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 6/5/23

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/1135698/23



Additional Document of Assurances  
 Kolkata

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

Additional Registrar  
 of Assurances

15 MAY 2023

**THIS SUPPLEMENTARY AGREEMENT** made on this 5<sup>th</sup> day of May **TWO THOUSAND TWENTYTHREE** BETWEEN (1) **ASOK KUMAR BHATTACHARYA**, son of Late Ganesh Chandra Bhattacharya (PAN NO. AVMPB1943H) (AADHAAR NO. 7289 6959 7068) (MOBILE NO. 6291341435) by faith Hindu by occupation retired a citizen of India and at present residing at

Vist Case No. 1238 6/5/23  
 J(1)-... 250/-  
 J(2) 100/-  
 Total

7209

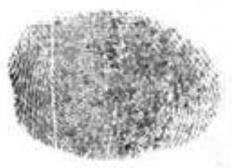
T. C. RAY & CO.  
Solicitors & Advocates  
6, Old Post Office Street  
3rd Floor, Kolkata-700001

NAME.....
ADD.....
Rs.....
<b>12 APR 2023</b>
<b>SURAJAN MUKHERJEE</b>
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, K.T.I

12 APR 2023

12 APR 2023

*Sandip Pal*



*Sandip Pal*





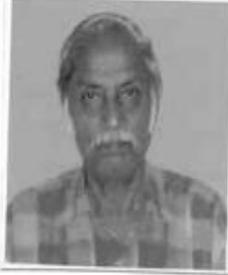
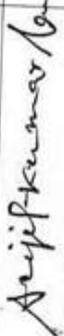
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19022001135698/2023

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

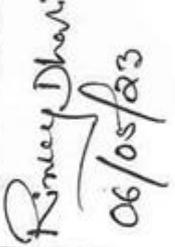
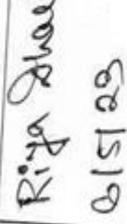
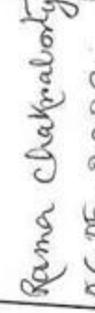
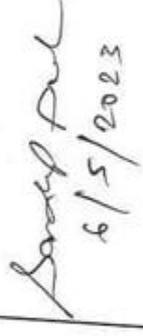
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Asok Kumar Bhattacharya , 47, Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Land Lord		3932 	 06.05.2023
2	Mr Sujit Kumar Sen , 88, Raja Subodh Chandra Mallick Road, City:- Rajpur-sonarpur, P.O:- Naktala, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Land Lord		3933 	 06.05.2023

Query No:-19022001135698/2023, 06/05/2023 02:10:54 PM KOLKATA (A.R.A. - II)

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
3	Mr Sanat Naskar , Mahamayatala Mandir Road, Mahamayatala, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord		3934 	Sanat Naskar 6/5/23
4	Mr Sib Sankar Mondal , N S C Bose Road, Bimala Apartment, By- Lane Kulpi Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Land Lord		3935 	Sib Sankar Mondal 06/05/2023.
5	Rita Dhali , Binoy Giri Appartmennt, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Land Lord		3936 	Rita Dhali 06/5/2023

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
6	Rinky Dhali , Binoy Giri Apartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord		3937 	 06/05/23
7	Riya Dhali , Binoy Giri Apartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Land Lord		3938 	 06/05/23
8	Smt Rama Chakraborty , Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Land Lord		3939 	 06.05.2023
9	Mr Sandeep Kumar Shah Chinnar Park, New Town, SPENCER BUILDING, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Representative of Developer [PANCHM UKHI PROMOTERS PRIVATE LIMITED]		3931 	 6/5/2023

Query No:-19022001135698/2023, 06/05/2023 02:10:54 PM KOLKATA (A.R.A. - II)

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
10	Mr Subir Kumar De 50L/H/16, Pottery Road, City:- , P.O:- Tangra, P.S:-Entaly, District:- South 24-Parganas, West Bengal, India, PIN:- 700015	Representative of Land Lord [STARLITE E INFRACON PRIVATE LIMITED]		3740 	<i>Subir Kumar De</i> 06/05/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Niket Ojha Son of Mr Bijay Kumar Ojha 6, Old Post Office Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr Asok Kumar Bhattacharya, Mr Sujit Kumar Sen, Mr Sanat Naskar, Mr Sib Sankar Mondal, Rita Dhali, Rinky Dhali, Riy Dhali, Smt Rama Chakraborty, Sandeep Kumar Shah, Mr S Kumar De		3741 	<i>Niket Ojha</i> 06/05/2023

