P.S:-Phulbagan, District:- Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx7G, Aadhaar No: 51xxxxxxxx1960 Status : Representative, Representative of : SWAN ENGINEERING COMPANY (as AUTHORISED SIGNATORY)			
2	Name Mr SUSHANT BIHANI Son of Mr SURESH KUMAR BIHANI Date of Execution - 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	Photo  Apr 8 2024 2:31PM	Finger Print  LTI 08/04/2024 Captured	Signature  08/04/2024
	38 KAVERIAPPA LAYOUT 2ND FLOOR OPP MAHAVER JAIN HOSPITAL MILLERS TANK BUND ROAD, City:- , P.O:- BANGALORE GPO, P.S:-DODDABALLAPUR RURAL, District:-Bangalore, Karnataka, India, PIN:- 560052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ANxxxxxx5J, Aadhaar No: 84xxxxxxxx9153 Status : Representative, Representative of : SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
3	Name Mr RAVI KUMAR GUPTA Son of Mr PRAMOD KUMAR GUPTA Date of Execution - 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	Photo  Apr 8 2024 2:32PM	Finger Print  LTI 08/04/2024 Captured	Signature  08/04/2024
	15/30/1,TINKORINATH BOSE LANE,SALKIA, City:- Howrah, P.O:- SALKIA, P.S:-Salkia, District:- Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: BCxxxxxx0J, Aadhaar No: 75xxxxxxxx9406 Status : Representative, Representative of : SRIJAN RESIDENCY LLP (as AUTHORISED SIGNATORY)			



Identifier Details :

Name	Photo	Finger Print	Signature
Mr TUSHAR DEY Son of Mr TAPAN DEY MG ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063		 Captured	
	08/04/2024	08/04/2024	08/04/2024
Identifier Of Mr RAJEEV KUMAR AGARWAL, Mr SUSHANT BIHANI, Mr RAVI KUMAR GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SWAN ENGINEERING COMPANY	SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED-21.485 Dec,SRIJAN RESIDENCY LLP-21.485 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 429, LR Khatian No:- 3930	Owner:এম/এস মোহান ইঞ্জিনিয়ারিং, Gurdian:কো: , Address:আকড়া,কৃষ্ণনগর মহেশতলা, দ: ২৪ পরগনা , Classification:বহুতল আবাসন, Area:4.76000000 Acre,	SWAN ENGINEERING COMPANY



Endorsement For Deed Number : I - 160703353 / 2024

On 08-04-2024

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

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

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

Presented for registration at 14:00 hrs on 08-04-2024, at the Office of the A.D.S.R. BEHALA by Mr RAJEEV KUMAR AGARWAL ,.

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 57,72,233/-

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

Execution is admitted on 08-04-2024 by Mr RAJEEV KUMAR AGARWAL, AUTHORISED SIGNATORY, SWAN ENGINEERING COMPANY (Partnership Firm), 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr TUSHAR DEY, , , Son of Mr TAPAN DEY, MG ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Business

Execution is admitted on 08-04-2024 by Mr SUSHANT BIHANI, AUTHORISED SIGNATORY, SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED (Private Limited Company), 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr TUSHAR DEY, , , Son of Mr TAPAN DEY, MG ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Business

Execution is admitted on 08-04-2024 by Mr RAVI KUMAR GUPTA, AUTHORISED SIGNATORY, SRIJAN RESIDENCY LLP (LLP), 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr TUSHAR DEY, , , Son of Mr TAPAN DEY, MG ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,32,051.00/- (B = Rs 2,32,030.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,32,051/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2024 12:42PM with Govt. Ref. No: 192024250009429198 on 08-04-2024, Amount Rs: 2,32,051/-, Bank: SBI EPay (SBIEPay), Ref. No. 4651052191733 on 08-04-2024, Head of Account 0030-03-104-001-16

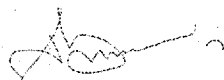
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,021/-

Description of Stamp

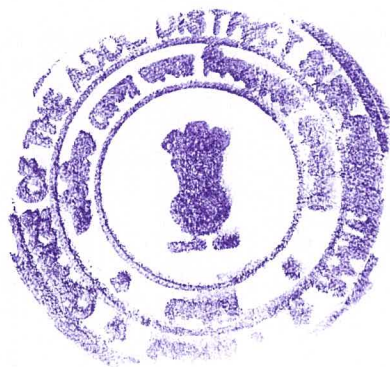
1. Stamp: Type: Impressed, Serial no 536203, Amount: Rs.10.00/-, Date of Purchase: 28/03/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2024 12:42PM with Govt. Ref. No: 192024250009429198 on 08-04-2024, Amount Rs: 7,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 4651052191733 on 08-04-2024, Head of Account 0030-02-103-003-02



Santanu Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal**



BY AND BETWEEN

SWAN ENGINEERING COMPANY (PAN:AAUFS2310P), a Partnership firm formed under the Partnership Act, 1932, having its Office at 36/1A, Elgin Road, Police Station: Bhowanipore, Post Office: Lala Lajpat Rai Sarani, Kolkata – 700 020 represented by Shri **RAJEEV KUMAR AGARWAL** PAN No: ACZPA3867G) (AADHAR No. 5167 4337 1960), son of Shri Chandi Prasad Agarwal, by faith Hindu, by nationality Indian, by occupation Service, residing at 2A 34G, Shib Krishna Daw Lane, Phool Bagan, Kankurgachi, Kolkata, Pin 700054 hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and/or successors-in-interest and/or assigns) of the **FIRST PART**

AND

SRIJAN PRIMUS SENIOR LIVING PRIVATE LTD, (PAN:ABMCS4835M) a Company within the meaning of the Companies Act, 2013 having its registered office at premises No 36/1A, Elgin Road, Police Station: Bhowanipore, Post Office: Lala Lajpat Rai Sarani, Kolkata - 700020, represented by one of its authorised signatory Shri **SUSHANT BIHANI** (PAN No: ANAPB9325J) (AADHAR No. 848299089153), son of Suresh Kumar Bihani, by faith Hindu, by nationality Indian, residing at 38 Kaveriappa Layout, Bengaluru 560052 Post Office: Vasanthnagar, Police Station: High Grounds, Pin Code: 560052 hereinafter referred to as the **PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **SECOND PART**

AND

SRIJAN RESIDENCY LLP (LLPIN: AH2815) (PANADEFS1907P) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered Office at 36/1A, Lala Lajpat Rai Sarani (Formerly Elgin Road, Kolkata – 700 020, Police Station: Bhowanipore, Post Office: Lala Lajpat Rai Sarani, represented by Sri **RAVI KUMAR GUPTA** (PAN No:BCPPG9650J) (AADHAR No.7526 8740 9406), son of Pramod Kumar Gupta, by faith Hindu, by nationality Indian, by occupation Business, residing at 15/30/1, Tinkor Nath Bose Lane, Salkia, Howrah, Pin 711106, hereinafter referred to as the **“PRINCIPAL DEVELOPER/CONFIRMING PARTY”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-interest and assigns) of the **THIRD PART**.

(The expression “Owner”, “Promoter” and “Principal Developer/Confirming Party” shall, hereinafter, collectively be referred to as the “Parties” and individually as “Party”)

WHEREAS:

- A. **SRIJAN COMPLEX PRIVATE LIMITED AND 118 OTHERS** (“Group A Land Owners”) are seized and possessed of and / or otherwise well and sufficiently entitled to All That a large tract of land measuring **13.26 Acres**, more or less, situate lying at and amalgamated in various R.S / L.R Dags of Krishnagar Mouza, J.L No.1, constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality, under Police Station Maheshtala in the District of South 24 Parganas more fully described in **Part-I of Schedule A** hereunder written (“Group A Land”).



A.D.S.R Behala

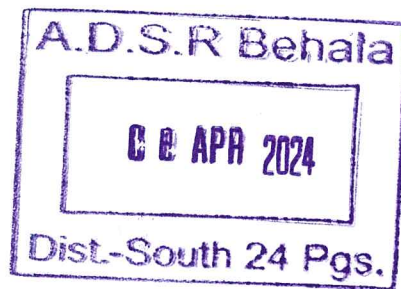
08 APR 2024

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- B. **SWAN ENGINEERING COMPANY**, a Partnership Firm ("**Group B Land Owners**") is seized and possessed of and/or otherwise well and sufficiently entitled to All That the land measuring **9.69 Acres**, more or less, situate lying at and amalgamated in various R.S/L.R Dags in Mouza Krishnagar, JL No. 1, constituted within Municipal Holding Number D 5-177/New, Ganga Bandh Road, Maheshtala Municipality, under Police Station Maheshtala, in the District South 24 Parganas more fully described in **Part-II of Schedule A** hereunder written ("**Group B Land**").
- C. **MAHESHTALA MUNICIPALITY** ("**Group C Land Owners**") is seized and possessed of and/or otherwise well and sufficiently entitled to All That the land measuring **6.73 Acres**, more or less, situate lying at and amalgamated in various R.S/L.R Dags in Mouza Krishnagar, JL No. 1, out of which the Principal Developer/Confirming Party shall develop land admeasuring **4.14 Acres**, more or less, for providing infrastructure and amenities such as guest house, banquet hall, park, children play area, landscaped zone, picnic area etc. for the benefit and common use of the people of the Maheshtala municipal area and hand over the same to the Maheshtala municipality and in consideration thereof Maheshtala municipality has permitted the Principal Developer/Confirming Party to construct and develop a multi-storied residential complex on the remaining land measuring **2.35 Acres**, more or less, comprised in various R.S/L.R Dags constituted within Municipal Holding Number C4/171/New, Ganga Bandh Road Mouza Krishnagar, Maheshtala Municipality, under Police Station Maheshtala, in the District of South 24 Parganas more fully described in **Part-III of Schedule A** hereunder written ("**Group C Land**").
- D. All That the land parcels owned by the Group A Landowners, Group B Land Owners and Group C Land Owners being collectively the Group A Land, Group B Land and Group C Land aggregating to **25.30 Acres**, be the same a little more or less, are more fully described in **Part-IV of Schedule A** hereunder written (collectively "**Entire Land**").
- E. The Group A Land Owners, Group B Land Owners and Group C Land Owners have although decided to make separate projects on their respective land parcels, however, each of them have appointed a common developer, i.e., the Principal Developer/Confirming Party herein. It is agreed that each of project of the said Group A Land Owners, Group B Land Owners and Group C Land Owners respectively on Group A Land, Group B Land and Group C Land shall be distinct and separate and shall also be separately named as **Royal Ganges -1; Royal Ganges-2 and Royal Ganges-3** respectively (collectively "**Said Entire Housing Complex**"). It is further agreed by and between the Parties herein that if the Principal Developer/Confirming Party deems it beneficial in future, the Principal Developer/Confirming Party shall cause the said Group A Land Owners, Group B Land Owners and Group C Land Owners, at any time in future, to amalgamate their respective parcel of land and/or the separate projects thereon, as the case may be and for that purpose, the Principal Developer/Confirming Party shall be under an obligation to obtain the consent of the said Group A Land Owners, Group B Landowners, Promoter and the said Group C Land Owners and/or occupiers of any of the 2 (Two) separate projects.
- F. The Group A Land Owners, by a development agreement dated 21st April 2021 registered in the office of Additional District Sub Registrar – Behala (ADSR – Behala) and recorded in Book No. I, CD Volume No. 1607 – 2021, Pages 213137 to 213304 Being no. 160705940 for the year 2021 granted the exclusive right of development unto and in favor of the Principal Developer/Confirming Party on the Group A Land. On account of some factual corrections and



