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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

2/17/17/23

AK 475356

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs.

07 JUL 2023

1. Date: 7/7/2023

2. Nature of Document : Development Agreement

3. Parties: (Collectively the following, which shall include their successors-in-interest)

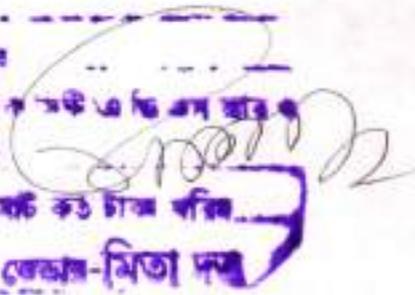
3.1 Owner: (a) DWARKAPATI INFRA PROJECTS PRIVATE LIMITED (PAN AAECD7991C), a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Director Monalisa Mimani, (PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990), aged about

১০/১১/২০২৩

১৬৩ ০৬.৭.২৩ (১০০)

Advantage Bangor Investment Trust Ltd
(CN-38/5 sub P 5/2 ver 9)

ক্রমিক নং: _____ তারিখ: _____ স্থান: _____
 প্রাপ্তকারীর নাম ও পতা: _____
 ঠিকানা: _____
 বিধান নং: _____
 মোট প্রাপ্ত ক্রম: _____
 প্রাপ্ত নং: _____
 জেলা: _____


 [Signature]

08 JUN 2023

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Additional District Sub-Registrar,
 Rajshahi, New Town, North 24 Pgs

07 JUL 2023



Additional District Sub-Registrar,
Jalandhar, New Town North 24-Pgs

07 JUL 2023

38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. **Bidhannagar(North)**, Kolkata - 700064, **(b) MAREO SALES PRIVATE LIMITED (PAN AAECM7796E)**, a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, represented by its Director **Monalisa Mimani**, **(PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, **(c) NATURAL DEVELOPERS PRIVATE LIMITED (PAN AACCN7049R)**, a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, represented by its Director **Monalisa Mimani**, **(PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, **(d) NEWTRAL HOLDINGS PRIVATE LIMITED (PAN AAACN8484C)**, a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, represented by its Director **Monalisa Mimani**, **(PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, **(e) OSCAR BUSINESS PRIVATE LIMITED (PAN AAACO3468M)**, a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, represented by its Director **Monalisa Mimani**, **(PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, **(f) SMART CHAMP BUSINESS PRIVATE LIMITED (PAN AATCS3730K)**, a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, represented by its Director **Monalisa Mimani**, **(PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**,



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

Kolkata - 700064, **(g) SIMPLICITY DEVELOPERS PRIVATE LIMITED (PAN AALCS5585N)**, a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064, represented by its Director **Monalisa Mimani**, **(PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu**, by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata - 700064 of the **One Part**;

AND

- 3.2 Developer: (a) ADVANTAGE BENGAL INFRASTRUCTURE LTD.(PAN-AAFCA2974B)**, having its principal place of business at GN-38/5,9th Floor, Sector-V, Kolkata - 700091, P.O. Sector-V, P.S. Electronics Complex, Sector-V, **represented by its Director, Milan Chakraborty (PAN-ACBPC4416B) & (Aadhar No:8880 0405 0405) (Mobile no.9593200469)**, son of Late Kushi Lal Chakraborty, by faith -Hindu, by occupation Business, residing at Jems Residency,1 Motilal Gupta Road, P.S. Horidevpur, P.O. Barisha, District Kolkata, Kolkata -700008, **(b) RUPALEKHYA INFRASTRUCTURE PVT LTD.(PAN- AAMCR6013R)**, having its principal place of business at DGK-708, 7th Floor, DLF GALLERIA, AA-I, New Town, Kolkata 700156, **represented by its Director, Anirban Dey (PAN-AWYPD9116C) & (Aadhar No: 8616 3096 2923) (Mobile no.9836694794)**, son of Sri. Asok Kumar De, by faith - Hindu, by occupation Business, residing at ¾, Bipin Krishna Kumar Street. Belurmah, Howrah - 711202, of the **Other Part**;

(The expression "**Owner**" and "**Developer**" shall, hereafter, collectively, be referred to as the "**Parties**" and individually as a "**Party**")

4. Subject Matter of Agreement:

- 4.1** This Agreement set forth the terms and conditions with respect to and pertaining to the grant of the development rights by the Owner with respect to the Said Premises (as described in the **First Schedule** hereunder written) in favour of the Developer, the nature of the building/complex to be developed and completed by the Developer (in the manner specified in this Agreement) on the Said Premises by construction of one or more ready to use residential / commercial building(s) on the Said Premises (the "**Project**") and the respective rights and obligations of the Parties.



Additional District Sub-Registrar,
Rajahmundry North 24-Pgs

07 JUL 2023

4.2 For construction of the Project on the Said Premises, the Parties shall extend all cooperation to each other and do all such acts and deeds that may be required to give effect to and accomplish the purposes of this Agreement.

4.3 If, for any reason whatsoever, any term contained in this Agreement cannot be performed or fulfilled, then save and except any other rights the Parties respectively may have against the other under this Agreement or in law, the Parties shall meet explore and agree to any alternative solutions depending upon the changed circumstances, but keeping in view the spirit and objectives of this Agreement.

5. Background:

- i. The Owner is well and sufficiently entitled to the Said Premises by virtue of an Amalgamation Deed Being No. **152309491 for the year 2023**, dated 16.06.2023, copied in Book No1, Volume No. 1523-2023, duly registered at ADSR Rajarhat, New Town described in the **First Schedule** hereunder written (the "**Said Premises**") as per the devolution of title as mentioned in the **Third Schedule** hereunder written and/or is otherwise competent to enter into this agreement with the Developer herein.
- ii. The Developer is, inter alia, engaged in the business of real estate development and is having sufficient financial and other resources to take up development of the Said Premises.
- iii. The Owner being desirous of developing the Said Premises approached the Developer to develop the Said Premises and the Developer has agreed to do so on the terms and conditions mentioned hereinafter.

6. Representations And Warranties:

- I At or before the execution of this Agreement, the Owner has assured and represented to the Developer that the Owner;
 - (i) Are, collectively, the owners of their respective portions, from out of the entirety of the Said Premises described in the **First Schedule** hereunder written.



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Pgs

07 JUL 2023

- (ii) has a clean and marketable title to the Said Premises free from all encumbrances, mortgages, charges, liens, lis pendence, acquisitions, requisitions, attachments, trusts, debuttars, wakfs, alignments, vesting, family dispute, whatsoever or howsoever as per details given in the **Third Schedule** hereunder written.
- (iii) has not created any third party interest of any nature, whatsoever, and/or has not entered into any other agreement for sale, transfer lease and/or development in respect of the Said Premises or any part or portion thereof which is in force.
- (iv) is fully empowered to enter into this agreement with the Developer for development of the Said Premises.
- (v) all the rates taxes and other impositions and/ or outgoings including the electricity charges and other utility charges as also the liability of the Owner, income tax and/or penalty and/or surcharge of any or every nature under the Income Tax Act, 1961 and/or rules made thereunder and/or provisions thereto on the Company in respect of the Said Premises payable for the period up to the date of this agreement have been paid by the Owner and/or shall be payable as and when assessed / imposed or demanded by the concerned authorities.
- (vi) has not, with respect to the Said Premises, stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever;
- (vii) confirm that access to and egress from the Said Premises is unconditionally and absolutely available for all purposes from the main road and the Owner has not entered into any arrangement or agreement of any nature with any Person / third party which in any manner restricts the access / egress to the Said Premises from the road and may give rise to any dispute for access.
- (viii) The Owner declares and assures the Developer that based on its representation of a clear and marketable title to the Said Premises:
- a) the Developer can submit the declaration supported by a sworn affidavit together with the application to the West Bengal Real Estate Regulatory Authority under the under section 20 (1) of the Real Estate (Regulation



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-P.S

07 JUL 2023

- and Development) Act, 2016 (Act No. 16 of 2016) and / or the rules made thereunder (the "**Rules**") for registration of the Project;
- b) Obtain a title certificate of the Said Premises from an advocate, and also obtain Insurance of the title of the Said Premises as required under the said RERA / Rules.
- II** At or before the execution of this Agreement the Developer has assured and represented to the Owner that the Developer;
- (i) has examined the marketability of the title of the Said Premises.
- (ii) is carrying on business of construction and development of real estate and has the necessary infrastructure and expertise in this field as also the financial capacity to successfully undertake and complete the development of the Said Premises by constructing thereon ready-to-use building of such heights and / or storied as maybe permissible under the law with such amenities and facilities as may be mutually agreed between the Parties.
- (iii) has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (iv) is capable to and shall, obtain sanction of building plan and construct new building(s) at the Said Premises in accordance therewith at its own cost, charges and expenses and in terms of this Agreement.
- (v) Shall, subject to the terms hereof, have no difficulty in complying with its obligations as mentioned hereunder.