(Satyajit Biswas)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



050520232004194725

## GRIPS Payment Detail

GRIPS Payment ID:	050520232004194725	Payment Init. Date:	05/05/2023 18:05:55
Total Amount:	74941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1432800221525	BRN Date:	05/05/2023 18:06:33
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: PANCHMUKHI PROMOTERS PVT LTD  
Mobile: 9836981557

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240041947268	Directorate of Registration & Stamp Revenue	74941
Total			74941

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

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

PAID



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



192023240041947268

GRN Details

GRN:	192023240041947268	Payment Mode:	SBI Epay
GRN Date:	05/05/2023 18:05:55	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1432800221525	BRN Date:	05/05/2023 18:06:33
Gateway Ref ID:	231259947944	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	050520232004194725	Payment Init. Date:	05/05/2023 18:05:55
Payment Status:	Successful	Payment Ref. No:	2001135698/3/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	PANCHMUKHI PROMOTERS PVT LTD
Address:	NEW TOWN SQUARE, SUITE NO-6C2,6TH FLOOR, RAJARHAT,KOLKATA, West Bengal, 700136
Mobile:	9836981557
EMail:	panchmukhipromoters@yahoo.com
Contact No:	09830018831
Depositor Status:	Buyer/Claimants
Query No:	2001135698
Applicant's Name:	Mr T C Ray And Company
Identification No:	2001135698/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	05/05/2023
Period To (dd/mm/yyyy):	05/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001135698/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2001135698/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>74941</b>

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

No. 47, Dr. B. C. Roy Road, P. O. Dakshin Jagaddal, P. S. Sonarpur, District- 24Parganas (South), Kolkata - 700 151 (2) **SUJIT KUMAR SEN** son of Late Kamalapada Sen (**PAN NO. ATYPS2420F**) (**AADHAAR NO. 6426 2412 6642**) (**MOBILE NO. 9830477342**) a citizen of India and at present residing at No. 88, Raja Subodh Chandra Mallick Road, P. O. Naktala, P. S. Netaji Nagar, Kolkata- 700 047 (3) **SANAT NASKAR** son of Kamal Naskar(**PAN NO. ABRPN8179P**) (**AADHAAR NO. 2771 4121 0273**) (**MOBILE NO. 9831244041**) a citizen of India and at present residing at Mahamayatala Mandir Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (4) **SIB SANKAR MONDAL** son of Late Parbati Charan Mondal, (**PAN NO. AEZPM2158L**) (**AADHAAR NO. 2993 5083 8613**) (**MOBILE NO. 9831250122**) a citizen of India and at present residing at Bimala Apartment, N. S. C. Bose Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (5) **RITA DHALI** wife of Late Ranjan Dhali(**PAN NO. AGFPD3692N**) (**AADHAAR NO. 7732 4301 1371**) (**MOBILE NO. 9831843413**) by faith Hindu by occupation business a citizen of India and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (6) **RINKY DHALI** daughter of Late Ranjan Dhali(**PAN NO. BMYPD4157Q**) (**AADHAAR NO. 4279 8930 3271**) (**MOBILE NO. 9918579231**) by faith Hindu by occupation housewife a citizen of India and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084, (7) **RIYA DHALI** daughter of Late Ranjan Dhali(**PAN NO. BMYPD4071R**) (**AADHAAR NO. 8580 3588 6993**) (**MOBILE NO. 9038167605**) by faith Hindu by occupation service a citizen of India and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 And (8) **SMT. RAMA CHAKRABORTY**wife of Biswaranjan Chakraborty (**PAN NO. AGZPC6004B**) (**AADHAAR NO. 6265 5350 3507**) (**MOBILE NO. 9836464898**) by faith Hindu by occupation housewife a citizen of India and at present residing at Dr. B. C. Roy Road, P. O. Dakshin Jagatdal, P. S. Sonarpur, District-24, Parganas (South), Kolkata-700 151 hereinafter collectively referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and/or assigns) of the **FIRST PART And STARLITE INFRACON PVT. LTD.,** (**PAN NO. AASCS5496D**) (**CIN NO. U45400WB2013PTC189703**), a company incorporated under the Companies Act, 1956 and governed by the Companies Act