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change in land schedule, the aforesaid development Agreement was modified by way of a fresh development agreement dated 11th April 2023 executed by and between the Group A Land Owners and Principal Developer/Confirming Party and was registered in the office of Additional Registrar of Assurances – IV (A.R.A – IV) and recorded in Book No. I, CD Volume No. 1904 – 2023, Pages 255273 to 255458 Being no. 190405175 for the year 2023 and also granted necessary power and authority to the Principal Developer/Confirming Party to undertake such development on the Group A Land. On account of an inadvertent error in the development agreement dated 11th April 2023 as regards personal details of the authorized signatory of the Principal Developer/Confirming Party, a deed of declaration dated 18th April 2023 was executed by and between the Group A Land Owners and Principal Developer/Confirming Party for the rectification of the said error which was registered in the office of Additional Registrar of Assurances – IV (A.R.A – IV) and recorded in Book No. I, CD Volume No. 1904 – 2023, Pages 282116 to 282166 Being no. 190405727 for the year 2023. On account of another inadvertent error in the development agreement dated 11th April 2023 in the land schedule, i.e., the first schedule enclosed therewith, a deed of declaration dated 3rd July 2023 was executed by and between the Group A Land Owners and Principal Developer/Confirming Party for the rectification of the said error which was registered in the office of Additional Registrar of Assurances – IV (A.R.A – IV) and recorded in Book No. I, CD Volume No. 1904 – 2023, Pages 465719 to 465757 Being no. 190409724 for the year 2023. Lastly, a supplementary development agreement dated 6th October 2023 was executed by and between the Group A Land Owners and Principal Developer/Confirming Party as an addendum to the development agreement dated 11th April 2023 and was registered in the Office of the ARA - IV, recorded in Book No. I, Volume No.1904 - 2023, Pages 788622 to 788708 Being No.190414770 for the year 2023. The said supplementary development agreement was executed to rectify the land schedule i.e., the first schedule enclosed with the development agreement dated 11th April 2023 by incorporating the converted land use and also the newly recorded khatian numbers of the Group A Land Owners. The said supplementary development agreement duly recorded that the development agreement dated 11th April 2023 along with the related power of attorney shall remain valid and binding on the parties therein, i.e., the Group A Land Owners and Principal Developer/Confirming Party herein. In view of the aforesaid documents, the Group A Land Owners granted the exclusive right of development unto and in favor of the Principal Developer/Confirming Party for construction of the housing complex namely Royal Ganges-1, as referred in this Agreement, in various phases, on the Group A Land which is proposed to be a part of the Said Entire Housing Complex and has also granted necessary power and authority to the Principal Developer/Confirming Party to undertake the development of the housing complex namely Royal Ganges - 1.

- G. The Group B Land Owners, by an agreement dated 17th April, 2023 and registered in the Office of the ARA - IV, recorded in Book No. I, Volume No. 1904 - 2023, Pages 281976 to 282048 Being No. 190405728 for the year 2023, have granted the exclusive right unto and in favor of the Principal Developer/Confirming Party for construction of the housing complex namely Royal Ganges-2, as referred in this Agreement, in various phases, on the Group B Land which is proposed to be part of the Said Entire Housing Complex and has also granted necessary power and authority to the Principal Developer/Confirming Party to undertake the development of the housing complex namely Royal Ganges-2.
- H. The Group C Land Owners, by an agreement dated 30th September 2021 and registered in the Office of the DSR - III, South 24 Parganas recorded in Book No. I, Volume No. 1603/2021, Pages 282483 to 282520 Being No. 09570 for the year 2021, have granted the exclusive right



A.D.S.R Behala

C B APR 2024

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unto and in favor of the Principal Developer/Confirming Party for construction of the housing complex namely Royal Ganges -3, as referred in this Agreement, in various phases, on the Group C Land which is proposed to be part of the Said Entire Housing Complex and has also granted necessary power and authority to the Principal Developer/Confirming Party to undertake the development of the housing complex namely Royal Ganges -3.

- I. The Group A Land Owners, Group B Land Owners and Group C Land Owners may amalgamate their respective land parcels and may execute a joint development agreement ("**Principal Development Agreement**"). The Parties agree that any and all costs applicable towards the said amalgamation including but not limited to stamp duty, registration fees, etc. shall be borne by Principal Developer/Confirming Party. The Promoter being interested in acquiring the development rights in respect of a demarcated portion of the Group B Land, more fully described in **Schedule B** hereunder written and tentatively demarcated in the plan annexed ("**Project Development Land**") for the purpose of undertaking a project containing residential apartments and facilities for the use of senior living ("**Senior Living Project**") and with that in mind approached the Group B Land Owners and also the Principal Developer/Confirming Party herein and upon being so approached, the Group B Land Owners and the Principal Developer/Confirming Party have agreed to grant the Promoter herein the development rights of the Project Development Land. The Group B Land Owners (who is hereinafter referred to as the "Owner") represent, warrant and covenant (and the Principal Developer/Confirming Party herein confirm the same) to the Promoter that:
 - (i) The Owner (previously referred to as Group B Land Owners) herein is vested with absolute ownership to the Project Development Land, free from all encumbrances, and is vested with absolute power, authority and entitlement to enter into this Agreement.
 - (ii) All documents of title (historical and current) relating to the Project Development Land, a list of which has been set out in in **Part I, Part II and Part III** respectively of **Schedule D** hereunder written have been validly executed, adequately stamped and duly registered as required under applicable law.
 - (iii) The description of the Senior Living Project and the Project Development Land included in this Agreement and the title documents (historical and current) are true, correct, complete and accurate in all respects.
 - (iv) All requisite planning and other governmental approvals required under applicable law, including but not limited to conversion orders permitting non-agricultural use of the Project Development Land in the area or any portion thereof, have been obtained in relation to the construction and development of the Senior Living Project and the construction of the Senior Living Project would be undertaken in compliance with such governmental approvals.
 - (v) The Project Development Land benefits from all permanent and legally enforceable easements and other contractual rights as maybe necessary or appropriate for the continued use, enjoyment and maintenance of the Project Development Land.



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A.D.S.R Behala

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- (vi) The Project Development Land does not include any areas that are (i) listed as having any special architectural, or historic significance; or (ii) part of a conservation area; or (iii) reserved for any public purpose or use, and the Project has not been developed upon or over any such areas. No notice has been served on Owner by any governmental authority which might impair, prevent or otherwise interfere with the Owner's proprietary rights in respect of the Project Development Land.
- (vii) The Project Development Land does not consist of any agricultural land and the development of the project is being undertaken in accordance with applicable laws, including the zoning regulations and the present use thereof continues to be in compliance with all governmental approvals, issued by the governmental authorities, in respect of the project and Project Development Land.
- (viii) Neither the Owner herein nor its predecessors in title have granted in any manner, any rights of easement, pathways, public road, traditional rights of use as access or otherwise over the Project Development Land and (i) there are no such third party right(s) existing over the Project Development Land; and (ii) Owner has not received any notice from any third party claiming such rights over the Project Development Land or Senior Living Project.
- (ix) There is free ingress and egress to the Project Development Land and there are no circumstances that would affect such free ingress and egress to the Senior Living Project or Project Development Land, in any manner whatsoever.
- (x) The Project Development Land has uninterrupted, continuous direct road access without any hindrance or obstruction in such a manner that is customary and standard for such a project.
- (xi) The Owner herein has clear, valid, absolute and marketable title to the Project Development Land.
- (xii) There are no condemnation, eminent domain or compulsory land acquisition proceedings, actual or threatened (in writing), that affects the Project Development Land, and the Owner herein has not received any written notice of the intention of any person to take or use all or any part thereof.
- (xiii) There is no private or governmental action, suit, proceeding, claim, arbitration or investigation pending before any agency, court, tribunal or governmental authority, foreign or domestic, which is ongoing, and may have an adverse effect on the right, title, marketability or interest in the Project Development Land.
- (xiv) Neither the Owner herein nor any person on its behalf has done, committed or omitted to do any act, deed, matter or thing, whereby, The Owner's right to own, hold, use, manage, occupy, construct, develop, sell, lease or transfer the Project Development Land or any part thereof, is or can be forfeited, extinguished or rendered void or voidable.