It Has Now Been Agreed By And Between The Parties Hereto as follows:

7. Agreement:

Relying upon 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 Developer has agreed to undertake the development of a new building(s) on the land of the Said Premises and also to commercially exploit the Said Premises on the terms as recorded hereunder.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Parganas

07 JUL 2023

21

8. Definitions:

- 8.1 Architect** shall mean the qualified architect appointed from time to time by the Developer for development of the Said Premises.
- 8.2 Association/Maintenance Organisation:** shall mean any Association / maintenance organisation caused to be formed by the Developer for the common purposes and maintenance of the Common Areas and Installations of the New Building(s) having such rules regulations and bye-laws as be deemed proper and necessary and / or as provided under relevant laws for the time being in force.
- 8.3 Carpet Area** shall mean the net usable floor area of any Unit excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area, if any, and exclusive open area within any Unit but includes the area covered by the internal partition walls of any Unit and/or shall have the meaning as defined under WB HIRA Act 2017.
- 8.4 Commencement Date** shall mean the date of execution of this Agreement.
- 8.5 Completion Date** shall mean the end of the period including the grace period or extension of such period, if any, as mentioned in Clause 10.3 hereunder written.
- 8.6 Common Areas And Installations** shall mean and include the land of the Said Premises, as also the corridors, passages, passage-ways, staircase, stairways, exits, entrance, pump house, overhead water tank, water pump and motor, common lavatories, lift, lift-chute etc. as also all similar installations and facility of the proposed New Building(s) at the Said Premises meant and intended for the common use and enjoyment of all the proposed co-owners of the Units in the New Building(s).
- 8.7 Common Expenses** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the Common Areas And Installations to be contributed and borne proportionately by all the co-owners of the Units in the New Building(s) at the Said Premises.



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Pgs

07 JUL 2023

- 8.8 Consents** shall mean the no-objection certificates from the existing tenants (if any), sanctions and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or required for development of the Said Premises.
- 8.9 Construction Costs** shall mean and include all costs of construction and development of the New Building(s) on the Said Premises as per the Specifications mentioned in the **Second Schedule** hereunder written, and shall include amounts to be paid towards statutory fees and expenses to be incurred for obtaining all Consents and/or permission and/or clearances, all of which shall be payable extra and has to be considered and/or be deemed to be part of construction cost all of which shall be arranged and/or incurred by the Developer only for completing the New Building(s) of the Project on the Said Premises.
- 8.10 Development** shall mean all demolition and clearance operations on the Said Premises and all excavation and other construction / reconstruction work for the development of the Said Premises in accordance with the Plans and the provisions of this Agreement.
- 8.11 Developer's Entitlement** shall mean **65%** (sixty five percent) of the proceeds from the sale of the Units, vehicle parking, preferential location charge and floor escalation charges, as the case maybe, in the New Building(s) (as defined below) of the Project, which will accrue to the Developer subject, however, to the Developer meeting the various obligations of the Developer in terms of this Agreement. **Provided always** that the sinking fund(s) and/or the maintenance deposit(s) of any and every nature whatsoever which will be taken and/or be collected by the Developer from all the Intending Purchasers of all the Units within the New Building(s) shall be kept in deposit by the Developer and shall, in due course, be handed over and/or be accounted for (after adjusting all dues of the Developer) to the Association/Maintenance Organization.
- 8.12 Marketing Costs** shall mean and include all costs towards advertisement, brokerage, commission, marketing and promotional costs etc with respect to the Project and/or matters related and/or incidental thereto, not exceeding 4% of the total revenue, to be borne and paid by the Developer and the Owner in the ratio of 65:35 respectively on actuals.
- 8.13 New Building(s)** shall mean and include the proposed new building(s) to be constructed and completed at the Said Premises.



Additional District Sub-Registrar,
Rejrat, New Town, North 24 Pgs

07 JUL 2023

- 8.14 Owner's Entitlement** shall mean shall mean **35%** (thirty five percent) of the proceeds from the sale of the Units, vehicle parking, preferential location charge and floor escalation charges, as the case maybe, in the New Building(s) of the Project which will accrue to the Owner, subject, however, to the Owner meeting the various obligations of the Owner in terms of this Agreement. **Provided always** that GST and / or other applicable taxes in respect of unsold stock and/or units at the end of the construction of the Project, if any, allotted to the Owner to be retained by the Owner or to be sold by the Owner directly, as the case may be, shall be paid by the Owner and or cause to be paid to the Owner through the Intending Purchasers of the said spaces as the case maybe.
- 8.15 Practical Completion** shall mean the physical completion of the New Building(s) for habitation and certified so by the Architect.
- 8.16 Said Premises** shall mean the property more fully described in the **First Schedule** hereunder written or parts thereof as the context so permits.
- 8.17 Plan** shall mean the layout plan to be first approved by the Owner and then sanctioned by the concerned Municipal/Panchayat authorities and shall include such modifications and/or alterations and/ or revalidations as may be necessary and/or required from time to time and so permitted by the Owner and the concerned authorities.
- 8.18 Parking Spaces** shall mean the covered as also the open spaces in the said New Building(s) whereat four wheeler/two wheeler(s) can be parked;
- 8.19 Project** shall mean the development of the Said Premises by erection, construction / re-construction and completion of the New Building(s) at the Said Premises for commercial exploitation;
- 8.20 Roof** shall mean and include the ultimate roof (for the time being) of the New Building(s);
- 8.21 Units** shall mean various saleable spaces / constructed areas in the proposed New Building(s), be it units, flats, shops, offices, godowns, showrooms, servant quarters, parking spaces, roof(s) exclusively



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

07 JUL 2023

attached to any unit and so sanctioned or any other area capable of being independently held used occupied enjoyed and transferred for valuable consideration under the relevant laws and shall include the spaces / verandahs attached to any unit/s together with the rights appurtenant thereto;

8.22 Title Deeds shall mean and include the documents of title of the Owner, in respect of the Said Premises; and the said Title Deeds shall remain in the custody of the Owner.;

8.23 Transferees or Intending Purchasers shall mean all the prospective or actual buyers, who may agree to purchase any Unit in the New Building(s) and for all unsold Units, the Developer and the Owner respectively as may be so allocated between them;

9. Rules Of Interpretation

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

9.1 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.

9.2 The clause titles or headings appearing in this Agreement are for reference only and shall not affect the construction thereof.

9.3 Words imparting singular shall include plural and vice versa.

9.4 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.

9.5 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.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

- 9.6** 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.
- 9.7** 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.
- 9.8** 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.
- 9.9** Any reference to writing shall include printing, typing, photocopy scanning and/or any other means of reproducing words in visible form.
- 9.10** The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole.
- 9.11** 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 or written after those terms.
- 9.12** Any reference to a Party is to a party to this Agreement.
- 9.13** Words and phrases have been defined either under the Definition clause and/or 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.



Additional District Sub-Registrar,
Rajahat, New Town, North 24-Pgs

07 JUL 2023

10. Appointment/Commencement And Completion

- 10.1 The Owner hereby appoints the Developer as the developer of the Said Premises with the right to execute the Project in accordance with and in terms of this Agreement and the Developer hereby accepts the said appointment by the Owner.
- 10.2 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the Commencement Date.
- 10.3 Subject to the fulfillment of the obligations of the Owner under this Agreement and subject to the incidents of Force Majeure mentioned hereunder, the development of the Project on the Said Premises by construction of the New Building(s) shall be completed by the Developer at its own costs and expenses and/or by arranging finance, if any required, within a period of 48 (Forty eight) months (with a grace period of 6 (six) months only) from the date of the Developer obtaining all the consents as well as obtaining the sanction plan from the concerned municipal and/or other authorities for the development of the Project on the Said Premises and obtaining vacant permissive possession of the Said Premises, duly mutated and converted, from the Owner for development of the Project.
- 10.4 Subject to clause 10.3 above this Agreement shall otherwise remain in full force and effect until such time the development work of the Project on the Said Premises is completed within the stipulated period in terms of this Agreement in all respect and the monetary consideration and/or the Owner's Entitlement and / or the Developer's Entitlement is fully realized from the sale proceeds received from the intending Transferees of all such Units and/or the possession of the Units as per this Agreement is taken over by the intending Transferees and/or retained by the Developer/Owner as unsold Units, as the case maybe, and the deeds of transfer are duly made and/or executed and registered by the Parties in favour of the intending Transferees and such time the management & affairs of the New Building(s) is handed over to the Association / Maintenance Organization of the owners of the Units in the New Building(s) at the Said Premises.

