

7281

I-7205/2023



पश्चिम बंगाल WEST BENGAL

Certified that the document is AH 872500
admitted to registration. The
signature sheet and endorsement
sheet which are attached in this
document are part of this
document.

A.O.S., Howrah

14 JUL 2023

SUPPLEMENATRY DEVELOPMENT AGREEMENT

THIS SUPPLEMENATRY DEVELOPMENT AGREEMENT is made on this 6th day
of July, 2023

BETWEEN

Contd.....

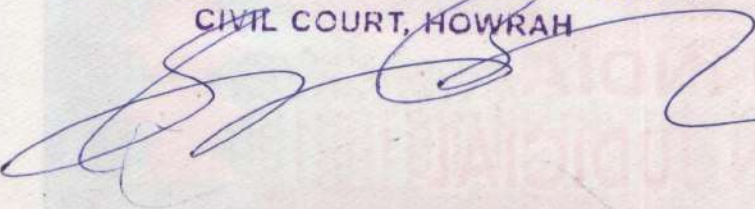
SL. No. 459 DATE 05/07/2023

VALUE 1005 RUPEES PAISE

NAME N.B. Highrise Pvt. Ltd.

ADDRESS Limah. Hse

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH


✓ Lalit Kumar Goyal
 7044

✓ N. B. HIGHRISE PVT. LTD.
Lalit Kumar Goyal
Director

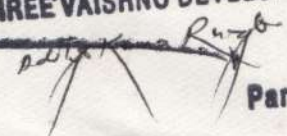
 7045

For Shree Vaishno Developers
Partner, Sumangal Enclave Pvt. Ltd.
Prabhu Dayal Banerjee
Director

 7050

For Shree Vaishno Developers
Partner, Sumangal Enclave Pvt. Ltd.
Prady Kumar Agarwal
Director

 7051

SHREEVAISHNO DEVELOPERS

Partner



Additional District Sub-Registrar
Howrah
06 JUL 2023

M/S. SHREE VAISHNO DEVELOPERS, a partnership firm having its principal place of business at 2, Kumar Para Lane, Liluah Howrah - 711204, having its PAN NO. ACGFS0939Q represented by its partners namely **(1) M/s. SUMANGAL ENCLAVE PVT LTD** a company registered under the companies act, 1956 having its Pan No AAICS3866P represented by its directors **(a) SRI PRABHU DAYAL BARWARIA** having its (PAN No. ADRPB6617N), (Aadhar No. 8443 4451 5226) S/o of Late Munindra Barwaria **(b) SRI BIJAY KUMAR AGARWAL** having its (PAN NO - ACRPA9879J) (Aadhar No. 6690 0195 7607) S/o late Sobha Chand Agarwal both by faith Hindu, both by occupation Business, of 14, N.S. Road, Kolkata- 700 001 **(2) ADITYA KUMAR RUNGTA**, (Pan no. ADIPR7930H) (Aadhaar No.5652 3430 4319) son of Late Moti Lai Rungta, by faith Hindu, by occupation Business, having its residing at 105/1, Bidhan Nagar Road. Block -D, Flat Nos. D- 405 and 406, Kolkata - 700067, Police Station Maniiktalla **(3) AJAY KUMAR RUNGTA**, (Pan No ADSPR9375A) (Aadhar No. 7843 9560 1304) son of Late Moti Lal Rungta, by faith Hindu, by occupation Business, having its residing at 105/1, Bidhan Nagar Road, Block -D. Flat Nos. D-405 and 406, Kolkata - 700067, Police Station Maniktalla **(4) SRI DEEPAK KUMAR PADIA**, (Pan No AFTPP6004P) (Aadhar No. 2343 5856 4197) son of Sri Hari Ram Padia, by faith Hindu, by occupation business, having its residing at 212, Girish Ghosh Road, Belur Howrah- Forum Pravesh, Block-K, Flat No.1001, previously at 51/1/A/10, Rabindra Sarani, P.O. and Police Station-Liluah, District-Howrah- 711204, **(5) SRI GOVIND SHARMA**, (Aadhar No. 4067 3593 4461) having Its (PAN NO. ATFPS8072G) son of Late Yudhister Sharma, by faith - Hindu, by occupation - Business, residing at 124, Dhananjay Bhattacharjee Sarani, Pal Para, Ghosh Para, P.O. Bally, P.S- Nischinda, Howrah - 711227 hereinafter collectively and jointly called and referred to as the **"OWNERS/VENDORS"** (which term and expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, representatives, nominees, executors, administrators and assigns of the **"FIRST PART"**).