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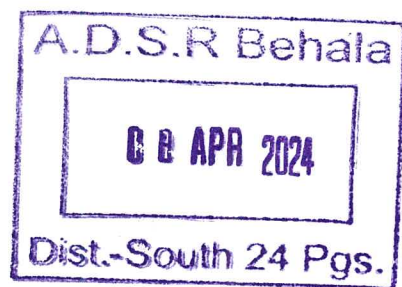
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- (xv) The Owner herein has not entered into any arrangements agreeing to transfer, gift, alienate, or grant possessory rights, in any other manner regarding the Project Development Land.
- (xvi) The Owner herein has not transferred nor assigned nor entered into any arrangement or agreement to transfer or assign its rights and interest (particularly development rights) in the Senior Living Project or in respect of the underlying land where on the Senior Living Project is constructed, with any third party.
- (xvii) The Owner does not own or hold, and is not obligated under or a party to, any option, right of first refusal or other right under any contract to transfer the Project Development Land or any immovable property or any portion thereof or interest therein.
- (xviii) There are no persons who are in possession of the Project Development Land and there are no instances of persons claiming any rights adverse to the ownership and title of the Project Development Land.
- (xix) The Project Development Land and any portion thereof does not form a part of any special economic zone notified under applicable laws.
- (xx) The Owner herein has not entered into any agreements to lease, sub-lease, license and/or create any right to use, occupy and/or possess any units in the Senior Living Project.
- (xxi) The Owner herein has not entered into arrangements with any person with respect to the provision of fit-out services at the Senior Living Project.
- (xxii) No further payments are required to be made to the erstwhile owners of the Project Development Land, for acquisition of the Project Development Land.
- (xxiii) The Project Development Land is not subject to any attachment, acquisition/requisition proceedings, court proceedings, quasi-judicial/other proceedings, debt recovery proceedings, tax recovery proceedings and that Project Development Land has not been given as security or surety under any proceedings of any kind before any court of law or tribunal or judicial forum;
- (xxiv) No part of the Project Development Land is subject to any easementary right given by the Owner/Principal Developer or its predecessors-in-title;
- (xxv) The Owner herein has not received any notice or order issued under any applicable law for the time being in force affecting the Project Development Land or any part thereof or the development thereof;
- (xxvi) There are no actions, suits, investigations or other proceedings pending or threatened, orders, judgments or decrees of any court or governmental authority which could adversely affect the project or development of the Project Development Land or the consummation of the transactions contemplated herein.



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- (xxvii) All outgoings and taxes including land revenue / property tax in respect of the Project Development Land have been paid up to the date of this Agreement by the Owner herein.
- (xxviii) There are no insolvency or winding-up proceedings pending against the Owner herein.
- (xxix) There are no government proceedings or dues, which in any manner affects the transactions contemplated under this Agreement.
- (xxx) There are no tenancy claims in regard to the Project Development Land, either granted by Owner herein or its predecessors-in-title or under the provisions of any law, rule or regulation;
- (xxxi) The Project Development Land can be used for development of the Senior Living Project in accordance with applicable law.

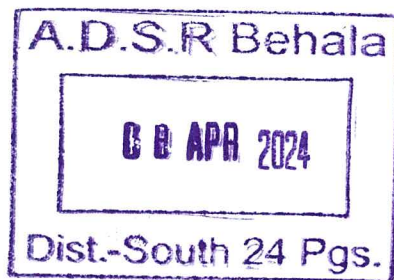
IT HAS NOW BEEN AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Appointment/Commencement/Sanction/Construction/Completion:

- (i) Relying upon the facts as mentioned in the recitals above and also relying on the representations and warranties as above and believing the same to be true and on the faith thereof and in pursuance of the understanding by and between the Parties herein, the Owner herein and the Principal Developer/Confirming Party have agreed to cause the Promoter herein (instead of the Principal Developer/Confirming Party herein) to develop the Project Development Land measuring about 26 Cottahs, more or less, from out of the Group B Land more fully described in **Schedule B** hereunder written and bordered in Color 'RED' in the plan annexed hereto (herein before and herein after referred to as "**Project Development Land**") on which the Owner's "The Royal Ganges 2" project is presently under development by the Principal Developer/Confirming Party. The Owner herein and the Principal Developer/Confirming Party have accordingly offered the said the proposal for developing the Project Development Land to the Promoter herein ("**Development Rights**") and the Promoter herein has accepted such proposal on the terms and conditions as recorded hereunder and with regard to the appointment of the Promoter, the Owner and Principal Developer/Confirming Party doth hereby covenant with the Promoter as follows:
 - (a) **THAT** notwithstanding any acts, deeds, matters or things, done, omitted executed or knowingly permitted or suffered to the contrary by the Owner, the Owner is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted assigned and assured or expressed or intended so to be without



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any manner of encumbrance charge condition use trust or any other thing whatsoever to alter defeat encumber or make void the same;

- (b) **AND THAT** the Owner have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
 - (c) **AND THAT** notwithstanding any act deed matter or thing whatsoever done as aforesaid the Owner now has in itself good right full power absolute authority and indefeasible title to cause with the consent and concurrence of the Principal Developer/Confirming Party) the development of the Project Development Land done by the Promoter herein and/or to grant the Development Rights unto and to the Promoter herein in the manner aforesaid according to the true intent and meaning of these presents and the Principal Developer/ Confirming Party confirm such entitlement of the Owner herein;
 - (d) **AND THAT** the said Development Rights hereby granted and assured or expressed or intended so to be now are free from all claims demands and encumbrances;
 - (e) **AND THAT** the Promoter shall or may at all times hereafter peaceably and quietly hold use and entitled to have the Development Rights and to make the development of the Senior Living Project in accordance with the terms of this Agreement without any claim from anybody whatsoever;
 - (f) **AND THAT** the Owners and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Promoter do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the benefits and development rights unto and to the Promoter in the manner aforesaid as shall or may reasonably be required by the Promoter;
 - (g) **AND THAT** the said Development Rights or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the income tax authorities or other government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever or howsoever and there is no certificate case or proceedings against the Owners for realisation of the arrears of income tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (ii) This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the date hereof and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stands fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

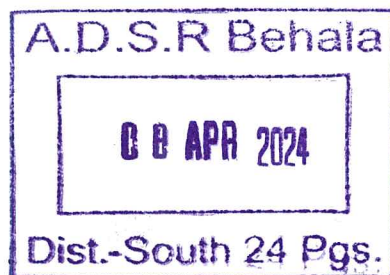
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- (iii) The grant of the Development Rights in the Project Development Land is along with the benefit of the existing sanctioned plan obtained by the Principal Developer/Confirming Party. The Promoter shall develop the Senior Living Project which will have a total built-up area of 1,95,000 square feet, more or less, to be built in accordance with the design/guidelines provided by one of shareholders of the Promoter, The Senior Living Project would be operated and managed by Primus Group after completion of the Senior Living Project.
- (iv) After completion of the Senior Living Project, the Principal Developer/Confirming Party will be a necessary party to all such agreements with all the parties including the subsequent allottees and will be bound by and abide by all the rules, regulations and restrictions contained in the Principal Development Agreement including the common maintenance charges and taxes etc. All subsequent agreements with allottees and user will follow the format provided by the Principal Developer/Confirming Party and besides this the Principal Developer/Confirming Party will be entitled to collect all taxes, CAM as per the Principal Development Agreement, if any.
- (v) The Promoter shall allow Primus to create additional specific senior living facilities in the Senior Living Project for which Primus will be allowed to collect the PAS (Primus Advantages Services) charges directly from the allottees for which the Promoter will allow Primus to sign with such allottees a separate facility service agreement through a Primus nominated company and the Promoter will also allow such Primus nominated company to sign a service agreement to be entered into by Primus and the allottees in which agreement the Primus nominated company, if there be any, shall be a confirming party. Such PAS charges will be in addition to the normal CAM charges which will be collected by the Principal Developer/Confirming Party in consideration of providing maintenance services with to the Senior Living Project.
- (vi) The Parties have formulated a scheme of development of Senior Living Project on the Project Development Land which is as follows:
 - (a) That the Project Development Land is valued at the rate of INR 825/- (Indian Rupees Eight Hundred and Twenty-Five only) per square feet on the FSI area (which is known as FAR area in the State of West Bengal) which would be achieved as per municipality rules.
 - (b) That the calculation of construction cost of the Senior Living Project shall be calculated on the following parameters:
 - (A) That the Total FSI area shall be the total super built area (as is generally understood to include the car parking and built amenities/common areas and/or other built-up areas) of the Project and shall be so considered for calculating the construction cost of the Senior Living Project.
 - (B) That the “**Saleable Area**” for the purpose of this Agreement will not be less than 95% (Ninety Five Percent) of the total super built-up area



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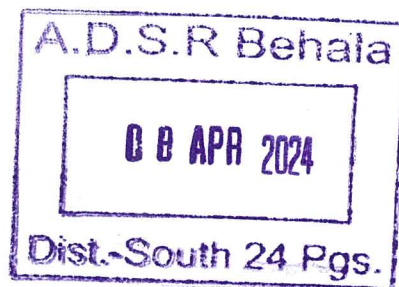


and/or the total constructed area of the Senior Living Project (presently estimated at 1,87,500 Sq. ft after providing car parking on 10,500 Sq. ft).

- (C) The capped construction cost of INR 3,200 (Indian Rupees Three Thousand Two Hundred only) per square feet shall however be subject to readjustments based on Saleable Area achieved under point (b) above based actual finalization of actual designs and area statement of the Senior Living Project.
 - (D) If the area of the car parking goes above 10,500 (Ten Thousand Five Hundred) square feet, then and in such event, the remaining car parking area shall be calculated at a construction cost of INR 2,200/- (Indian Rupees Two Thousand Two Hundred only) square feet.
 - (E) The total super built-up area and/or the total constructed area of the Project shall be confirmed and finally agreed by and between the Parties on or before the signing of the development agreement of the Senior Living Project.
 - (F) The above capped costs as mentioned in point (C) above is agreed upon by and between the Parties assuming the base rate of steel and cement at INR 60,000/- (Indian Rupees Sixty Thousand only) per tonne for steel inclusive of all taxes and inclusive of cost of delivery at site and INR 360/- (Indian Rupees Three Hundred and Sixty only) for cement inclusive of all taxes and inclusive of cost of delivery at site. Upon completion of the Project, the construction costs shall be recalculated based on actual increase or decrease of the above said basic rates.
 - (G) That the payment of the Project Development Land shall be made at Rs. 400/- (Rupees Four Hundred only) per square feet on the FSI at the time signing this Agreement (which payment has already been made by the Promoter to the Owner receipt whereof the Owner do hereby as also by the Memo of Consideration written below acknowledge to have received) and the sum of Rs 425/- (Rupees Four Hundred and Twenty Five only) per square feet on the FSI will be paid after 6 (Six) months of signing this Agreement or receiving the plan sanction and/or the receiving of revised sanction plan, if there be any and obtaining of RERA No. whichever is later.
- (vii) That the Project Development Land or any part of it is impartible.
- (viii) That the Senior Living Project containing residential apartments and facilities for use of senior living on the Project Development Land, i.e., a demarcated portion measuring about 26 Cottahs, more or less, falling within Group B Land shall be based on the Primus brand and senior living standards.