11. Development and management of the Said Premises



Additional District Sub-Registrar,
Fajarhat, New Town, North 24-Pgs

07 JUL 2023

- A. The Developer shall provide its financial and other required resources, skill and expertise for the purpose of undertaking development of the Project on the Said Premises by construction of the New Building upon the land of the Said Premises and to incur costs and expenses for the time being in respect of the development of the Said Premises in terms hereof.
- B. Regular day to day management will be done by the Developer.
- C. All Critical and key decisions shall be taken by the Developer, including fixation of selling price for the units, unless sold below the decided base rate, in this agreement between both the parties. The fixation of selling prices of all Units shall also be done by the Developer and the Owner jointly, if sold below the base rate of Rs. 3100.00/Sqft, shall be executed through written approval of the Owner.

12. Developer's rights and obligations:

The Developer for the purpose of development and completion of the Project in terms of this Agreement is hereby authorized and shall be entitled to as well as be obliged to do act and perform the works as mentioned below and for this purpose the Owner shall grant a registered power of attorney to the nominees of the Developer, to the extent required, for carrying out the following works:

- a) To have a Plan sanctioned for construction of New Buildings, as may be permissible under the existing municipal and other laws, fully utilizing the permissible floor area ratio and/or the floor space index, as applicable, at its own costs and expenses.
- b) To apply for and obtain, at its own cost, Consents and all other approvals sanctions, and/or permissions as may be necessary and/or required for undertaking development of the Project on the Said Premises including to procure the No Objection Certificate/permission for development / redevelopment of the Said Premises and/or to procure No Objection Certificate (NOC), if required, and/or so applicable from all concerned authorities including Urban Land Ceiling Authority constituted under the Urban Land (Ceiling and Regulation) Act 1976.
- c) To cause, if required, survey and soil testing of the land at the Said Premises, at its own cost.



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

07 JUL 2023

- d) To cause modifications rectifications and revalidations of the Plan sanctioned for the development of the Project on the Said Premises, at its own cost.
- e) To appoint and/or put in place its own professional team for causing development and Completion of the Project on the Said Premises.
- f) To install and/or cause to be installed electricity, water and drainage facility to the Said Premises for carrying out the development of the Project on the Said Premises.
- g) To serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
- h) To construct and complete all such building and/or buildings so sanctioned for construction and development by the concerned authority(ies) at its own costs and expenses, but subject, however, to the terms and conditions, as stated in this Agreement.
- i) To calculate, assess and determine and/or cause to be calculated the "Carpet Area" of the Units of the proposed New Building(s) at the Said Premises in consultation with the Architects.
- j) To comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- k) To comply or procure compliance with, all statutes and any enforceable codes of practice of the concerned municipal and/or other authorities affecting the Said Premises or the development thereof.
- l) To develop the Said Premises under the brand name of the Developer.
- m) To advertise the Project on the Said Premises, and to fix the name thereof and in this regard the Owner shall be deemed to have given its consent to the Developer to publish appropriate notices/advertisements of the impending development of the Said Premises in the leading newspapers.
- n) To regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said New Building(s) on the Said Premises.
- o) To remain solely liable and/or responsible for all acts deeds matters and things for undertaking construction of the said New Building(s) in accordance with the Plan within the scheduled time-line under this Agreement 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.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

15

- p) Upon obtaining all the Consents for the development of the Project on the Said Premises and upon getting vacant possession of the Said Premises, to proceed diligently to execute and complete the development of the Project on the Said Premises in a good and workmanlike manner with good quality materials as may be recommended by the Architect and/or with such specifications as mentioned in **Second Schedule** hereto.
- q) To keep the Owner saved harmless and indemnified from and against all losses claims suits and proceedings caused due to or arising out of any act of omission and/or commission on the part of the Developer for the purpose of and in course of the development of the Project on the Said Premises.
- r) get the Said Premises and/or the land comprised within the Said Premises insured, at its own costs and expenses as may be so required under the relevant laws and/or under section 20 (1) of the Real Estate (Regulation and Development) Act, 2016.

13. Owner's rights and obligations:

13.1 The Owner hereby agrees and covenants with the Developer that the Owner, shall:-

- a) Provide to the Developer, the Said Premises duly mutated and converted and so recorded in the relevant record of rights of the concerned authorities of the state government in the name of the Owner, free from all encumbrances and also duly mutated in the name of the Owner in the records of the concerned municipal corporation/ municipality/ panchayat/notified authority, as the case may be, with vacant and peaceful permissive physical possession of the Said Premises for construction and development of the Project on the Said Premises.
- b) Sign all papers and documents, as may be required, to enable the Developer to procure the No Objection Certificate/permission for development/ redevelopment of the Said Property and/or to procure No Objection Certificate (NOC), if required, and/or so applicable from all concerned authorities including Urban Land Ceiling Authority constituted under the Urban Land (Ceiling and Regulation) Act 1976.

13.2 The Owner hereby further agrees and covenants with the Developer that the Owner shall;

- a) render all possible assistance to the Developer to enable the Developer to obtain their consents for the development of the Said Premises.



Additional District Sub-Registrar,
Rajasul, Rajasthan, North 24-Pgs

07 JUL 2023

- b) render and extend all reasonable co-operation, help and assistance to the Developer for the successful completion of the development of the Project on the Said Premises.
- c) grant and/or execute, after the execution of this Agreement, a General Power-of-Attorney in favour of the Developer, to do and perform acts deeds and things necessary for works required to be done for the purpose of the development of the Project on the Said Premises.
- d) sign and execute necessary applications, affidavits, undertakings and other documents as necessary / required from time to time for the purpose to be submitted to the concerned departments / authorities for the development of the Project on the Said Premises (notwithstanding the grant of the aforesaid powers of attorney)
- e) sign and execute necessary deeds and documents for the purpose of transfer of the Units / Saleable Spaces in favour of the Transferees from time to time on Ownership basis (notwithstanding the grant of the aforesaid Powers of Attorney).
- f) not do anything in contravention / violation of this Agreement.

14. Commercial Terms

- 14.1 The sale proceeds and/or sale consideration to be received on account of the sale value of the Units, including vehicle parking and preferential location charges, if any, and also floor escalation charges, if any, shall be shared in the ratio **35% : 65%** between the Owner and the Developer in the Project (the "**JV Ratio**").

The Owner shall be liable to the Developer and/or directly to the concerned authority, as the case maybe, for payment of GST and/or any other applicable taxes in respect of the unsold units, if any, allotted to the Owner post completion of the Project in terms of this Agreement **and provided always** that the sinking fund(s) and/or the maintenance deposit(s) of any and every nature whatsoever which will be taken and/or be collected by the Developer from all the Intending Purchasers of all the Units within the New Building(s) shall be kept in deposit by the Developer and shall, in due course, be handed over and/or be accounted



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs.

07 JUL 2023

for (after adjusting all dues of the Developer) to the Association/Maintenance Organization.

- 14.2 An interest free refundable / adjustable security deposit of 75,00,000/- (Rupees Seventy Five Lacs) only is to be paid by the Developer to the Owner (the "**Security Deposit**"), for the Said Premises .