AND

N.B. HIGHRISE PRIVATE LIMITED (PAN NO. AADCN8839N) having its office at 2, N.S. Road, Liluah, Howrah-711204 previously at 10/19, Guha Road, P.S- Ghusuri, P.S- Belur, Howrah-711107 represented by its director **MR. LALIT KUMAR GOYAL** (PAN NO. AENPG8120N) (Aadhaar No. 2244 9188 4823) son of Sri Bajrang Lal Agarwal of GC-31 Sector-3, Saltlake, Bidhannagar (M), North 24 PGNS, WB-700106 hereinafter jointly called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives and assigns) of the **"SECOND" PART**

A. The Owners/Vendors intended to construct residential building on their Schedule land has entered into an Development Agreement dated 23.8.2017 with the

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7052

SHREEVAISHNO DEVELOPERS

Ajay Kumar Singh
Partner



7047

SHREEVAISHNO DEVELOPERS

Rajan Kumar Singh
Partner



7053

SHREEVAISHNO DEVELOPERS

Sanjay Kumar Singh
Partner



7056

Sankar Singh



Additional District Sub-Registrar
Howrah

06 JUL 2023

DEVELOPER duly registered in the office of the ADSR - Howrah and recorded in Book No - I, Volume No - 0502-2017, Pages 157711 to 157773 being no - 050205300 for the year 2017 hereinafter called and referred to as the **Principal Development Agreement**, along with Development Power of Attorney dated 1.9.2017 duly registered in the office of the ADSR - Howrah and recorded in Book no - 1, Volume No - 0502-2017, Pages 161889 to 161926 being no - 050205471 for the year 2017.

B. The DEVELOPER in pursuance to the terms and conditions of the said **Principal Development Agreement** dated 23.8.2017 has applied for the sanction Plan and obtained the same from the Bally Municipality vide BP No.046 dated 22.9.2022 upon due compliance with all formalities.

C. The time limit for providing the allocation as well as for completion of project has already been lapsed though in order to safeguard the interest of the Owners and the Developers both the parties have decided to enter into this Supplementary Development Agreement by making some alterations to their allocations together with some other relevant terms and conditions which are specifically mentioned herein.

D. Therefore, based on the aforesaid circumstances the Owners and Developer agreed to enter into this presents on the following terms and conditions.

NOW THIS AGREEMENT AND IT HEREBY AGREED BETWEEN THE PARTIES HERETO as follows: -

1. That the Clause 1(g) and (h) mentioned in the said **Principal Development Agreement** dated 23.8.2017 in respect of the Owners and Developer Allocation shall stands modified in the manner as:

G. **OWNERS' ALLOCATION/AREA** shall mean 43% out of the total Sale proceeds of the Saleable area up to the constructed area of Ground plus four storied building and it has been further agreed by the Developer that if additional floor is constructed apart from G+4, in that circumstances Owners will be entitled to get an additional 33% of the Sale Proceeds, which will be calculated from Fifth floor onwards and shall be paid accordingly without any deductions, however it has been agreed between the Owners and Developer's sale proceeds will be calculated as and when the Developer enters into an agreement for sale with the Prospective Purchasers/buyers.

H. **DEVELOPER'S ALLOCATION/AREA** shall mean remaining 57% out of the total Sale proceeds of the Saleable area up to the constructed area of Ground plus four storied building and if additional floor is constructed apart from G+4 in that circumstances Developer will be entitled to an additional 67% of the Sale Proceeds will be calculated from Fifth floor onwards.