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- (ix) That the present sanctioned plan of Group B Lands would be modified to accommodate the changes as per design submitted by Primus.
- (x) That the Principal Developer/Confirming party shall provide to the Promoter access to the Project Development Land for the purpose of undertaking the development of the Senior Living Project.
- (xi) The construction costs and/or the entire cost of construction of the Senior Living Project of whatsoever nature shall be borne and paid by the Promoter. The Promoter, by bearing such construction costs and without creating any financial liability on the Owner and/or the Principal Developer/Confirming Party shall construct, erect and complete the Senior Living Project in the manner mentioned in this Agreement, with such materials and/or specifications as so decided by the Promoter.
- (xii) Save and except for the circumstances of termination expressly mentioned in this Agreement, this Agreement shall otherwise remain in full force and effect until such time the development work of the Senior Living Project on the Project Development Land is completed within the stipulated period in terms of this Agreement.
- (xiii) This Agreement and the rights of the Parties herein shall remain valid and subsisting at all times unless terminated in the manner provided in this Agreement.
- (xiv) The Promoter shall provide and/or cause to be provided, as the case may be, the required finances either by availing debt facilities by banks/financial institutions or from internal accruals by way of sales realization of the units within the Senior Living Project from intending purchasers. The Promoter shall also provide and/or caused to be provided through Primus, as the case may be, skill and expertise for the purpose of undertaking development of the Senior Living Project on the Project Development Land and shall incur construction costs from time to time in respect of the such development in terms hereof.
- (xv) Regular day to day management shall be undertaken by the Promoter and for all matters connected with day-to-day maintenance of the Senior Living Project, the decision of the Promoter shall prevail and treated as final and binding on all the Parties. In case, however, of difference of opinion, the matter will be amicable discussed between the Parties herein and settled accordingly between them.
- (xvi) The Promoter shall, for the purpose of better commercial exploitation, prioritize marketing plans and shall also work in close coordination with the Principal Developer/Confirming Party to assist in sale/transfer/lease of the constructed units within the Senior Living Project to the intending transferees and/or lessees and/or tenants and/or allottees and shall also ensure that the documents executed with such transferees and/or lessees and/or tenants and/or allottees are drafted in a uniform format to the extent possible and in such a manner that no dispute arises with respect to the same between the Parties herein. It is also agreed in this regard that brokerage and/or marketing costs, if any, for transferring and/or selling and leasing and/or letting out of the constructed units shall be paid and borne by the Promoter.



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- (xvii) All proceeds including sale proceeds from transfer and/or sale and/or leasing and/or letting out to the intending transferees and/or lessees and/or tenants and/or allottees units within the Senior Living Project shall be accounted for by the Promoter and such proceeds to the extent required for payment of interest on debts/repayment of principal and/or other liabilities and the profits and/or surplus after meeting all liabilities and obligations of the Senior Living Project shall be dealt with by the Promoter in the manner so deem fit and proper including by payment of dividends to the shareholders of the Promoter as so decided by the board of directors of the Promoter and/or as may be permitted under the applicable laws.
 - (xviii) The Project name would be decided by the Parties herein by mutual discussion. With regard to publicity materials, it is clarified that (1) all publicity materials at the site of the Senior Living Project, site hoardings and all brochures of the Senior Living Project shall specifically mention the Project as named and (2) all newspaper advertisements and city hoardings shall specifically mention the Senior Living Project to be as named.
2. Access to Senior Living Project :
- The residents of Senior Living Project shall avail Themselves of the access rights from the remaining portion of Group – B land by using the demarcated “Road” more fully described in Schedule – C as per plan annexed hereto.
3. **Force Majeure:**
- (i) The Parties shall not be regarded in breach of their respective obligations herein contained for any consequences or liabilities under this Agreement if the Parties are prevented in meeting their respective obligations under this Agreement caused any one or more of the following Force Majeure events:
 - (a) war (declared or warlike restrictions imposed), civil commotion, terrorist action, litigation, bandh, armed conflict, riots, curfew, acts of government, natural calamity(ies), epidemic, pandemic such as Covid 19, lock downs, as be so declared by the government or similar such eventuality not occasioned at the instance or due any laches, negligence, omission or act of the Party committing the default;
 - (b) any judgment / injunction / interim order and/or any other order of or any restriction(s) imposed by any court of competent jurisdiction and/or by any statutory authority and/or by any governmental authority not occasioned at the instance or due any laches, negligence, omission or act of the Party committing the default;
 - (c) any notice, order, rule or notification of/from/by the government and/or any other public / competent / statutory authority and/or any court and/or municipal and other authorities and/or any governmental authority and/or central and/or state government directing closure of all construction activity not occasioned at the instance or due any laches, negligence, omission or act of the Party committing the default;



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- (ii) If either Party is delayed in or prevented from performing any of their/its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of their/its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

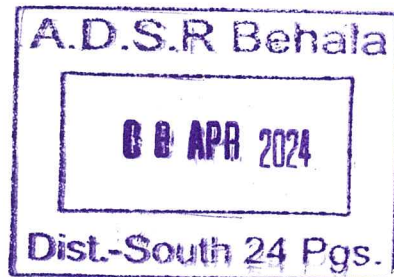
4. Management of the Promoter's Business

The Promoter shall supervise the Senior Living Project in the manner as follows:

- (i) To appoint architects, consultants, auditor, marketing agents, contractors, suppliers and human resources.
- (ii) To do the Senior Living Project planning including specifications, facilities, payment terms, construction related activities of the Senior Living Project including building plan sanction, statutory compliance such as NOC from fire, airport, PCB, RERA registration, etc.
- (iii) To apply before the appropriate authority or institution(s) for electricity, water supply, Senior Living Project Loan etc.
- (iv) To prepare item-wise construction budget, bar chart, monthly / quarterly cash flow.
- (v) Ensure completion of the Senior Living Project within 36 (Thirty-Six) months plus a grace period of 6 (Six) months from plan sanction or within the time provided in RERA Registration, whichever is earlier, subject however to Force Majeure as defined in this Agreement.
- (vi) To establish all standard operational procedures (SOP) for departmental works/working of the entity.
- (vii) To obtain the occupancy certificate from the plan sanctioning authority.
- (viii) To make possession and handover to the respective allottees.
- (ix) The Promoters and the subsequent allottees shall abide by all the rules, regulations and restrictions contained in the Principal Development Agreement.
- (x) On completion of the Senior Living Project, Primus will by itself or through a separate SPV (special purpose vehicle) exclusively run and manage the facilities and amenities such as restaurants, health care, housekeeping concierge, events etc. Primus will collect from the allottees of the Senior Living Project the PAS charges as per the



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separate facilities service agreement relating to the common facilities and amenities provided by Primus. The Principal Developer/Confirming Party will be entitled to the common maintenance charges, taxes from the allottees as per the Principal Development Agreement, retained by Primus and the remaining part of the PAS charges relating to common area as per the terms agreed in this Agreement and/or as would be so agreed in the Principal Development Agreement, if there be any shall be reimbursed to the Confirming Party. All subsequent agreements with allottees and user will follow the format provided that by Principal Developer/Confirming Party and besides this Principal Developer/Confirming Party will be entitled to collect all taxes, CAM as per the terms agreed in this Agreement and/or as would be so agreed in the Principal Development Agreement.

4. Default/Termination:

- (i) If the development of the Senior Living Project is not taken up by the Promoter in terms of this Agreement, due to any reason whatsoever, then, and in such event, the Promoter shall be deemed to be at fault and the Owner and/or the Principal Developer/Confirming Party shall have the right to terminate this Agreement. In the event this Agreement is terminated by the Owner and/or the Principal Developer/Confirming Party in the circumstances mentioned in this Clause then, and in such event, this Agreement shall stand terminated and will cease to have effect whatsoever.
- (ii) After the Promoter having commenced the construction of the Senior Living Project on the Project Development Land commits defaults and/or delays the construction, beyond the time frame mentioned in this Agreement, then, and in such event, without prejudice to the other rights and remedies of the Owner and/or the Principal Developer/Confirming Party, the Principal Developer/Confirming Party shall be entitled to take over the remaining construction and development of the Senior Living Project and to cause the same to be completed by appointing a third party as may be so decided by the Principal Developer/Confirming Party. In this regard it is clarified that in the event of the Principal Developer/Confirming Party taking over construction of the Senior Living Project, the Principal Developer/Confirming Party shall be absolutely entitled to complete the remaining construction of the Senior Living Project at the costs and expenses of the Promoter.

5. Permissive Possession:

The Promoter in terms of this Agreement has only been allowed by the Owner and/or the Principal Developer/Confirming Party to enter upon the Project Development Land for the purpose of undertaking development thereof and as such nothing should be construed that the possession of the Project Development Land is being given or intended to be given by the Owner and/or the Principal Developer/Confirming Party to the Promoter in part performance as contemplated by Section 53A of the Transfer of Property Act 1972 read with Section 2 (47)(v) of the Income Tax Act 1961.

6. Assignment:



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The Promoter hereby agrees and covenants with the Owner and Principal Developer/Confirming Party not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Owner and Principal Developer/Confirming Party.

7. **Indemnity:**

The Parties agree to keep each other well and sufficiently saved, harmless and indemnified from and against all losses and damages in respect of the Senior Living Project.

The Owner shall indemnify and keep the Promoter indemnified from and against any and all losses, damage or liability (civil or criminal), action, disputes, proceedings and any third party claims that may arise on account of any defect in title on the part of the Owner over the land on which the Senior Living Project shall be developed.

8. **Relationship of the Parties:**

This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the Parties.

9. **Time is of Essence:**

Time shall be the essence as regards to the provisions of this Agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement in writing between the parties be substituted for them.

10. **Non-Waiver:**

Any delay tolerated and/or indulgence shown by any of the Parties in enforcing the terms and conditions mentioned herein in this Agreement or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the respective Party.

11. **Entire Agreement:**

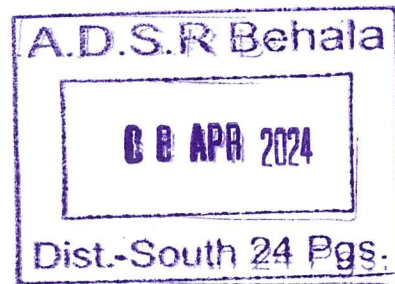
This Agreement supersedes all document and/or writing and/or correspondence exchanged between the Parties hereto with respect to the development of the Senior Living Project. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the Parties unless the same is recorded in writing and signed by the Parties herein.

12. **Notices:**

Notices, demands or other communications required or permitted to be given or made hereunder shall be deemed to have been duly given or served on it if sent either by Speed Post or Registered Post at their respective addresses mentioned herein before or at such other contact details as the Parties may inform from time to time by notice in writing to each other.