15. Distribution Of Revenue

- 15.1 The entire revenue arising out of the sale of Units in the New Building(s) of the Project on the land situated at Said Premises shall be paid and/or distributed in the manner as provided in clause 15.2 below

- 15.2 Three separate account will be opened and/or caused to be opened, as the case may be, by the Developer with any scheduled bank(s) for development of the Project on the Said Premises. The said three separate accounts shall be (i) "**Sale Proceeds Account**", (ii) "**Escrow Account**" and (iii) "**Disbursement Account**". All revenues/receipts/sale proceeds/other payment to be paid, deposited and/or reimbursed by any intending Transferee(s) of Units to be constructed and/or to comprise within the New Building(s) of the Project on the Said Premises shall be first deposited into the "Sale Proceeds Account". On the instructions of the Developer, which the Developer shall give only after taking prior written consent of the Owners, the said bank will transfer a mutually agreed portion of the amount(s) credited in the Sale Proceeds Account to the credit of the Escrow Account for the purpose of covering cost of construction and the Land cost and/or the Project costs, subject to provisions of RERA. The balance amount(s) remaining in the said Sale Proceeds Account will, on the instructions of the Developer, be transferred by the said bank to the Disbursement Account. Any amount which is withdrawn out of the Escrow Account shall also be transferred to the said Disbursement Account. Out of the amount lying in the said Disbursement Account (after deduction/accounting for as mentioned in clause 15.3 below), an amount, mutually agreed between the Parties, shall be transferred and/or paid to the Owner on monthly basis such that the Owners share of 35% is finally disbursed to the Owner by the end of the Project. All intending Transferee(s) will be explicitly notified to make all payment and/or to draw all cheques and other instruments



Additional District Sub-Registrar,
Rajkot, Gujarat North 24-Pgs

07 JUL 2023

only in favour of the said Sale Proceeds Account. The Developer shall ensure that there are explicit standing instructions to the said bank about transfer of the funds from the said Sale Proceeds Account to the said Escrow Account and the said Disbursement Account, as aforesaid.

15.3 The Owners' Entitlement shall be paid/disbursed to the Owner on a monthly basis after deduction of:-

- (a) the then applicable tax deductible at source,
- (b) the Taxes, if any, payable on the Owners' Entitlement,
- (c) all costs and expenses incurred by the Developer for and on behalf of the Owner including those towards/on account of performing (without prejudice to the Developer's other rights) any of the obligations, for and on behalf of the Owner, which the Owner (jointly and/or severally) is/was bound and obliged to do, execute and perform; and
- (d) any further/other amounts reimbursable/payable by the Owner (jointly and/or severally) to the Developer and/or in terms of any other terms and conditions stipulated in this Agreement and/or as per any other written understanding between the Parties.

A statement, reflecting all up to date revenues (including sales proceeds), payments (including all costs of construction) and deductions, as above, shall be shared by the Developer with the Owners on a monthly basis.

15.4 In case the Project becomes eligible for any extra construction, as a result of any change in the government norms or regulations and the Owner is interested in availing/purchasing such extra construction, then the Developer shall bear all the cost and incidental expenses of making such extra/additional construction and the revenue arising out of such extra construction shall also be shared in the same ratio as mentioned in clause 14.1 above.

16. Tax Liability

The Parties shall be liable to make payments of their respective tax liabilities of any and all nature. The Owner shall, however, bear the entire municipal rates and taxes in respect of the Said Premises up to the date of this Agreement and thereafter, the municipal tax liability will be deemed to be part of the



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

Construction Cost till the completion of the Project, which shall be borne by the Developer.

17. Force Majeure

The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if prevented by any one or more of any of the following Force Majeure events:

- I. non-sanction and/or non-availability and/or irregular and/or delayed supply / availability and/or scarcity of water, electricity, sewerage disposal, any connection(s) from the concerned authority(ies);
- II. war (declared or undeclared), civil commotion, terrorist action, bandh, armed conflict, riots, curfew, acts of government, natural calamity(ies), epidemic, pandemic, lock downs, as be so declared by the government or similar such eventuality;
- III. 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;
- IV. 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;
- V. delay due to any application under any of the building rules of the concerned municipal authorities;
- VI. temporary or permanent interruption and/or failure of any utilities serving the Project and/or necessary in connection with the development thereof;
- VII. delay in decisions / clearances / approvals / connections / permissions from/by any statutory and/or other authorities / bodies and/or any Governmental Authority;



Additional District Sub-Registrar,
Bangalore North 24-Pgs

07 JUL 2023

18. Scheme for maintenance

- 18.1 After completion of the New Building(s) at the Said Premises the Developer shall cause the formation of an Association/ Maintenance Organization for the purpose of management of the Common Areas And Installation and/or for Common Expenses of the said New Building(s) at the Said Premises and for the Common Purposes and the Owner shall cooperate with the Developer fully and shall also sign all documents and papers necessary for this purpose. All the Transferees of Units/saleable spaces in the New Building(S) at the Said Premises shall be required to become member of such Association / Maintenance Organization and shall pay proportionately or wholly, as the case may be, their respective share of maintenance charges at the rate as may be fixed by the Association / Maintenance Organization.
- 18.2 Until formation of such Association/Maintenance Organization, the Developer shall look after the maintenance work of the New Building(s) at the Said Premises and all the Transferees of Units/saleable spaces in the New Building(s) at the Said Premises shall pay proportionate maintenance charges to the Developer.
- 18.3 All deposits (sinking fund, maintenance deposit, corpus deposit, if any) shall be received by the Developer at the first instance and shall be transferred to the Association on its formation.

19. Default/Termination:

- 19.1 At any time hereafter, if it shall appear that any of the Parties hereto have failed to carry out its obligations under this Agreement, within the stipulated time frame, if any, specified in this Agreement then, and in such event, the Party which may allege the default shall bring the same to the notice of the other Party in writing for giving the other Party reasonable opportunity of 30 days, from the date of receipt of the notice in writing, to remedy the breach and in case the Party who is alleging default is not satisfied with the explanation/remedy, then, and in such event, the Party not at fault shall be entitled to rectify the fault of the defaulting party either on its own or through any agency as may be so decided by the Party not at fault, at the costs and expenses of the Party in default. The Party alleging default shall also be entitled to claim all losses and damages suffered by them from the defaulting Party without



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

prejudice to other rights hereunder and in such case the matter shall be referred to the Arbitrator for arbitration.

- 19.2 In case the Developer fails and/or neglects to start the construction of the New Building(s) on the Said Premises within three months from the date of sanction of the Plan of the Project, then and in such event, this Agreement will stand terminated without any further reference to the Developer and the Developer will cease to have any right of any kind, whatsoever, on the Said Premises, and the Security Deposit paid by the Developer to the Owner will stand forfeited by the Owner, without any further reference to the Developer.
- 19.3 If the Owner fails to provide to the Developer, within 4 months from the date of signing of this Agreement, the Said Premises duly mutated and converted and so recorded in the relevant record of rights of the concerned authorities of the state government in the name of the Owner, free from all encumbrances and also duly mutated in the name of the Owner in the records of the concerned municipal corporation/ municipality/ panchayat/notified authority, as the case may be, with vacant and peaceful permissive physical possession of the Said Premises for construction and development of the Project on the Said Premises within the timeline as provided in this Agreement, then, and in such event, the Developer shall have the option to cancel this Agreement and in case the Developer decides to cancel this Agreement under this clause, then, the Owner shall be liable to refund the Security Deposit received by the Owner till then back to the Developer, without any interest within 30 (thirty) days from the date of the Developer seeking refund of the Security Deposit and till such time the said Security Deposit is so refunded by the Owner to the Developer, the Developer will have a charge on the Said Premises.
- 19.4 Neither Party shall be in default in the performance of any of its duties or obligations hereunder, if prevented by Force Majeure, provided however that such affected Party has given notice to this effect to the other Party.

20. Assignment

The Developer hereby agrees and covenants with the Owner 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 any assignment or transfer without such prior written consent shall result in termination of this Agreement at the option of the Owner and make the Owner entitled to forfeit the Security Deposit and claim for damages and compensation from the Developer. Notwithstanding the above, the Owner



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

shall at all times be entitled to entrust and assign their rights under this Agreement to anybody provided the rights of the Developer under this Agreement are not prejudicially affected.

21. Indemnity

- 21.1 **By the Developer:** The Developer in addition to what is mentioned in clause 12 (q) above shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. In this regard, the Developer hereby indemnifies and agrees to keep indemnified the Owner against all losses, liabilities, costs or third party claims actions or proceedings thus arising. The Developer hereby further indemnifies and agrees to keep the Owner saved, harmless and indemnified of, from and against any and all losses, damages or liabilities (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Project and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any laws, permission, rules, regulations or bye-laws or arising out of any accident or otherwise.
- 21.2 **By the Owner:** The Owner hereby agrees to be responsible for all actions, suits, proceedings, claims etc., if any, which may be suffered by the Developer in relation to any defect in title of the Owner to the Said Premises and/or any encumbrance or liability whatsoever thereon, including any act of neglect or default of the Owner. In case the Developer is constrained and/or compelled to incur any expenditure for perfecting the title of the Owners whatsoever, then, and in such event the Owner will reimburse all such expenses to the Developer and/or the Developer shall be entitled to deduct such amount from the payments to be made to the Owner.