2. That the Clause 14 mentioned in the Development Agreement dated 23.8.2017 in respect of the Owners and Developer Allocation shall stands modified as:

14. The DEVELOPER shall as per the specifications specified in Development agreement dated 23.8.2017 (including sewerage, drainage, water and permanent

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electric connections and installation and making operative of the lifts) and complete the construction within period of 60 (Sixty months) from the date of execution of this presents without any delay or default from the date hereof, however the Developer if so, desires the time period may be further extended by six months.

a. Provided the time line is extended herein is the essence of this agreement and upon failure to comply, the Developer shall not be bound to pay any sum as penalty to the Owners as per Clause 15 of the said **Principal Development Agreement** dated 23.8.2017.

b. This Supplementary Development Agreement has been entered by the Owners only on the representation from the Developer that construction over the Scheduled property will be started within three months from the date of the execution and registration of this presents.

c. However, it has been agreed between the Owners and Developer that failure to start and complete the project within the prescribed time period, Vendors will be at liberty to cancel the Agreement and the land will resume back to the Vendors, wherein Developer will only be held liable for all third party transactions entered on the basis of the Principal Development Agreement and this supplementary Development Agreement. Said Principal Development Agreement together with this Supplementary Development Agreement stands terminated, whereby the possession of the land will be resumed back to the Vendors free from all encumbrance without any claim from Developer whatsoever.

d. Provided that, the above Sub clause -c, will not apply in cases where the construction of the building(s) is/ are on the verge of completion and the same could be completed by the developer within six months.

3. The Developer has further assured in addition to the existing terms and conditions of the Principal Development agreement dated 23.8.2017 the following clauses shall also become the part of the said Development Agreement dated 23.8.2017 as follows: -

a. That the Developer shall provide the monthly statement of the Bank and all bookings to the Owners by the end of each month within 7th of each succeeding month and shall transfer the Owners' share by the 15th of each month on regular basis.

b. That if the Developer fails to provide such statements for consecutive two month and/or clarification as sought by the Owners with regard to the statement to be provided by the Developer within the 7th of each month, and further if Developer fails to transfer the owners' share by the 15th of each successive month, then the Owners shall have every right and/or liberty to cancel the said Principal Development Agreement dated 23.8.2017, but prior to said cancellation the Owner/vendor shall call upon the Developer to show cause as to why said Principal and the present Supplementary Development Agreement shall not be cancelled after giving 15 (fifteen) days' notice in writing. In case the reasons shown by the Developer are found

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satisfactory to the satisfaction of the Owners/Vendors then the Owners shall allow for further Construction or otherwise as deemed fit. In case otherwise the Vendor may cancel the Development Agreement and the possession of the land will resume back to the Owners free from all encumbrances, and right and interest of the Developer will cease to exist without any claim from the Owners in any manner whatsoever.

c. The Developer has assured that all the booking amount received for this entire project will be maintained in a Separate Bank account opened in the name and style of N.B HIGHRISE PRIVATE LIMITED N.B. VRINDAVAN GARDEN with ICICI Bank being Current Account No.694805500801 till such time the Owners received their entire sale proceeds as per Clause 1(g) of this agreement.

d. The Owners agreed that if any prospective Purchasers cancels or terminate the Sale agreement with the Developer, then the Owners shall refund such sale proceeds to the Developer as received by them in respect of their share and/or the Developer will be at liberty to adjust the same from the Owners' share with other account of sale proceeds. That the Developer will not be entitled to let out the schedule property in any manner under any circumstances.

4. The parties hereto further agree and declare that the terms of this presents arrived at between them and recorded herein are fair and bonafide and in the interest of the parties.

5. That this agreement shall always be treated as a part and parcel of the said Principal Development Agreement dated 23.8.2017.

6. Save and except the above mentioned terms and conditions, which arrived in between both the parties, herein; the other clauses of the said Principal Development Agreement dated 23.8.2017 shall remain unchanged and it will be binding on both the parties to this presents.

Butte
SCHEDULE
(THE SAID PROPERTY)

ALL THAT piece and parcel of a land admeasuring an area a little more or less 38733 sqft is equivalent to 53.79 cottahs along with 200 sq.ft RTS lying and situated at Mouza - Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos.2342, 2343 and 2348 admeasuring an area about 33762 sqft, 2496 sqft. and 2475 sqft respectively under R.S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12 under L.R Khatian No-7106, being Premises No. 2/B, Kumar Para Lane, within Howrah Municipal Corporation Ward No - 66, and at present under the Bally Municipality ward No.33, butted and bounded by

ON THE NORTH : MUNICIPAL DRAIN

ON THE SOUTH ; KUMAR PARA LANE

ON THE EAST ; R.S DAG No. 2341.

ON THE WEST : COMMON PASSAGE.

Contd.....