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13. Partial Invalidity/Severability:

If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

14. Jurisdiction:

Courts situated in Kolkata, West Bengal, shall have the sole and exclusive jurisdiction to try and determine any litigation arising out of or in relation to this Agreement.

15. Arbitration:

Any dispute, controversy or claim arising out of or incidental or in relating to or arising in connection with this Agreement shall be referred to arbitration according and subject to the provision of the Arbitration and Conciliation Act, 1996 (as amended from time to time) and in force for the time being. The Arbitral Tribunal shall consist of a sole arbitrator to be mutually decided by the Parties. The language of the arbitration shall be English. The venue and seat of the arbitration shall always be Kolkata, West Bengal, India and the courts at Kolkata shall have sole and exclusive jurisdiction to try, entertain and dispose all disputes and differences between the Parties.

16. Legal Advice:

Each Party has taken and shall take their own legal advice with regard to this agreement and/or for all acts to be done in pursuance whereof and the other Party shall not be responsible for the same.

17. Legal fees/Taxes/Duties/Costs/Out-goings:

The Parties shall bear and pay their respective costs, duties, outgoings, legal expenses and any other out-goings including legal expenses for preparation of this Agreement and/or any other document in pursuance hereof.

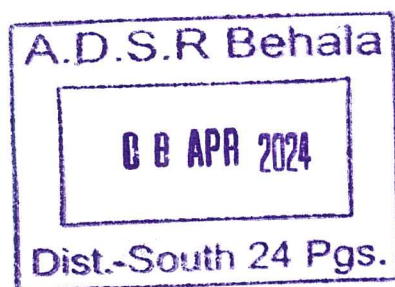
18. Rules of Interpretation:

Unless there is something in the subject or context inconsistent therewith:

- (i) Any reference to a clause or schedule shall be a reference to a clause or schedule in this Agreement. The schedules shall have effect and deemed be construed as an integral part of this agreement.
- (ii) The clause titles or headings appearing in this Agreement are for reference only and shall not affect the construction thereof.
- (iii) Words imparting singular shall include plural and vice versa.



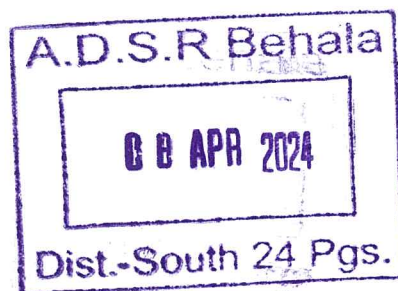
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- (iv) Words imparting masculine gender shall include Feminine and Neuter genders - likewise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.
- (v) All presumptions which may arise in law at variance with the express provisions of this Agreement shall stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties under this agreement.
- (vi) Any reference to a statute, statutory provision or subordinate legislation (whether or not specifically named herein) shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.
- (vii) Any reference to this Agreement or any of the provisions thereof includes all amendments and modifications made to this Agreement in writing from time to time in force.
- (viii) If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day. If any time limit pursuant to the provisions of this Agreement falls on a day that is not a business day (i.e. a day on which licensed banks are not open for business) then that time limit shall be deemed to only expire on the next business day.
- (ix) Any reference to writing shall include printing, typing, photocopy scanning and/or any other means of reproducing words in visible form.
- (x) The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole.
- (xi) Any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- (xii) Any reference to a Party is to a party to this Agreement.
- (xiii) Any reference to singular includes plural and vice-versa.
- (xiv) Words and phrases have been defined by putting them within brackets. Where a word is defined, other parts of speech and grammatical forms of that word or phrase shall have the corresponding meanings.



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19. Schedules:

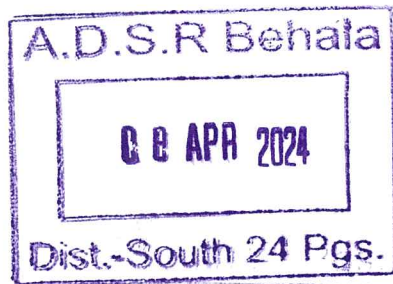
THE SCHEDULE A ABOVE REFERRED TO**(PART-I)****(LAND OWNED BY GROUP A LAND OWNERS)**

ALL THAT the pieces and parcels of land containing an area of **1326 Decimals (13.26 Acres)**, be the same a little more or less, situate lying at Krishnagar Mouza, J.L No.1 constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas as per following details.

Sl. No	R.S. Dag No	L.R. Dag No	Area in decimal
	315	315	165
	317	317	8
	324	324	20
	380	380	429
	381	381	64
	323	323	28
	314/1217	314/1217	17
	314	314	20
	315/1473	315/1473	44
	313	313	41
	312	312	178
	312/1222	312/1222	12
	312/1474	312/1474	54
	153/1475	153/1475	18
	316	316	46
	318	318	32
	319	319	24
	320	320	27
	321	321	37
	322	322	14
	312/1157	312/1157	48
		Total =	1326



2



(PART-II)

(LAND OWNED BY GROUP B LAND OWNERS – THE OWNER HEREIN)

ALL THAT the piece and parcel of land containing an area of **969 Decimals (9.69 Acres)**, be the same a little more or less, situate lying at Krishnagar Mouza, J.L No.1, holding No. D5/177 & D5/177A(New) Gangabandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas in the following Dag Nos.:

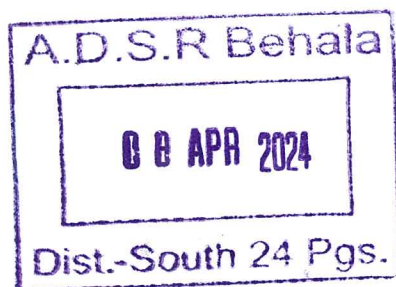
Sl. No	R.S. Dag No	L.R. Dag No	Area in decimal
1	382	382	233
2	383	383	215
3	419	419	45
4	429	429	476
		Total =	969 Decimals

(PART-III)

(LAND OWNED BY GROUP C LAND OWNERS)

ALL THAT the piece and parcel of land containing an area of **235 Decimals (2.35 Acres)** situate lying at Krishnagar Mouza (J.L No.1) Holding no. C/171, (New) Ganga Bandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala, Kolkata -700140 in the District of South 24 Parganas in the following Dag Nos.

Sl. No	R.S. Dag No	L.R. Dag No	Area in decimal
1	153/1219	153/1219	48
2	153/1218	153/1218	116
3	153	153	71
		Total =	235 Decimals

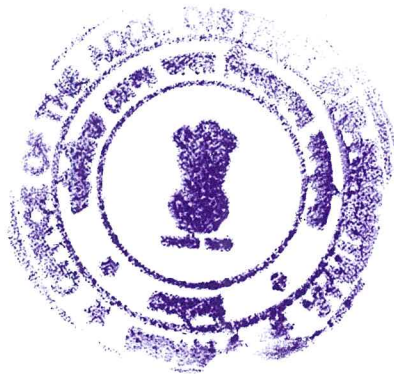


(PART -IV)

(ENTIRE LAND)

ALL THAT the land parcels owned by the Group-A, Group-B and Group-C Land Owners aggregate to **25.30 Acres** be the same a little more or less situate lying at amalgamated in various R.S and L.R Dags of Krishnagar Mouza (J.L No.1) hereinafter referred to as the “**ENTIRE LAND**”

RS/LR DAG NO.	L.R KHATIAN	AREA IN DECIMAL
315	10149,10150,10152,10167,10168,10175,10177,10187,10188,10202,10203,10219,10255,10256,10257,10128, 10293,10225,10294	165
317	10234,10164,10183,10220,10223,10255, 10231,10232,10294	8
324	10224,10245	20
380	10234,10176,10125,10130,10131,10132,10134,10135,10136,10139,10140,10141,10145,10151,10153,10154, 10153,10156,10157,10158,10159,10160,10161,10165,10174,10192,10193,10194,10195,10196,10197,10198,10199,10210,10211,10212,10218,20242	429
381	10125,10126,10142,10145,10200,10220,10223,10231,10232,10243,10254	64
323	10176,10139,10182,10183,10190,10220,10223, 10237,10231,10232	28
314/1217	10175,10182,10142,10220,10237,10231,10232	17
314	10175,10178,10184,10128,10293,10225,10294	20
315/1473	10170,10171,10175,10178,10181,10183,10184,10208,10220,10223,10230,10231,10232	44
313	10166,10173,10180,10208, 10230,10128,10293,10225	41
312	10133,10138,10147,10148,10172,10180,10183,10191,10201,10207,10214,10215,10217,10220,10235,10204, 10293,10225	178
312/1222	10254, 10596	12
312/1474	10146,10184,10185,10206,10128,10225,10292,10244	54
153/1475	10597, 10596	18
316	10166,10180,10147,10183,10186,10213,10216,10220,10223,10255,10231,10232,10128	46
318	10176,10179,10186,10220,10223,10238, 10253,10231,10232	32
319	10179,10183,10186,10220,10223,10228,10231,10232	24
320	10179,10189,10220,10223,10236,10231,10232,10244	27
321	10129,10205,10209,10220,10223,10231,10232,10164	37
322	10169,10205,10243	14
312/1157	10143,10207,10233,10243,10231,10292,10244	48
382	3930	233
383	3930	215



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429	3930	476
419	3930	45
153	10404	71
153/1219	10404	48
153/1218	10404	116
Total		2530

THE SCHEDULE B ABOVE REFERRED TO

(PROJECT DEVELOPMENT LAND)

ALL THAT the piece and parcel of land being a demarcated portion containing an area of 42.97 Dec equivalent to 26 Cottah out of total land of 969 Decimals of Group B Land situate lying Under LR Plot No. 429 & Khatian No LR-3930 situated at Mouza Krishnagar (J.L. 1) holding No. D5/177 & D5/177A(New) Gangabandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas Additional District Sub-Registry Office - Behala, District – South 24-Parganas as per Plan annexed bordered in RED and butted and bounded as follows:

ON THE NORTH : By Part of LR Dag No 429 & River Hooghly
ON THE SOUTH : By Part of LR Dag No 429 & LR Dag No. 419
ON THE EAST : By Part of LR Dag No 429 & Ashram
ON THE WEST : By Part of LR Dag No 429 & LR Dag No 383.

THE SCHEDULE C ABOVE REFERRED TO

All those the right "Access Right" ingress, egress and pass through, along and over the demarcated "Road" shown as per Plan annexed hereto.