22. Miscellaneous

22.1 Relationship Of The Parties

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the Parties.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

as principal and the respective third parties and the Owner shall have no obligation or liability under them.

- 22.2 **Non Waiver** : Any delay tolerated and/or indulgence shown by any of the Parties in enforcing the terms and conditions herein mentioned 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.
- 22.3 **Entire Agreement**: This Agreement supersedes all document and/or writing and/or correspondence exchanged between the Parties hereto. 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.
- 22.4 **Documentation**: The format of agreement(s), deed(s) and document(s) for sale and transfer of Units/ saleable spaces shall be prepared / drafted by a practicing advocate and approved by both the Parties.
- 22.5 **Legal Fees**: The stamp duty and the registration charges payable for the registration of this Agreement shall be borne and paid entirely by the Developer. The Legal Fees to be paid shall be and shall always be a part of the expenses of the project.
- 22.6 **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.
- 22.7 **Time Is of Essence**:
 Time shall be the essence as regards 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.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

22.8 Partial Invalidity

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.

22.9 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.

22.10 Permissive Possession

Nothing in this Agreement shall be construed as a demise or assignment or conveyance in law of the Said Premises or any part thereof to the Developer by the Owner or as creating any right, title or interest therein in favour of the Developer except to allow and/or permit the Developer to develop the Project on the Said Premises jointly with the Owner in terms of this Agreement

23. Dispute Settlement And Jurisdiction

23.1 In the event of any disputes or differences between the Parties arising out of or in relation to this Agreement or any part thereof, the Parties shall try to resolve or amicably settle the same through mutual discussions, negotiations, mediation by common friends. Disputes which cannot be settled amicably shall finally be referred to arbitration in accordance with the provisions of The Arbitration and Conciliation Act, 1996, to a Sole Arbitrator, if the Parties can agree upon one. The Arbitrator's remuneration shall be a consolidated sum as then agreed between the Parties and the Arbitrator prior to commencement of the reference. The Arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996, or the rules thereunder as amended up to date. The place of arbitration and the venue of the Arbitral meetings shall always be at Kolkata and the language of Arbitration shall always be English.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

07 JUL 2023

- 23.2 The Parties agree to abide by the awards and/or directions of the arbitrator/s and not to challenge or dispute the same in any manner whatsoever or howsoever.
- 23.3 The Courts at Kolkata only shall have exclusive jurisdiction to entertain, try and determine all proceedings, actions, arising out of these presents between the Parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PREMISES)

The said premises comprising of Vacant Sali Dag Nos. **1308, 1309, 1310, 1311, 1312, 1313** and **1316** having an area of **61.2840 Decimal** situated in **Mouza Jamalpara, J.L. No.- 42**, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of **Rajarhat-Bishnupur (RB-II) Gram Panchayet**, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas the said land shown on the annexed site plan or map marked by '**RED**' border which will be treated as a part on this Development Agreement.

On the North – Part of Other Dag

On the East – Part of Other Dag

On the West – Part of Other Dag

On the South – Part of Other Dag



Additional District Sub-Registrar,
Rajahmundry, North 24-Pgs

07 JUL 2023

THE SECOND SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS FOR CONSTRUCTION)

The Building shall have following facilities

- (A) **Flooring** : Bed room , Drawing, Dining space will be vitrified tile furnished. Bathroom will be tiles furnished
- (B) **Wall**: Wall will be 8", 5" or 3" thick. At bathroom tiles will be provided up to 7ft height from Floor
- (C) **Sink** : Sink will be provided in kitchen along with the gas slab.
- (D) **Doors**: Door shall be of steel/ Flush door
- (E) **Window**: Window shall be of Aluminum based
- (F) **Sanitary** : W.C pan /Commode . Basin all will be of standard quality. ISI Mark.
- (G) **Ceiling & Walls**: Plaster of Paris /putty finished.
- (H) **Electrical** : Electrical wiring will be concealed. Generators facility will be provided.
- (I) **Water connection**: Water connection with sufficient points.
- (J) **LIFT**- KONE/OTTIS
- (K) Swimming pool
- (L) Multi-gym
- (M) Garden Area
- (N) Internet / Cable TV plug & play
- (O) Intercom system
- (P) CCTV
- (Q) Firing Extinguisher



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

THE THIRD SCHEDULE ABOVE REFERRED TO

SL. NO.	OWNER	DAG NO.	AREA (in dec.)	LR KH. NO.	DEED NO.	BOOK NO.	VOL. NO.	PAGE NO.
1	Dwarkapati Infra Projects Pvt.Ltd	1308	3.5000	3782	2808/20	1	1523-2020	126788 to 126815
1	Dwarkapati Infra Projects Pvt.Ltd	1309	0.5000	3782	2808/20	1	1523-2020	126788 to 126815
1	Dwarkapati Infra Projects Pvt.Ltd	1316	5.1832	3782	2808/20	1	1523-2020	126788 to 126815
2	Mareo Sales Pvt.Ltd	1310	2.0000	3631	12916/18	1	1523-2018	429810 to 429836
2	Mareo Sales Pvt.Ltd	1313	8.0000	3631	12916/18	1	1523-2018	429810 to 429836
3	Natural Developers Pvt.Ltd	1309	10.0000	3783	2810/20	1	1523-2020	126604 to 126630
4	Newtral Holdings Pvt.Ltd	1308	2.9176	3664	13112/18	1	1523-2020	435916 to 435944
5	Oscar Business Pvt.Ltd	1311	2.0000	3531	12915/18	1	1523-2018	429597 to 429623
5	Oscar Business Pvt.Ltd	1312	8.0000	3531	12915/18	1	1523-2018	429597 to 429623
6	Smart Champ Business Pvt.Ltd	1308	3.5000	3781	2809/20	1	1523-2020	126178 to 126205
6	Smart Champ Business Pvt.Ltd	1316	5.1832	3781	2809/20	1	1523-2020	126178 to 126815



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

SL. NO.	OWNER	DAG NO.	AREA (in dec.)	LR KH. NO.	DEED NO.	BOOK NO.	VOL. NO.	PAGE NO.
7	Simplicity Developers Pvt.Ltd	1309	10.5000	3380	7410/16	1	1523-2016	228577 to 228600

TOTAL 61.2840



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

IN WITNESS WHEREOF the parties hereto have put their respective hands and seals the day, month and year first above written.

EXECUTED AND DELIVERED by the above named OWNER

at Kolkata in the presence of:

1. Rahul Roy
Garia
Kolkata - 700096

2. Sudip Kumar Mondal
SagarMath, Durgapur
Bankura, 722141

Dwarkapati Infra Project Pvt. L.

Manisha Munari
Director

MAREO SALES PVT. LTD.

Manisha Munari
Director

NATURAL DEVELOPERS PVT. LTD.

Manisha Munari
Director

Neutral Holdings Pvt. Ltd.

Manisha Munari
Director

OSCAR BUSINESS PVT. LTD.

Manisha Munari
Director

(OWNER)

Smartchamp Business Pvt. Ltd.
Manisha Munari
Director

MULTIPLICITY DEVELOPERS PVT. LTD.
Manisha Munari
Director

EXECUTED AND DELIVERED by the above named DEVELOPER

at Kolkata in the presence of:

1. Rahul Roy
Garia
Kolkata - 700096

2. Sudip Kumar Mondal
SagarMath, Durgapur
Bankura, 722141

Advantage Bengal Infrastructure Limited

Nish Choudhary
Director

RUPALEKHYA INFRASTRUCTURES PVT. LTD.

Amritha Choudhary
DIRECTOR

(DEVELOPER)

DRAFTED BY

MD. Manir Uz Jaman

MD. MANIR UZ JAMAN
Licence No. DW-I-33.
Residence: Mahammadpur
Paiarhat, Kolkata-700 135
District- North 24-Parganas



Additional District Sub-Registrar,
Rajerhat, New Town, North 24-Pgs

07 JUL 2023

MEMO OF CONSIDERATION

Dated	Mode	Bank	Amount (Rs.)
07.07.2023	RTGS UTR NO SBINR 12023070759438717	SBI	11,25,000/-
07.07.2023	NEFT UTR NO SBIN 323188500351	SBI	3,55,000/-
07.07.2023	RTGS UTR NO SBINR 12023070759438609	SBI	12,25,000/-
07.07.2023	RTGS UTR NO SBINR 12023070759438635	SBI	10,60,000/-
07.07.2023	RTGS UTR NO SBINR 12023070759438678	SBI	12,85,000/-
07.07.2023	Cheque No. 000146	HDFC Mantam	12,25,000/-
07.07.2023	Cheque No. 000148	HDFC Mantam	12,25,000/-

TOTAL 75,00,000/-**(Rupees Seventy Five Lacs only)****WITNESSES:**

- Rahul Roy
Garia
Kolkata- 700096
- Sudip Kumar Nandi
Sagarmita, Durgam
Bankura, 722142

Dwarkapati Infra Project Pvt. Ltd.