2013 and having its registered office at 11, DR Bidhanchandra Roy Road, 24 Parganas(South) Kolkata 700151 and is being represented by the its Director **SUBIR KUMAR DE (PAN NO. AFKPD7062G) (AADHAAR NO. 6579 1179 7186)(MOBILE NO. 9831609106)** son of Sudhir Chandra De working for gain at and from 50L/H/16 Pottery Road, Entally, Tangra, P.O. Tangra, P.S. Entally, Kolkata, West Bengal – 700 015, and duly empowered and authorised on behalf of the Company by way of a Board Resolution dated 25<sup>th</sup> April, 2023 to execute this document and the connected documents thereunder, hereinafter referred to as the **OWNER-CUM-DEVELOPER-CUM-CONFIRMING PARTY**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **SECOND PART** and **PANCHMUKHI PROMOTERS PVT. LTD.(PAN NO. AADCP9837E) (CIN NO. U10101WB2006PTC11107) (MOBILE NO. 98300 18831)** a company incorporated under the Companies Act, 1956 and having its Registered Office at New Town, Suite No. 6, C2, 6<sup>th</sup> Floor, "SPENCER BUILDING", Chinnar Park, P.S. Rajarhat, Kolkata-700 136 being represented by its Director **SANDEEP KUMAR SHAH**, son of Santosh Shah (**PAN NO. APRPS6509J) (AADHAAR NO.7540 2989 0264) (MOBILE NO. 98300 18831)**, working for gain and/or carrying on business at or from the aforesaid address and duly empowered and authorised on that behalf hereinafter referred to as **"INCOMING DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **THIRD PART:**

**W H E R E A S :**

- A. At all material times Asok Kumar Bhattacharaya (hereinafter referred to as the Owner No. 1) being seized and possessed of or otherwise well and sufficiently entitled to as the joint Owner of **ALL THAT** piece and parcel of land comprised in LR Dag No. 3142 appertaining to LR Khatian No. 1315/1, LR Dag No. 3143 appertaining to LR Khatian No. 411, measuring 38.4 satak equivalent to 23 cottahs, 3 chittacks and 31 sq. ft. more or less under Rajpur Sonarpur Municipality, P. O. Dalyga being Holding No. 47, Dr. B. C. Roy Road, P. S. & ADSR-Sonarpur, District 24 Parganas (South) hereinafter for the sake of brevity referred to as the **SECOND PLOT OF LAND** and more fully and particularly

described and mentioned in the **PART-II** of the **FIRST SCHEDULE** hereunder written.

- B. By an Indenture dated 26<sup>th</sup> April, 2017 made, executed and registered in the Office of the ARA-I, Kolkata and recorded in the Book NO. I, being Deed No. 190102454 for the year 2017 with Starlite Infracon Pvt. Ltd a scheme of development concerning or relating to the **SECOND PLOT OF LAND** was entered into by and between the parties therein.
- C. Subsequently, by way of three several Deeds of Gift registered in the Office of the ADSR Sonarpur being Deed Nos. 160800256, 160800260 and 160800262 for the year 2023, respectively by virtue of which the said Asok Kumar Bhattacharya became full and absolute owner of the **SECOND PLOT OF LAND** mentioned in the **PART-II** of the **FIRST SCHEDULE**.
- D. At all material times Sujit Kumar Sen along with Sanat Naskar, Ranjan Dhali and Sib Sankar Mondal (hereinafter collectively referred to as the Owners No. 2) were jointly seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute joint Owners of **ALL THAT** the land comprised in R.S. Dag No. 3168 appertaining to R. S. Khatian No. 46 to corresponding L.R. Dag No. 3220 appurtenant to L.R. Khatian No. 1642 measuring 15 Cottahs more or less Together With one storied building and/or structure containing a built up area of 1000 Sq. ft. more or less Together Also With the unfettered and unobstructed right of easement for ingress and egress through 20 sq. ft. wide passage from School Road situate and lying at Mouza-Jagatdal, J.L. No. 71, R.S. No. 233 within Ward No. 25 of Rajpur-Sonarpur Municipality being Holding No. 91, 92 and 93, Dr. B. C. Roy Road, P.S. Sonarpur, 24-Parganas South hereinafter for the sake of brevity referred to as the **THIRD PLOT OF LAND** more fully and particularly described and mentioned in the **PART-III** of the **FIRST SCHEDULE** hereunder written.
- E. By an Indenture dated 28<sup>th</sup> March, 2017, made, executed and registered by and between the Owners No. 2 herein and Starlite Infracon Pvt. Ltd. and registered in the Office of ARA-I, Kolkata and recorded in Book No. I, being Deed No. 190101877 for the year 2017, a scheme of development was formulated in respect of the said **THIRD PLOT OF LAND**.