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

SIGNED, SEALED AND DELIVERED by the
above named OWNERS and DEVELOPER

at Howrah in the presence of Witnesses:-

1 Anupam Das
Howrah

For Shree Vaishno Developers
Partner, Sumangal Enclave Pvt. Ltd.

Imabhu Dayal Barwari
Director

For Shree Vaishno Developers
Partner, Sumangal Enclave Pvt. Ltd.

Prady Kumar Agarwal
Director

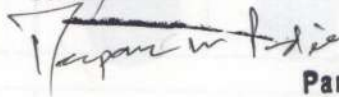
SHREE VAISHNO DEVELOPERS


Partner

SHREE VAISHNO DEVELOPERS

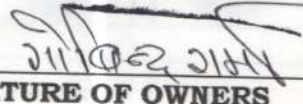
Ajay Kumar Rungta
Partner

SHREE VAISHNO DEVELOPERS


Partner

SHREE VAISHNO DEVELOPERS

Partner


SIGNATURE OF OWNERS

Partner

2 Sanku


N. B. HIGHRISE PVT. LTD.

Lalit Kumar Goyal

Director

SIGNATURE OF DEVELOPER

Drafted by me and prepared
in my Sheristha

Shri Krishna Samanta
HBF 526/95
Advocate

Typed by:




Arabin Dayal
Bamsani

	LITTLE FINGER	RING FINGHRE	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE
RIGHT HAND					



Princy Kumar
Agarwal

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LEFT HAND					
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RIGHT HAND					



Aditya Kumar Singh

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RIGHT HAND					



Ajay Kumar Rungta

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE
RIGHT HAND					



Rajan W. D. D.

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE
RIGHT HAND					



Rajan W. D. D.

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	THUMB	FORE FINGER	MIDDLE FINGER	RINGH FINFGER	LITTLE
RIGHT HAND					

0-6 JUL 2024



Lalit Kumar Goyal

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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE
RIGHT HAND					



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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE
RIGHT HAND					



	LITTLE FINGER	RING FINGHRE	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RINGH FINF-GER	LITTLE
RIGHT HAND					

STAMPED DATE: 0308 JUL 2020



Government of West Bengal

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

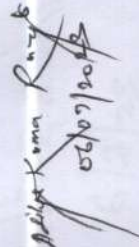
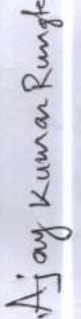
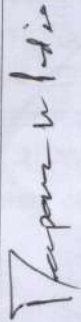
OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05022001684272/2023

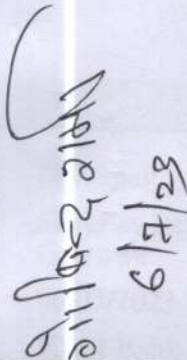
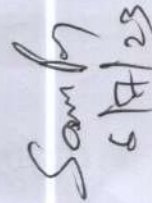
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Lalit Kumar Goyal GC-31, Salt Lake City, Sector-3,, City:- Not Specified, P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106	Represent ative of Developer [N B HIGH RISE PRIVATE LIMITED]			<i>Lalit Kumar Goyal</i> 06/07/23
2	Mr Prabhu Dayal Barwaria 14 N.s. Road, City:- Not Specified, P.O:- Burrabazar, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN:- 700001	Represent ative of Land Lord [SUMANG AL ENCLAVE PRIVATE LIMITED]			<i>Prabhu Dayal</i> Barwaria 6/7/23
3	Mr Bijay Kumar Agarwal 14 N.S. Road, City:- Not Specified, P.O:- Burrabazar, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN:- 700001	Represent ative of Land Lord [SUMANG AL ENCLAVE PRIVATE LIMITED]			<i>Bijay Kumar</i> Agarwal 6/7/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Aditya Kumar Rungta 105/1, Bidhan Nagar Road Blk-d, Flt Nos. D- 405 And 406, City:- Not Specified, P.O:- Manicktalla, P.S:- Manicktalla, District:- North 24-Parganas, West Bengal, India, PIN:- 700067	Represent ative of Land Lord [SHREE VAISHNO DEVELOP ERS]			 06/07/2023
5	Mr Ajay Kumar Rungta 105/1, Bidhan Nagar Road, Blk-d, Fl Nos. 405 And 406, City:- Not Specified, P.O:- Manicktalla, P.S:- Manicktalla, District:- North 24-Parganas, West Bengal, India, PIN:- 700067	Represent ative of Land Lord [SHREE VAISHNO DEVELOP ERS]			 6/7/23
6	Mr Deepak Kumar Padia 212, Girish Ghosh Road Forum Pravesh Blk-K, Fl No.s 1001, City:- Not Specified, P.O:- Belurmath, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202	Represent ative of Land Lord [SHREE VAISHNO DEVELOP ERS]			 6/7/23