Murali Murari

Director

MAREQ SALES PVT. LTD.

Murali Murari

Director

NATURAL DEVELOPERS PVT. LTD.

Murali Murari

Director

Newtral Holdings Pvt. Ltd.

Murali Murari

Director

OSCAR BUSINESS PVT. LTD.

Murali Murari

Director

Smartchamp Business Pvt. Ltd.

Murali Murari

Director

SIDDHICITY DEVELOPERS PVT. LTD.

Murali Murari

Director



BRUJENKHAJA INFRASTRUCTURES PVT LTD

DIRECTOR

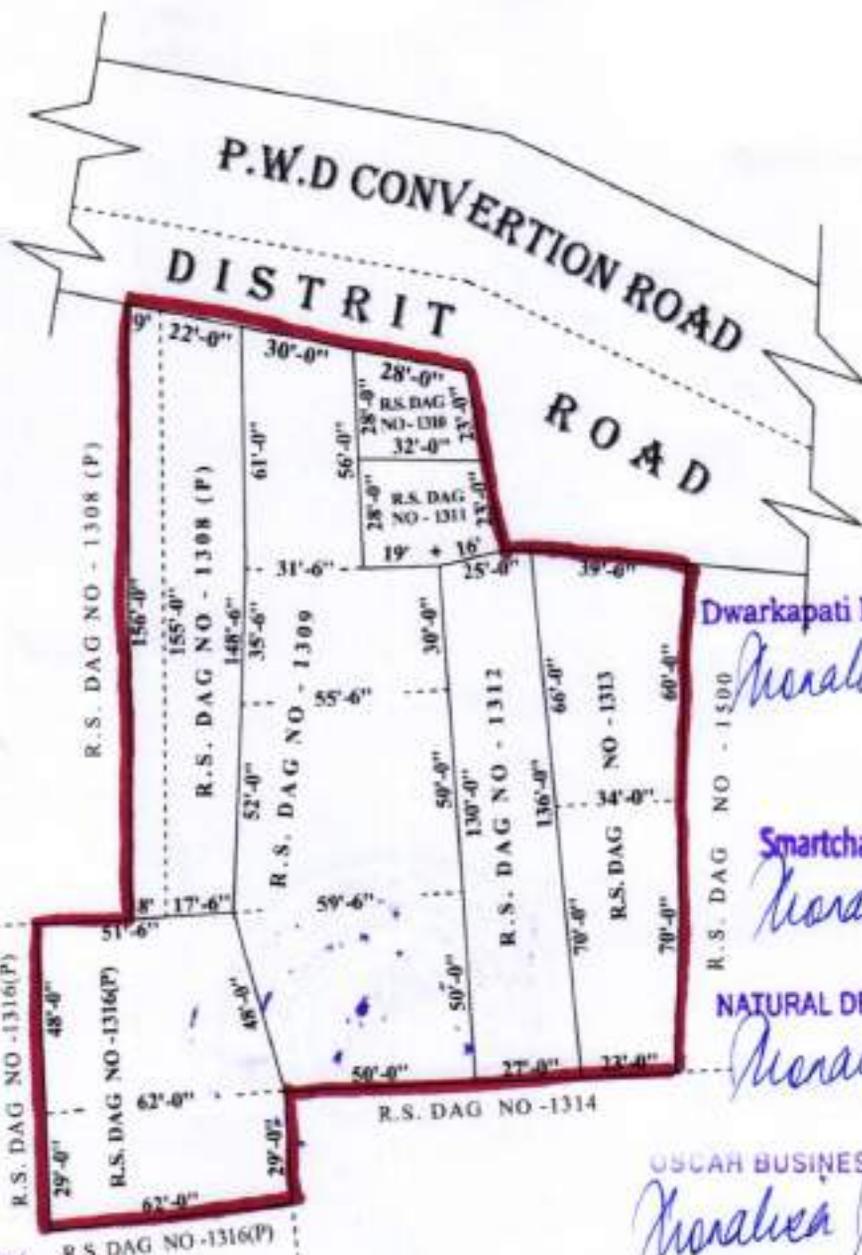
Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

Director
City Developers Pvt. Ltd.
Director
City Developers Pvt. Ltd.
Director
City Developers Pvt. Ltd.

SITE PLAN OF R. S. DAG NO- 1308(P), 1309, 1310, 1311, 1312, 1313 & 1316 (P), AT MOUZA - JAMALPARA, JL NO - 42, R. S. NO - 124, P. S. - RAJARHAT, DIST - NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR II NO GRAM PANCHAYET.

SCALE : N.T.S



RUPALEKHA INFRASTRUCTURES PVT. LTD.

DIRECTOR

Dwarkapati Infra Project Pvt. Ltd.

Monalisa Kumar
Director

Smartchamp Business Pvt. Ltd.

Monalisa Kumar
Director

NATURAL DEVELOPERS PVT. LTD.

Monalisa Kumar
Director

OSCAR BUSINESS PVT. LTD.

Monalisa Kumar
Director

MAREO SALES PVT. LTD.

Monalisa Kumar
Director

SIMPLICITY DEVELOPERS PVT. LTD.

Monalisa Kumar
Director

Newtral Holdings Pvt. Ltd.

Monalisa Kumar
Director

Advantage Bengal Infrastructure Limited

Miss Choudhury
Director

Rajul Mine
16/06/2013
REJUL MINE
REG NO. SLS / 1151DT, 10/06/15
RAJARHAT KIT. II G.P. N 24 PGS
CALL: 9674163269
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SCHEDULE OF OWNERS & AREA			
OWNERS NAME	DAG NO	KH. NO	AREA IN DEC.
DWARKAPATI INFRA PROJECTS PVT. LTD.	1308	3782	03.5000
	1309	3782	00.5000
	1316	3782	05.1832
MAREO SALES PVT. LTD.	1310	3631	02.0000
	1313	3631	08.0000
NATURAL DEVELOPERS PVT. LTD.	1309	3783	10.0000
NEWTRAL HOLDINGS PVT. LTD.	1308	3664	02.9176
OSCAR BUSINESS PVT. LTD.	1311	3531	02.0000
	1312	3531	08.0000
SMART CHAMP BUSINESS PVT. LTD.	1308	3781	03.5000
	1316	3781	05.1832
SIMPLICITY DEVELOPERS PVT. LTD.	1309	3380	10.5000
TOTAL AREA			61.2840

Director



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 JUL 2023

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.

 	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S
 	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S
 	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S



Additional District Sub-Registrar,
Rajarhat, New Town, Narah 24-Pgs

11 7 JUL 2023

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.



Rahul Roy

IDENTIFIED BY ME

IDENTIFIED BY ME

IDENTIFIED BY ME

	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637


 भारत के निर्वाचन आयोग
 भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 LMW5021209




निवासेवा नाम : राहुल राज
 Elector's Name : Rahul Roy
 निवासेवा नाम : मिलन कुमार राज
 Father's Name : Milan Kumar Roy
 लिंग / Sex : पुरु / M
 जन्म तिथि / Date of Birth : 07/11/1988

DATE 07/07/2023

GIVEN TO A.D.S.R. Rajarhat

PURPOSE Development Agreement Registration

SIGNATURE Rahul Roy

NOT TO BE USED FOR ANY OTHER PURPOSE

IDENTIFIED BY ME
Rahul Roy

LMW5021209

ठेका:
 441 बंगला (ए) बेलगाँव विधानसभा क्षेत्र
 Section 441 (A) Block 24 Belgaon T00044

Address:
 A/51 Brahmapur More Kolkata
 Municipal Corp. Regent Park SOUTH 24
 PARGANAS 760096



Date: 12/02/2018
 108-बंगलापुर स्थान, बंगला, बेलगाँव
 अधिकारी का प्रमाणित हस्ताक्षर
 Facsimile Signature of the Electoral
 Registration Officer for
 108-Brahmapur Constituency

ध्यान दें: यदि आप इस कार्ड को बदलना चाहते हैं, तो
 आपको इसे बदलने के लिए संबंधित अधिकारी को
 सूचना देनी होगी।
 In case of change in address, please inform the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.