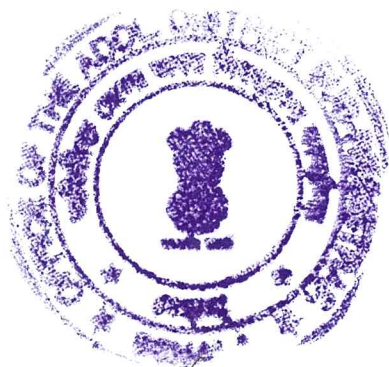
THE SCHEDULE D ABOVE REFERRED TO

PART I

(TITLE DEEDS OF GROUP A LANDOWNERS)

The Group A Landowners purchased the Group A Land by following registered Deeds at the office of ADSR – II, SOUTH 24 PARGANAS in Book No. 1

<i>Sl. No.</i>	<i>Deed No.</i>	<i>Date of Deed</i>	<i>Name of the Company</i>
1	160202179	01-01-2021	SRIJAN COMPLEX PRIVATE LIMITED
2	160207797	19-12-2020	ADINATH DEVCON PRIVATE LIMITED
3	160207792	19-12-2020	ADINATH INFRACON PRIVATE LIMITED
4	160200011	01-01-2021	AKSHI VYAPAR LLP
5	160207648	26-12-2020	ANGELICA REALTY LLP



A.D.S.R Behala

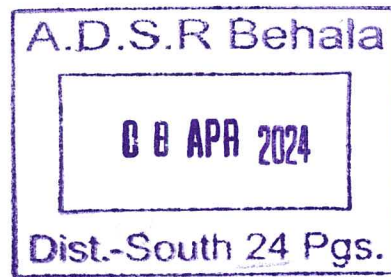
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6	160200040	01-01-2021	AQUABLU REALTY LLP
7	160200039	01-01-2021	ARIT DEALCOM LLP
8	160207672	26-12-2020	ARJUN DEALERS PRIVATE LIMITED
9	160200055	01-01-2021	BADRINATH INFRABUILD PVT LTD
	160207794	19-12-2020	BADRINATH INFRABUILD PVT LTD
	160717012	16-12-2022	BADRINATH INFRABUILD PVT LTD
10	160207668	26-12-2020	BALAJI RETAILERS PRIVATE LIMITED
11	160207818	19-12-2020	BALGOPAL INFRAPROMOTERS PVT LTD
12	160207778	19-12-2020	BALGOPAL REALDEV PVT LTD
13	160207788	19-12-2020	BASUKINATH VINIMAY PRIVATE LIMITED
14	160207641	26-12-2020	BHAGWATI INFRAPROMOTERS LLP
15	160207828	19-12-2020	BHAGWATI INFRAREALTY PVT LTD
16	160207821	19-12-2020	BHOOTNATH INFOTECH PVT LTD
17	160207603	25-12-2020	BHUVI DEALTRADE LLP
18	160207669	26-12-2020	DAFFODIL VYAPAR PRIVATE LIMITED
19	160207695	26-12-2020	DELMON REALTY LLP
20	160207637	26-12-2020	DUMONT REALTY LLP
21	160207785	19-12-2020	EKDANT INFRAPROPERTIES PVT LTD
22	160207442	19-12-2020	EKDANT PROCON PRIVATE LIMITED
23	160207441	19-12-2020	EKDANT PROJECTS PRIVATE LIMITED
24	160207440	19-12-2020	ELECT REAL ESATE PRIVATE LIMITED
25	160207447	19-12-2020	ELIGIBLE PROCON PRIVATE LIMITED
26	160200031	01-01-2021	ELINA DEALERS LLP
27	160207448	19-12-2020	ELITE COMMODITIES PRIVATE LIMITED
28	160207437	19-12-2020	ELITE CONSUMER GOODS PVT LTD
29	160207446	19-12-2020	ELITE DEVCON PRIVATE LIMITED
30	160207793	19-12-2020	EVERGROW DEVELOPERS PVT LTD
31	160207769	19-12-2020	EXCELLENT CONCLAVE PVT LTD
32	160207795	19-12-2020	EXPRESS COMMODITIES PVT LTD
33	160200020	01-01-2021	EXPRESS CONSUMER GOODS LLP
	160717012	16-12-2022	EXPRESS CONSUMER GOODS LLP
34	160202178	01-01-2021	FOXTAIL REALTY LLP
35	160207838	19-12-2020	IDEAL CONCLAVE PRIVATE LIMITED
36	160200054	30-12-2020	IMPERIAL PLAZA PRIVATE LIMITED
37	160207832	19-12-2020	IMPERIAL RESIDENCY PRIVATE LIMITED
38	160207780	19-12-2020	INCREDIBLE BUILDERS PRIVATE LIMITED
39	160207789	19-12-2020	INDEX DEVELOPERS PRIVATE LIMITED
40	160200056	19-12-2020	INDRALOK COMPLEX PRIVATE LIMITED
41	160207445	19-12-2020	INTENT BUILDERS PRIVATE LIMITED
42	160207835	19-12-2020	INTERCITY PROJECTS PRIVATE LIMITED
43	160207831	19-12-2020	ISOLATE REALESTATE PRIVATE LIMITED
44	160200048	01-01-2021	JAMPUI HEIGHTS LLP
45	160207829	19-12-2020	KAMRUP COMMERCIAL PRIVATE LIMITED
	160717013	16-12-2022	KAMRUP COMMERCIAL PRIVATE LIMITED
46	160207791	19-12-2020	KAMRUP DISTRIBUTORS PVT LTD
47	160207779	19-12-2020	KAMRUP MARKETING PRIVATE LIMITED
48	160207640	26-12-2020	KYAL HIRISE LLP
49	160207638	26-12-2020	KYAL RESIDENCY LLP
50	160201969	23-02-2021	LANSDOWN MEDICALS PVT LTD
51	160207636	26-12-2020	LIBERAL BARTER LLP.
52	160207635	26-12-2020	LILY ADVISORY SERVICES LLP
53	160200029	01-01-2021	LINWOOD HIRISE LLP
54	160200050	01-01-2021	MAIPO COMPLEX LLP



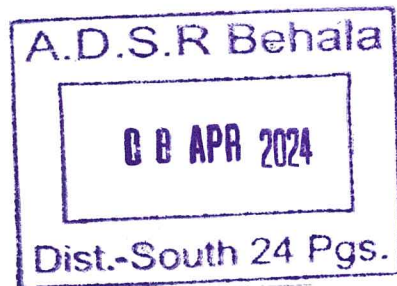
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55	160207667	26-12-2020	MANYA AGENCIES PRIVATE LIMITED
56	160207665	26-12-2020	MANYA DISTRIBUTORS PRIVATE LIMITED
57	160207833	19-12-2020	MAYFAIR VYAPAAR PRIVATE LIMITED
58	160200051	01-01-2021	MILKWEED ESTATES LLP
	160717014	16-12-2022	MILKWEED ESTATES LLP
59	160207634	26-12-2020	MORVEN REALTY LLP
60	160207796	19-12-2020	MURLIDHAR TRADING PRIVATE LIMITED
61	160207443	19-12-2020	N K ABAAS PRIVATE LIMITED
62	160207787	19-12-2020	N.K. HIRISE PRIVATE LIMITED
63	160207309	16-12-2020	N.K. NIKETAN PRIVATE LIMITED
64	160207310	16-12-2020	N.K. PLAZA PRIVATE LIMITED
65	160207444	19-12-2020	N.K. REGENCY PRIVATE LIMITED
66	160201973	23-02-2021	N.K. TOWER PRIVATE LIMITED
67	160207664	26-12-2020	NEELKANTH INFRAPROMOTERS PVT LTD
68	160207837	19-12-2020	NEELKANTH INFRAREALTY PVT LTD
69	160200035	01-01-2021	NEW WAYS CONSUMER GOODS PVT LTD
70	160200028	01-01-2021	NORTH EAST CONSUMER GOODS PVT LTD
71	160207836	19-12-2020	NORTH EAST RETAILERS LLP
72	160207671	26-12-2020	PARMATMA TIE UP LLP
73	160200018	01-01-2021	RAJRAMBHA HEIGHTS LLP
74	160200046	01-01-2021	REDMAPLE REALTORS LLP
75	160200032	01-01-2021	RIDHI SIDHI NIKETAN PVT LTD
76	160201970	23-02-2021	ROLCON FINVEST PRIVATE LIMITED
77	160207830	19-12-2020	SALASAR CONSUMER GOODS LLP
78	160200044	01-01-2021	SALASAR DISTRIBUTORS PVT LTD
79	160207601	25-12-2020	SHAGUN INFRAPROMOTERS PVT LTD
80	160200045	01-01-2021	SHAGUN REALDEV PRIVATE LIMITED
81	160207631	26-12-2020	SHEROWALI DISTRIBUTORS LLP
82	160202177	01-01-2021	SHIVAM CONSUMER GOODS PVT LTD
83	160200014	01-01-2021	SHIVAM RETAILERS PVT LTD
84	160207663	26-12-2020	SHRADDHA NIKETAN PRIVATE LIMITED.
85	160207599	25-12-2020	SHRADDHA PROPERTIES PVT LTD
86	160200026	01-01-2021	SIGMA CONSUMER GOODS PVT LTD
87	160207630	26-12-2020	SILVERBELL REALTY LLP
88	160207629	26-12-2020	SILVERLING REALTY LLP.
89	160207604	25-12-2020	SITALA DEVCON PRIVATE LIMITED
90	160200042	01-01-2021	SITALA INFRADEV PRIVATE LIMITED
	160717010	16-12-2022	SITALA INFRADEV PRIVATE LIMITED
91	160207628	26-12-2020	SNEHSIL ADVISORY LLP
92	160717011	16-12-2022	SOLIMANA REALTY LLP
93	160201972	23-02-2021	SOLIMANA REALTY LLP
94	160201971	23-02-2021	SRIJAN ESKAY STUDIOS LLP
95	160202175	01-01-2021	SUPERNOVA REALTORS LLP
96	160207627	26-12-2020	SUVRIDHI COMMERCE LLP
97	160207650	26-12-2020	TANVI AGENCIES PRIVATE LIMITED
98	160207626	26-12-2020	TANVI DEAL TRADE PRIVATE LIMITED
99	160207652	26-12-2020	TANVI DEALCOM PRIVATE LIMITED
100	160207654	26-12-2020	TANVI DEALERS PRIVATE LIMITED
101	160207655	26-12-2020	TANVI DEALMARK PRIVATE LIMITED
102	160207661	26-12-2020	TANVI DISTRIBUTORS PRIVATE LIMITED
103	160207659	26-12-2020	TANVI NIWAS PRIVATE LIMITED
104	160207660	26-12-2020	TANVI RESIDENCY LLP
105	160207670	26-12-2020	TANVI TIE-UP PRIVATE LIMITED