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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Govind Sharma 124, Dhananjay Bhattacharjee Sarani, Pal Para Ghosh Para New Police Station Nischinda, City:- Not Specified, P.O:- Bally, P.S:-Bally, District:- Howrah, West Bengal, India, PIN:- 711227	Representative of Land Lord [SHREE VAISHNO DEVELOPERS]			 6/7/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sankar Paul Son of Mr Bimal Paul Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Mr Lalit Kumar Goyal, , Mr Prabhu Dayal Barwaria, Mr Bijay Kumar Agarwal, Mr Aditya Kumar Rungta, Mr Ajay Kumar Rungta, Mr Deepak Kumar Padia, Mr Govind Sharma			 6/7/23

(Provash Adhikary)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal

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



192023240121502868

GRN Details

GRN:	192023240121502868	Payment Mode:	SBI Epay
GRN Date:	06/07/2023 15:24:58	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6740203950019	BRN Date:	06/07/2023 15:26:09
Gateway Ref ID:	0690674096	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	060720232012150285	Payment Init. Date:	06/07/2023 15:24:58
Payment Status:	Successful	Payment Ref. No:	2001684272/6/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms N B HIGHRISE PVT LTD
Address:	2 NETAJI SUBHASH ROAD, LILUAH, HOWRAH-711204
Mobile:	9831200470
EMail:	nbhighrise123@gmail.com
Period From (dd/mm/yyyy):	06/07/2023
Period To (dd/mm/yyyy):	06/07/2023
Payment Ref ID:	2001684272/6/2023
Dept Ref ID/DRN:	2001684272/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001684272/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2001684272/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-0502-07205/2023	Date of Registration	14/07/2023
Query No / Year	0502-2001684272/2023	Office where deed is registered	A.D.S.R. HOWRAH, District: Howrah
Query Date	01/07/2023 9:14:54 PM		
Applicant Name, Address & Other Details	S Paul Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8777639067, Status :Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Rs. 1,20,000/-		
Stampduty Paid(SD)	Rs. 75,020/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value		
	Rs. 6,59,08,454/-		
	Registration Fee Paid		
	Rs. 21/- (Article:E, E)		
	Rs. 21/- (Article:E, E)		

Land Details :

District: Howrah, P.S:- Liluya, Corporation: BALLY, Road: Kumar Para Lane, , Premises No: 2/B, , Ward No: 033 Pin Code : 711204

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	53.79 Katha	1,00,000/-	6,58,54,454/-	Property is on Road
Grand Total :				88.7535Dec	1,00,000 /-	658,54,454 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	20,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	20,000 /-	54,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE VAISHNO DEVELOPERS 2, Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: acxxxxxx9q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	SUMANGAL ENCLAVE PRIVATE LIMITED 2,Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: AAxxxxxx6P,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	N B HIGH RISE PRIVATE LIMITED 2, Netaji Subhas Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Lalit Kumar Goyal (Presentant) Son of Mr Bajrang Lal Agarwal GC-31, Salt Lake City, Sector-3,, City:- Not Specified, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx0n, Aadhaar No: 22xxxxxxxx4823 Status : Representative, Representative of : N B HIGH RISE PRIVATE LIMITED (as director)
2	Mr Prabhu Dayal Barwaria Son of Late Munindra Barwaria 14 N.s. Road, City:- Not Specified, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx7n, Aadhaar No: 84xxxxxxxx5226 Status : Representative, Representative of : SUMANGAL ENCLAVE PRIVATE LIMITED (as director)
3	Mr Bijay Kumar Agarwal Son of Late Sobha Chand Agarwal 14 N.S. Road, City:- Not Specified, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Acxxxxxx9j, Aadhaar No: 66xxxxxxxx7607 Status : Representative, Representative of : SUMANGAL ENCLAVE PRIVATE LIMITED (as director)
4	Mr Aditya Kumar Rungta Son of Late Moti Lal Rungta 105/1, Bidhan Nagar Road Blk-d, Flt Nos. D-405 And 406, City:- Not Specified, P.O:- Manicktalla, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx0h, Aadhaar No: 56xxxxxxxx4319 Status : Representative, Representative of : SHREE VAISHNO DEVELOPERS (as partner)
5	Mr Ajay Kumar Rungta Son of Late Moti Lal Rungta 105/1, Bidhan Nagar Road, Blk-d, FI Nos. 405 And 406, City:- Not Specified, P.O:- Manicktalla, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx5a, Aadhaar No: 78xxxxxxxx1304 Status : Representative, Representative of : SHREE VAISHNO DEVELOPERS (as partner)