Govt of West Bengal
Directorate of Registration & Stamp
Kolkata
GRIPS - 2



1. Name of the Party	2. Address of the Party	3. Nature of the Transaction	4. Date of the Transaction

This document is a copy of the original document filed for registration with the Registrar of Companies, Kolkata. The original document is available for inspection at the office of the Registrar of Companies, Kolkata.



The above information is correct and true to the best of my knowledge and belief.

Signature of the Party: _____
 Name of the Party: _____
 Address of the Party: _____



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



192023240122364091

GRN Details

GRN: 192023240122364091 Payment Mode: Online Payment
GRN Date: 07/07/2023 17:16:06 Bank/Gateway: State Bank of India
BRN : CKX3845788 BRN Date: 07/07/2023 17:17:49
GRIPS Payment ID: 070720232012236408 Payment Init. Date: 07/07/2023 17:16:06
Payment Status: Successful Payment Ref. No: 2001717189/9/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: RUPALEKHYA INFRASTRUCTURE PVT LTD
Address: DGK 708 GALLEERIA NEWTOWN
Mobile: 9123014223
Contact No: 9830538095
Depositor Status: Buyer/Claimants
Query No: 2001717189
Applicant's Name: Mr MD MANIR UZ JAMAN
Identification No: 2001717189/9/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 9
Period From (dd/mm/yyyy): 07/07/2023
Period To (dd/mm/yyyy): 07/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001717189/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	20000
Total				20000

IN WORDS: TWENTY THOUSAND ONLY.

PAID





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



192023240121623981

GRN Details

GRN:	192023240121623981	Payment Mode:	Online Payment
GRN Date:	06/07/2023 17:23:26	Bank/Gateway:	State Bank of India
BRN :	IK0CIJVTB8	BRN Date:	06/07/2023 17:25:34
GRIPS Payment ID:	060720232012162397	Payment Init. Date:	06/07/2023 17:23:26
Payment Status:	Successful	Payment Ref. No:	2001717189/3/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Rupalekha Infrastructure pvt Ltd
Address:	DGK 708 Galleeria Newtown
Mobile:	9830538095
Depositor Status:	Others
Query No:	2001717189
Applicant's Name:	Mr MD MANIR UZ JAMAN
Identification No:	2001717189/3/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy):	06/07/2023
Period To (dd/mm/yyyy):	06/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001717189/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2001717189/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	75021
Total				94942

IN WORDS: NINETY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID



Major Information of the Deed

Deed No :	I-1523-10194/2023	Date of Registration	07/07/2023
Query No / Year	1523-2001717189/2023	Office where deed is registered	
Query Date	05/07/2023 12:32:02 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN SP SHUKHOBRIHTI, AA-III, NEW TOWN, Thana : New Town, District : North24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status :Deed Writer		
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 : 75,00,000/-]	
Set Forth value		Market Value	
Rs. 12/-		Rs. 1,98,10,512/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 75,021/- (Article:E, E, B)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1308 (RS :-)	LR-3782	Bastu	Bastu	3.5 Dec	1/-	11,31,401/-	Property is on Road Adjacent to Metal Road,
L2	LR-1309 (RS :-)	LR-3782	Bastu	Bastu	0.5 Dec	1/-	1,61,629/-	Property is on Road Adjacent to Metal Road,
L3	LR-1316 (RS :-)	LR-3782	Bastu	Bastu	5.1832 Dec	1/-	16,75,508/-	Property is on Road Adjacent to Metal Road,
L4	LR-1310 (RS :-)	LR-3631	Bastu	Bastu	2 Dec	1/-	6,46,515/-	Property is on Road Adjacent to Metal Road,
L5	LR-1313 (RS :-)	LR-3631	Bastu	Bastu	8 Dec	1/-	25,86,060/-	Property is on Road Adjacent to Metal Road,
L6	LR-1309 (RS :-)	LR-3783	Bastu	Bastu	10 Dec	1/-	32,32,575/-	Property is on Road Adjacent to Metal Road,
L7	LR-1308 (RS :-)	LR-3664	Bastu	Bastu	2.9176 Dec	1/-	9,43,136/-	Property is on Road Adjacent to Metal Road,
L8	LR-1311 (RS :-)	LR-3531	Bastu	Bastu	2 Dec	1/-	6,46,515/-	Property is on Road Adjacent to Metal Road,
L9	LR-1312 (RS :-)	LR-3531	Bastu	Bastu	8 Dec	1/-	25,86,060/-	Property is on Road Adjacent to Metal Road,



L10	LR-1308 (RS :-)	LR-3781	Bastu	Bastu	3.5 Dec	1/-	11,31,401/-	Property is on Road Adjacent to Metal Road,
L11	LR-1316 (RS :-)	LR-3781	Bastu	Bastu	5.1832 Dec	1/-	16,75,508/-	Property is on Road Adjacent to Metal Road,
L12	LR-1309 (RS :-)	LR-3380	Bastu	Bastu	10.5 Dec	1/-	33,94,204/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			61.284Dec	12 /-	198,10,512 /-	
		Grand Total :			61.284Dec	12 /-	198,10,512 /-	

Land Lord Details :

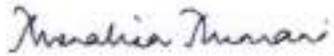
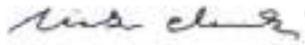
Sl No	Name,Address,Photo,Finger print and Signature
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Mareo Sales Private Limited CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Natural Developers Private Limited B F -300, Salt Lake City, City:- , P.O:- C C Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Newtral Holdings Private Limited CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Oscar Business Private Limited CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Smart Champ Business Private Limited BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxx0k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Simplicity Developers Private Limited CF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxx5n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



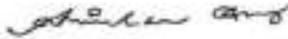
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Advantage Bengal Infrastructure Limited GN-38/5, Block/Sector: V, City:- Not Specified, P.O:- Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Rupalekha Infrastructures Private Limited DGK-708, DLF Galleeria, AA-I, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: aaxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Monalisa Mimani Wife of Sudarshan Mimani Date of Execution - 07/07/2023, , Admitted by: Self, Date of Admission: 07/07/2023, Place of Admission of Execution: Office	 <small>Jul 7 2023 6:02PM</small>	 <small>LTI 07/07/2023</small>	 <small>07/07/2023</small>
	BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx5k, Aadhaar No: 57xxxxxxxx9868 Status : Representative, Representative of : DWARKAPATI INFRA PROJECTS PRIVATE LIMITED (as DIRECTOR), Mareo Sales Private Limited (as DIRECTOR), Natural Developers Private Limited (as DIRECIOR), Newtral Holdings Private Limited (as DIRECTOR), Oscar Business Private Limited (as DIRECTOR), Smart Champ Business Private Limited (as DIRECTOR), Simplicity Developers Private Limited (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	Milan Chakraborty (Presentant) Son of Late Kushi Lal Chakraborty Date of Execution - 07/07/2023, , Admitted by: Self, Date of Admission: 07/07/2023, Place of Admission of Execution: Office	 <small>Jul 7 2023 6:02PM</small>	 <small>LTI 07/07/2023</small>	 <small>07/07/2023</small>
	1, Motilal Gupta Road, City:- Not Specified, P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx6b, Aadhaar No: 88xxxxxxxx0405 Status : Representative, Representative of : Advantage Bengal Infrastructure Limited (as Director)			



Name	Photo	Finger Print	Signature
Anirban Dey Son of Shri Asok Kumar De Date of Execution - 07/07/2023, , Admitted by: Self, Date of Admission: 07/07/2023, Place of Admission of Execution: Office			
	Jul 7 2023 6:03PM	L1 07/07/2023	07/07/2023
3/4, Bipin Krishna Kumar Street, City:- Not Specified, P.O:- Belurmah, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: awxxxxxx6c, Aadhaar No: 86xxxxxxxx2923 Status : Representative, Representative of : Rupalekha Infrastructures Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Rahul Roy Son of M K Roy Garia, City:- Not Specified, P.O:- Brahmapur, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700096			
	07/07/2023	07/07/2023	07/07/2023
Identifier Of Monalisa Mimani, Milan Chakraborty, Anirban Dey			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekha Infrastructures Private Limited-0.25 Dec