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106	160207602	25-12-2020	TANVI TOWER PRIVATE LIMITED
107	160207662	26-12-2020	TANVI TRADECOM PRIVATE LIMITED
108	160207598	25-12-2020	TIRUPATI ADVISORY SERVICES PVT LTD
109	160202176	01-01-2021	TIRUPATI CONSUMER GOODS PVT LTD
110	160200049	01-01-2021	TRIEYE PROPERTIES LLP
111	160200043	01-01-2021	TRIMUKH REGENCY LLP
112	160200047	01-01-2021	TRIPACK ESTATES LLP
113	160207600	25-12-2020	UDAY INFOTECH PRIVATE LIMITED
114	160200017	01-01-2021	UDAY NIWAS PVT LTD
115	160200022	01-01-2021	UTILITY COMPLEX PRIVATE LIMITED
116	160200019	01-01-2021	VINAYAK GARDENS PRIVATE LIMITED
117	160200023	01-01-2021	WATERTOWN ESTATES LLP
118	160200016	01-01-2021	WISECRACK TOWERS LLP
119	160200041	01-01-2021	YELAGIRI REALTY LLP

TITLE DEEDS OF GROUP B LAND OWNERS

PART II

The Group B Landowners purchased the Group B Land by following registered Deeds at the office of A.R.A. I, Kolkata, in Book No. I.

SL. NO	DEED NO	YEAR	PURCHASER
1	2094	2001	Subhash Chandra Ghosh
2	2095	2001	Subhash Chandra Ghosh
3.	2990	2001	Biswanath Singh
4	2991	2001	Biswanath Singh
5	3452	2001	Buddhadeb Mazumder
6.	3453	2001	Ranjit Kumar Ghosh
7.	3454	2001	Buddhadeb Mazumder
8.	3455	2001	Ranjit Kumar Ghosh
DETAILS OF PARTNERSHIP DEED			
1.	2368	2001	Ranjit Kumar Ghosh, Subhash Chandra Ghosh, Biswanath Singh and Buddhadeb Mazumder CONSTITUTED SWAN ENGINEERING CO
2.	00068	2021	Ranjit Kumar Ghosh, Bishwanath Singh, Srijan Residency LLP, Ram Naresh Agarwal
3.	00228	2022	Srijan Residency LLP, Ram Naresh Agarwal and Karan Agarwal



h



IN WITNESS WHEREOF, the Parties have entered into this Agreement the day and year first above written.

For and on behalf of SWAN ENGINEERING COMPANY by Shri Rajeev Kumar Agarwal at Kolkata in the presence of witnesses mentioned below

Witnesses:

1. *Dehryoti Ghosh*
Advocate

FOR SWAN ENGINEERING COMPANY

Rajeev Kumar Agarwal
Authorised Representative

2. *Apurbaa Ghosh.*
36/1A, Elgin Road
Kolkata - 700020

For and on behalf of SRIJAN PRIMUS SENIOR LIVING PRIVATE LTD by Shri Sushant Bihani at Kolkata in the presence of witnesses mentioned below

Witnesses:

1. *Dehryoti Ghosh, Adv*

2. *Apurbaa Ghosh.*

FOR SRIJAN PRIMUS SENIOR LIVING PRIVATE LTD

Sushant Bihani
Authorised Representative

For and on behalf of SRIJAN RESIDENCY LLP by Sri Ravi Kumar Gupta at Kolkata in the presence of witnesses mentioned below

Witnesses:

1. *Dehryoti Ghosh*
Advocate

2. *Apurbaa Ghosh.*

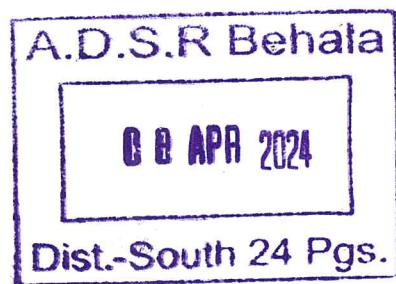
FOR SRIJAN RESIDENCY LLP

Ravi Kumar Gupta
Authorised Representative

DRAFTED BY ME.
(As per instruction of
the Parties herein).
Dehryoti Ghosh.
Advocate
NB/547/2009
Sealdah Civil Court-
KOL-14.



4



MEMO OF CONSIDERATION

Received of and from the within named Developer the within –mentioned sum of Rs. 2,32,03,000/- (Rupees Two Crore Thirty Two Lakh and Three Thousand Only) being the Security Deposit as per Memo below:-

Memo

Date	Cheque No.	Bank	Amount
30.03.2024	"560512"	Kotak Mahindra Bank, Branch – M.G. Road	2,32,03,000/-
Total =			2,32,03,000/-

FOR SWAN ENGINEERING COMPANY



Authorised Representative

Witness

Signature

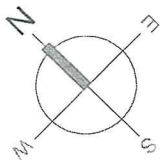
1. 
Advocate.

2. Apurbaa Ghosh.



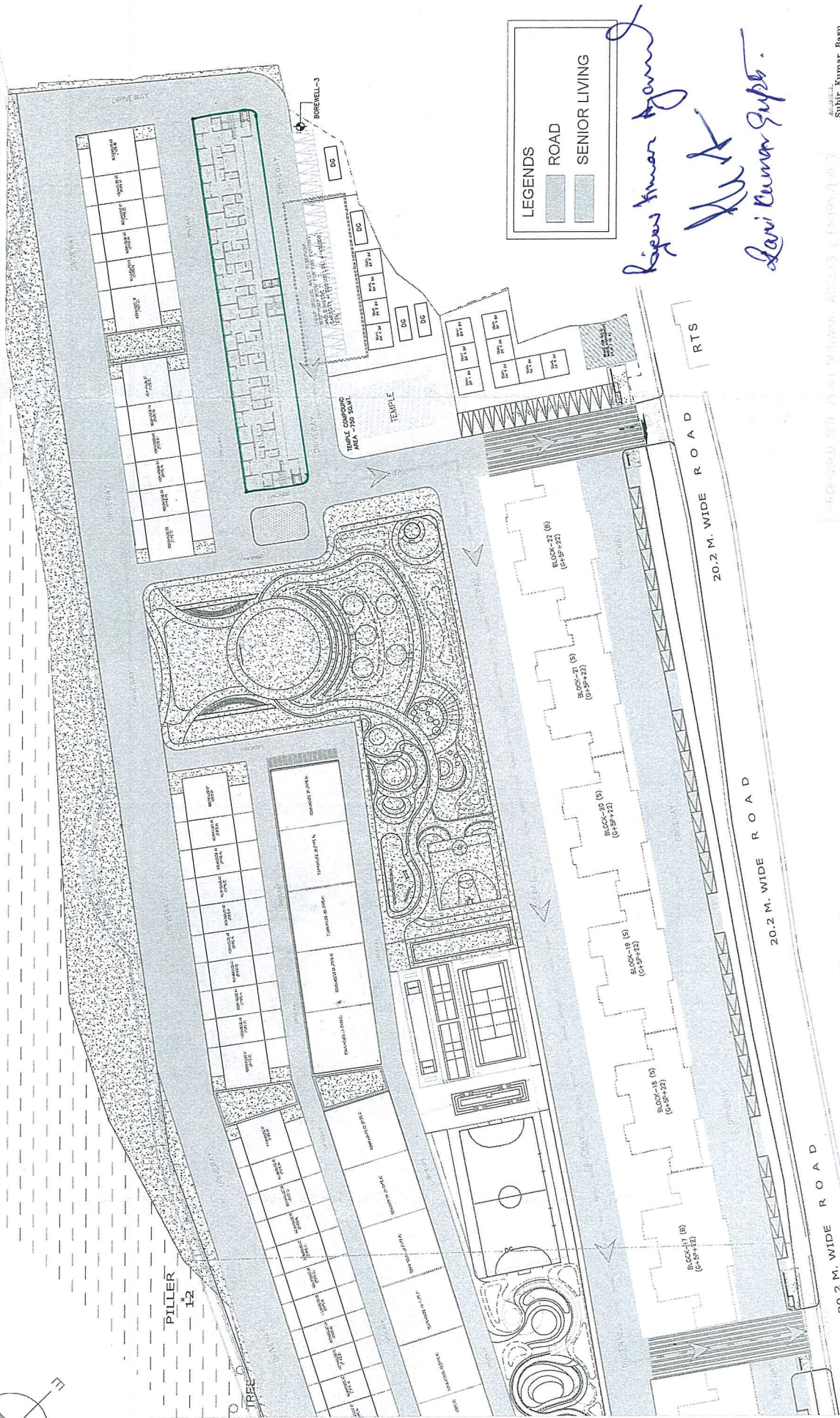
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HOOGLY RIVER