6 Mr Deepak Kumar Padia

Son of Mr Hari Ram Padia 212, Girish Ghosh Road Forum Pravesh Blk-K, FI No.s 1001, City:- Not Specified, P.O:- Belurmath, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx4p, Aadhaar No: 23xxxxxxx4197 Status : Representative, Representative of : SHREE VAISHNO DEVELOPERS (as partner)

7 Mr Govind Sharma

Son of Late Yudhister Sharma 124, Dhananjay Bhattacharjee Sarani, Pal Para Ghosh Para New Police Station Nischinda, City:- Not Specified, P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: atxxxxxx2g, Aadhaar No: 40xxxxxxx4461 Status : Representative, Representative of : SHREE VAISHNO DEVELOPERS (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sankar Paul Son of Mr Bimal Paul Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			

Identifier Of Mr Lalit Kumar Goyal, , Mr Prabhu Dayal Barwaria, Mr Bijay Kumar Agarwal, Mr Aditya Kumar Rungta, Mr Ajay Kumar Rungta, Mr Deepak Kumar Padia, Mr Govind Sharma

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHREE VAISHNO DEVELOPERS	N B HIGH RISE PRIVATE LIMITED-88.7535 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SHREE VAISHNO DEVELOPERS	N B HIGH RISE PRIVATE LIMITED-100.00000000 Sq Ft
2	SUMANGAL ENCLAVE PRIVATE LIMITED	N B HIGH RISE PRIVATE LIMITED-100.00000000 Sq Ft

On 06-07-2023

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

Presented for registration at 16:50 hrs on 06-07-2023, at the Private residence by Mr Lalit Kumar Goyal ,.

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 6,59,08,454/-

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

Execution is admitted on 06-07-2023 by Mr Bijay Kumar Agarwal, director, SUMANGAL ENCLAVE PRIVATE LIMITED (Private Limited Company), 2,Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:- Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-07-2023 by Mr Aditya Kumar Rungta, partner, SHREE VAISHNO DEVELOPERS (Partnership Firm), 2, Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-07-2023 by Mr Ajay Kumar Rungta, partner, SHREE VAISHNO DEVELOPERS (Partnership Firm), 2, Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-07-2023 by Mr Deepak Kumar Padia, partner, SHREE VAISHNO DEVELOPERS (Partnership Firm), 2, Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-07-2023 by Mr Govind Sharma, partner, SHREE VAISHNO DEVELOPERS (Partnership Firm), 2, Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-07-2023 by Mr Lalit Kumar Goyal, director, N B HIGH RISE PRIVATE LIMITED (Private Limited Company), 2, Netaji Subhas Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-07-2023 by Mr Prabhu Dayal Barwaria, director, SUMANGAL ENCLAVE PRIVATE LIMITED (Private Limited Company), 2,Kumar Para Lane, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:- Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk



Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 14-07-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/07/2023 3:26PM with Govt. Ref. No: 192023240121502868 on 06-07-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6740203950019 on 06-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 459, Amount: Rs.100.00/-, Date of Purchase: 05/07/2023, Vendor name: SOUMYA BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/07/2023 3:26PM with Govt. Ref. No: 192023240121502868 on 06-07-2023, Amount Rs: 74,920/-, Bank: SBI EPay (SBlePay), Ref. No. 6740203950019 on 06-07-2023, Head of Account 0030-02-103-003-02


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2023, Page from 224202 to 224223
being No 050207205 for the year 2023.



Digitally signed by PROVASH
ADHIKARY
Date: 2023.07.31 19:18:40 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 2023/07/31 07:18:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)



Additional District Sub-Registrar
Howrah

06 JUL 2023