5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec



6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec



7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec



Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhyha Infrastructures Private Limited-0.571429 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhyha Infrastructures Private Limited-0.571429 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhyha Infrastructures Private Limited-0.571429 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhyha Infrastructures Private Limited-0.571429 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhyha Infrastructures Private Limited-0.571429 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhyha Infrastructures Private Limited-0.571429 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhyha Infrastructures Private Limited-0.571429 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1308, LR Khatian No:- 3782	Owner:দ্বারকাপতি ইন্ফ্রা প্রজেক্ট প্রা লি, Gurdian:পঙ্কে ডাইরেক্টর, Address:বি এফ ৩০০,সেন্টেলেক,সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.03000000 Acre,	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED
L2	LR Plot No:- 1309, LR Khatian No:- 3782	Owner:দ্বারকাপতি ইন্ফ্রা প্রজেক্ট প্রা লি, Gurdian:পঙ্কে ডাইরেক্টর, Address:বি এফ ৩০০,সেন্টেলেক,সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.01000000 Acre,	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED
L3	LR Plot No:- 1316, LR Khatian No:- 3782	Owner:দ্বারকাপতি ইন্ফ্রা প্রজেক্ট প্রা লি, Gurdian:পঙ্কে ডাইরেক্টর, Address:বি এফ ৩০০,সেন্টেলেক,সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.05000000 Acre,	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED
L4	LR Plot No:- 1310, LR Khatian No:- 3631	Owner:মারিও সেলস প্রা. লি. , Gurdian:ডিরেক্টর , Address:সি এফ-300,সেক্টর-১ কোল-700064 , Classification:শালি, Area:0.02000000 Acre,	Mareo Sales Private Limited



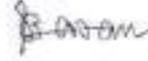
L5	LR Plot No:- 1313, LR Khatian No:- 3631	Owner:মারিও সেনস প্রা. লি., Gurdian:ডিরেক্টর, Address:সি এফ-300,সেক্টর-1 কোল-700064, Classification:শালি, Area:0.08000000 Acre,	Mareo Sales Private Limited
L6	LR Plot No:- 1309, LR Khatian No:- 3783	Owner:ন্যাচারাল ডেভেলপার্স প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:২৪/৩/এন/১,রাসমক্ক সমাধী রোড, খানা-ফুলবাগান, কোলকাতা-৭০০০৫৪, Classification:শালি, Area:0.10000000 Acre,	Natural Developers Private Limited
L7	LR Plot No:- 1308, LR Khatian No:- 3664	Owner:নিউট্রাল হোল্ডিংস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:সপ্ট লেক সিটি, সেক্টর এক, সিসি ব্লক, বিধাননগর, , Classification:শালি, Area:0.03000000 Acre,	Newtral Holdings Private Limited
L8	LR Plot No:- 1311, LR Khatian No:- 3531	Owner:অস্কার বিসনেস প্রা: লি:, Gurdian:ডাইরেক্টর , Address:কাকুরগাছি, কোল-54 , Classification:শালি, Area:0.02000000 Acre,	Oscar Business Private Limited
L9	LR Plot No:- 1312, LR Khatian No:- 3531	Owner:অস্কার বিসনেস প্রা: লি:, Gurdian:ডাইরেক্টর , Address:কাকুরগাছি, কোল-54 , Classification:শালি, Area:0.08000000 Acre,	Oscar Business Private Limited
L10	LR Plot No:- 1308, LR Khatian No:- 3781	Owner:স্মার্ট চ্যাম্প বিজনেস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সপ্টলেক,সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.04000000 Acre,	Smart Champ Business Private Limited
L11	LR Plot No:- 1316, LR Khatian No:- 3781	Owner:স্মার্ট চ্যাম্প বিজনেস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সপ্টলেক,সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.05000000 Acre,	Smart Champ Business Private Limited
L12	LR Plot No:- 1309, LR Khatian No:- 3380	Owner:সিম্পলিসিটি ডেভেলপার্স প্রা লি ., Gurdian:পক্ষে ডাইরেক্টর, Address:সি.এফ-300, সপ্টলেক, সেক্টর - 1 কোল - 64, Classification:শালি, Area:0.10000000 Acre,	Simplicity Developers Private Limited



On 06-07-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,98,10,512/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 07-07-2023

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

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

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

Presented for registration at 17:38 hrs on 07-07-2023, at the Office of the A.D.S.R. RAJARHAT by Milan Chakraborty

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

Execution is admitted on 07-07-2023 by Monalisa Mimani, DIRECIOR, Natural Developers Private Limited (Private Limited Company), B F -300, Salt Lake City, City:- , P.O:- C C Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, DWARKAPATI INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Mareo Sales Private Limited (Private Limited Company), CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Newtral Holdings Private Limited (Private Limited Company), CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Oscar Business Private Limited (Private Limited Company), CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Smart Champ Business Private Limited (Private Limited Company), BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Simplicity Developers Private Limited (Private Limited Company), CF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Identified by Rahul Roy, , Son of M K Roy, Garia, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Service

Execution is admitted on 07-07-2023 by Milan Chakraborty, Director, Advantage Bengal Infrastructure Limited (Public Limited Company), GN-38/5, Block/Sector: V, City:- Not Specified, P.O:- Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Rahul Roy, , Son of M K Roy, Garia, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Service

Execution is admitted on 07-07-2023 by Anirban Dey, Director, Rupalekhya Infrastructures Private Limited (Private Limited Company), DGK-708, DLF Galleeria, AA-I, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Rahul Roy, , Son of M K Roy, Garia, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Service



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,021.00/- (B = Rs 75,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/07/2023 5:25PM with Govt. Ref. No: 192023240121623981 on 06-07-2023, Amount Rs: 75,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIJVTB8 on 06-07-2023, Head of Account 0030-03-104-001-16
Online on 07/07/2023 5:17PM with Govt. Ref. No: 192023240122364091 on 07-07-2023, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX3845788 on 07-07-2023, Head of Account

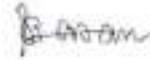
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 963, Amount: Rs.100.00/-, Date of Purchase: 06/07/2023, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/07/2023 5:25PM with Govt. Ref. No: 192023240121623981 on 06-07-2023, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIJVTB8 on 06-07-2023, Head of Account 0030-02-103-003-02
Online on 07/07/2023 5:17PM with Govt. Ref. No: 192023240122364091 on 07-07-2023, Amount Rs: 20,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX3845788 on 07-07-2023, Head of Account 0030-02-103-003-02

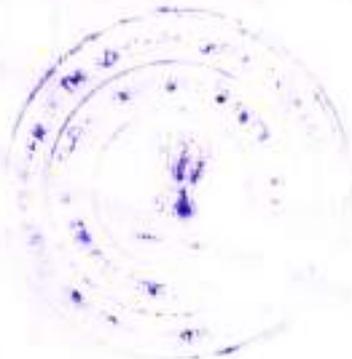
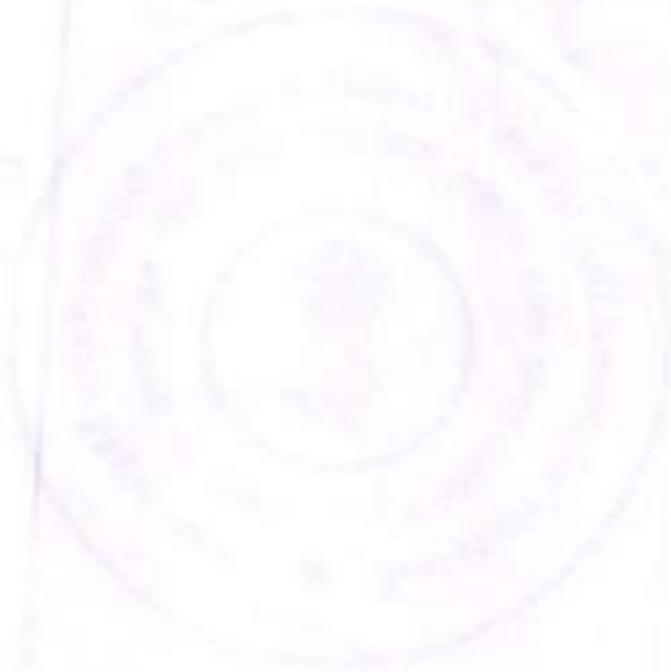


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 337913 to 337961
being No 152310194 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.07.14 17:14:28 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/07/14 05:14:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)