PILLER
12



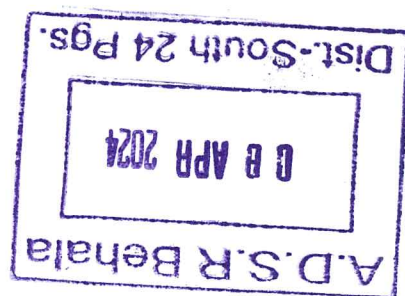
LEGENDS

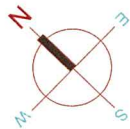
- ROAD
- SENIOR LIVING

Subir Kumar Basu
Savi Kumar Gupta

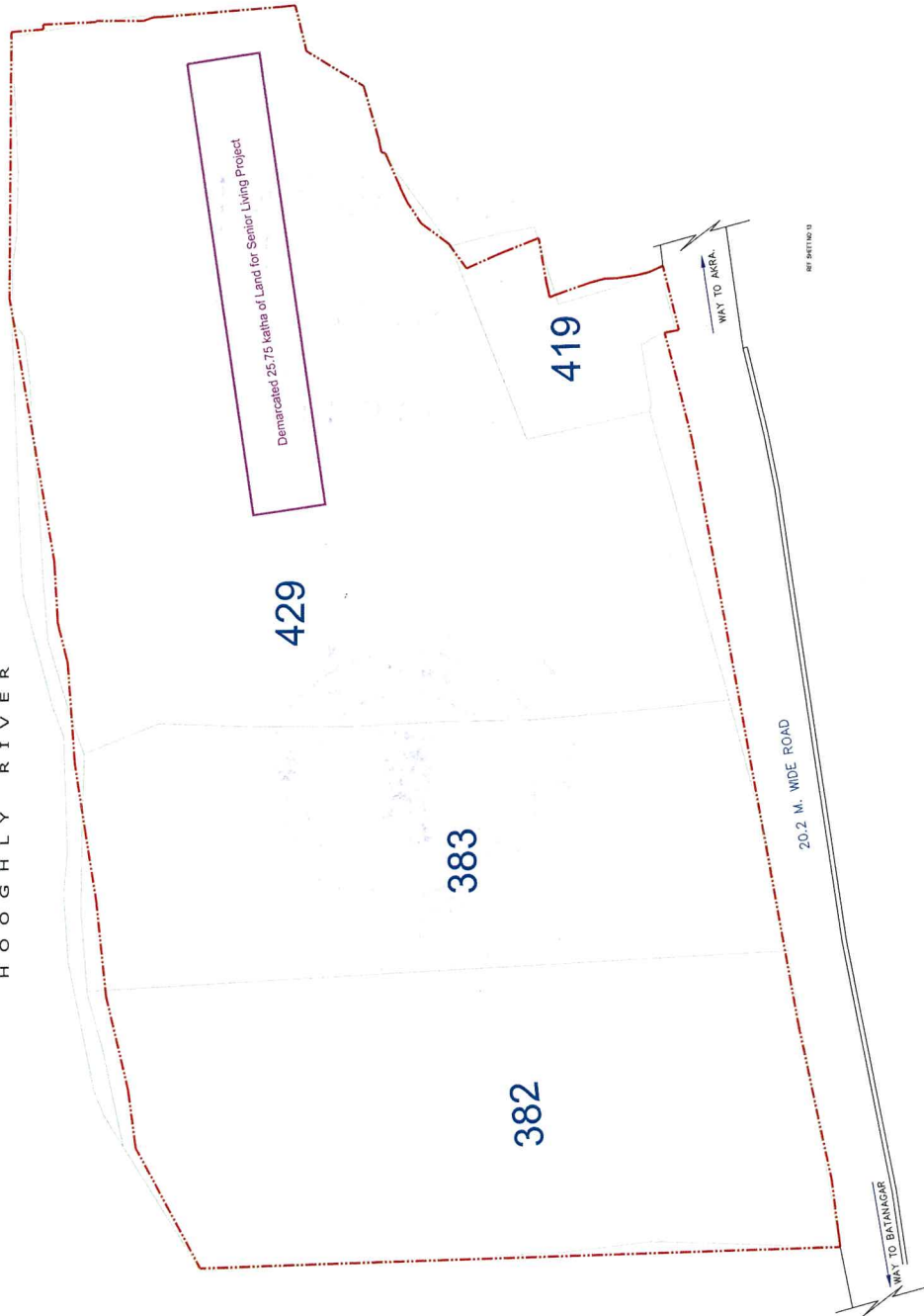
SITE PLAN SHOWING SR. CITIZEN BLOCK

PROJECT	Subir Kumar Basu
DATE	10/07/2014
SCALE	1:100
SHEET NO.	1/1





H O O G H L Y R I V E R

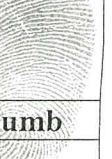
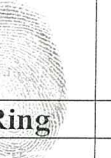
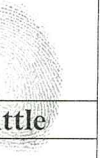


<i>Ravi Kumar Gupta</i>	<i>[Signature]</i>	<i>Rajesh Kumar Aggarwal</i>	PROPOSED SENIOR LIVING PROJECT LAND AREA 25.75 KHATTA AT HOLDING NO – D-5/177 & D-5/177/A (NEW) Ganga Bandh Road, MOUZA – KRISHNANAGAR, L.R. KHATAN NO – 3930, R.S DAG NO & L.R. DAG NO – 429(PART) UNDER MAHESHTALA MUNICIPALITY, WARD NO – 20, P.S. – MAHESHTALA, KOLKATA – 700140, SOUTH 24 PARGANAS.
SIGN OF CONTINUING PARTY	SIGN OF PROMOTER	SIGN OF LAND OWNER	

A.D.S.R Behala
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FINGER PRINTS

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

Name **RAJEEV KUMAR AGARWAL**

Signature.....*Rajeev Kumar Agarwal*.....

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

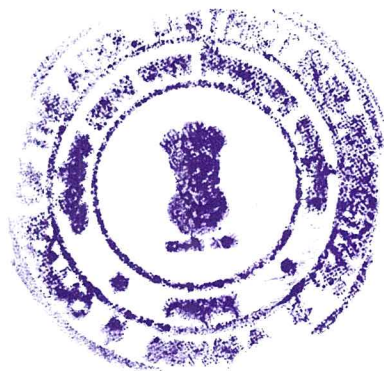
Name : **SUSHANT BIHANI**

Signature.....*Sushant Bihani*.....

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

Name **RAVI KUMAR GUPTA**

Signature.....*Ravi Kumar Gupta*.....



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A.D.S.R Behala

08 APR 2024

Dist.-South 24 Pgs.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000892598/2024	Office where deed will be registered
Query Date	08/04/2024 11:28:42 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	APURBAA GHOSH DEWANMARO, POST: NIMPURA, Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721304, Mobile No. : 9474977297, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,32,03,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 57,72,233/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 2,32,051/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-429 (RS :-)	LR-3930	Bastu	Bastu	42.97 Dec	1/-	57,72,233/-	Property is on Road
Grand Total :					42.97Dec	1 /-	57,72,233 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	SWAN ENGINEERING COMPANY 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ABxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	SRIJAN RESIDENCY LLP 36/1A,ELGIN ROAD, City:- Kolkata, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr RAJEEV KUMAR AGARWAL (Presentant) Son of Mr CHANDI PRASAD AGARWAL2A, 34G SHIB KRISHAN DAW LANE, City:- Kolkata, P.O:- KANKURGACHI, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx7G, Aadhaar No: 51xxxxxxxx1960	SWAN ENGINEERING COMPANY (as AUTHORISED SIGNATORY)
2	Mr SUSHANT BIHANI Son of Mr SURESH KUMAR BIHANI38 KAVERIAPPA LAYOUT 2ND FLOOR OPP MAHAVER JAIN HOSPITAL MILLERS TANK BUND ROAD, City:- , P.O:- BANGALORE GPO, P.S:-DODDABALLAPUR RURAL, District:-Bangalore, Karnataka, India, PIN:- 560052 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ANxxxxxx5J, Aadhaar No: 84xxxxxxxx9153	SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED (as AUTHORISED SIGNATORY)
3	Mr RAVI KUMAR GUPTA Son of Mr PRAMOD KUMAR GUPTA15/30/1,TINKORINATH BOSE LANE,SALKIA, City:- Howrah, P.O:- SALKIA, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: BCxxxxxx0J, Aadhaar No: 75xxxxxxxx9406	SRIJAN RESIDENCY LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Mr TUSHAR DEY Son of Mr TAPAN DEY MG ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr RAJEEV KUMAR AGARWAL, Mr SUSHANT BIHANI, Mr RAVI KUMAR GUPTA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SWAN ENGINEERING COMPANY	SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED-21.485 Dec,SRIJAN RESIDENCY LLP-21.485 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 429, LR Khatian No:- 3930	Owner:এম/এস মোয়ান ইঞ্জিনিয়ারিং, Gurdian:কো: , Address:আকড়া, কৃষ্ণনগর মহেশতলা, দঃ ২৪ পরগনা , Classification:বহুতল আবাসন, Area:4.76000000 Acre,	SWAN ENGINEERING COMPANY

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 08-05-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 08-05-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080420242000942918

GRIPS Payment Detail

GRIPS Payment ID:	080420242000942918	Payment Init. Date:	08/04/2024 12:41:49
Total Amount:	239072	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4651052191733	BRN Date:	08/04/2024 12:42:20
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAJEEV KUMAR AGARWAL
Mobile: 9874813705

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250009429198	Directorate of Registration & Stamp Revenue	239072
Total			239072

IN WORDS: TWO LAKH THIRTY NINE THOUSAND SEVENTY TWO ONLY.

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



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



192024250009429198

GRN Details

GRN:	192024250009429198	Payment Mode:	SBI Epay
GRN Date:	08/04/2024 12:41:49	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4651052191733	BRN Date:	08/04/2024 12:42:20
Gateway Ref ID:	0823784354	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	080420242000942918	Payment Init. Date:	08/04/2024 12:41:49
Payment Status:	Successful	Payment Ref. No:	2000892598/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAJEEV KUMAR AGARWAL
Address:	SRIJAN HOUSE
Mobile:	9874813705
Period From (dd/mm/yyyy):	08/04/2024
Period To (dd/mm/yyyy):	08/04/2024
Payment Ref ID:	2000892598/4/2024
Dept Ref ID/DRN:	2000892598/4/2024

Payment Details

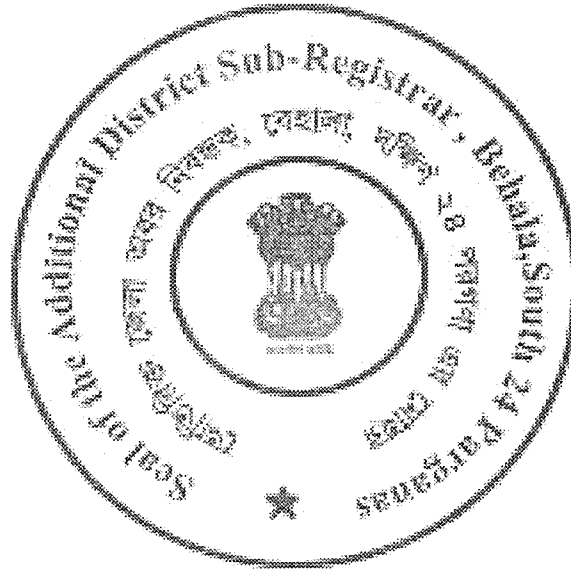
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000892598/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000892598/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	232051
Total				239072

IN WORDS: TWO LAKH THIRTY NINE THOUSAND SEVENTY TWO ONLY.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 92788 to 92828
being No 160703353 for the year 2024.



Baishali Dasgupta

Digitally signed by BAISHALI DASGUPTA
Date: 2024.04.09 13:53:25 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 09/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.