- F. Sometime in or about May 9, 2021 one Ranjan Dhali one of the joint members constituting Owner No. 2 died intestate leaving behind him Smt. Rita Dhali, widow and his two daughters namely Rinki Dhali and Riya Dhali as his only legal heiresses under the Hindu Succession Act who by virtue of such intestate succession inter alia inherited the undivided indefeasible share left behind by the said Ranjan Dhali in or upon the Third Plot of Land.
- G. At all material times Smt. Rama Chakraborty (hereinafter referred to as the Owner No. 3) became seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Owner of **ALL THAT** land comprised in R. S. Dag No. 3103 appertaining to R.S.Khatian Nos. 666 and 684/2 measuring about 5 Cottahas 14 Chittacks 1 Sq.ft. of "bastu" land out of 26 decimals contained in the said Dag situate and lying at Mouza-JagatdalTouzi Nos. 47, 49, 63, 64 and 68, R. S. No. 233, J.L. No. 71 under Rajpur-Sonarpur Municipality, P.O. Dakshin Jagadal, P.S. and ADSR Office-Sonarpur, District-24-Parganas South hereinafter for the sake of brevity referred to as the **FOURTH PLOT OF LAND** more fully and particularly described and mentioned in the **PART-IV** of the **FIRST SCHEDULE** hereunder written.
- H. By an Indenture dated 3<sup>rd</sup> November, 2013 made, executed and registered by and between Owner No. 3 herein and Starlite Infracon Pvt. Ltd. and registered in the Office of the DSR-IV,, Alipore, South 24 Parganas and recorded in Book No. I, being Deed No. 8900 for the year 2013, a scheme of development was formulated in respect of the said **FOURTH PLOT OF LAND** by and between the parties therein.
- I. At all material times the said Starlite Infracon Pvt. Ltd. the Developer-Cum-Confirming Party herein has been seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Owner of **ALL THAT** pieces and parcels of land more fully and particularly described and mentioned in **PART-I** and **PART-V** respectively of the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **FIRST PLOT OF LAND AND FIFTH PLOT OF LAND**.
- J. The said Five Plots of Land being adjacent and contiguous to each other and for the sake of optimum utilization the Owners being parties hereto of the First Part and the Developer-Cum-Confirming Party being the party of the Second Part herein being

the Owner of Plot No. 1 and 5 and the developer for the remaining plots of land on the basis of a joint declaration filed before the Rajpur-Sonarapur Municipality applied for and got the said Five Plots of Land amalgamated as per the certificate of mutation and amalgamation issued by Rajpur-Sonarapur Municipality dated 28<sup>th</sup> July, 2017 and being renumbered as Premises No. 11, DR Bidhan Chandra Roy Road, 24 Parganas(South) Kolkata - 700151.

- K. By an indenture dated 27<sup>th</sup> April, 2018 made, executed and registered by and between Starlite Infracon Pvt. Ltd. the Developer-cum-Confirming Party herein being represented by its erstwhile Director Mudit Poddar and Panchmukhi Promoters Pvt. Ltd. the Incoming Developer herein being represented by its director Sandeep Kumar Shah and registered in the office of DSR-IV, 24 Parganas (South) and recorded in Book No. I, being Deed No. 160403827 for the year 2018, a supplementary scheme of development was formulated strictly in respect of **Block-C** and **Block-D** of the proposed multi storied building complex in superstation of the above stated development agreements executed and registered by and between the parties of the **FIRST PART** herein with the parties hereto of the **SECOND PART** being represented by its erstwhile Director Mudit Poddar, respectively which is more fully and particularly described and mentioned in the Second Schedule hereunder written (hereinafter for the sake of brevity referred to as the Said Premises).
- L. The Parties herein with the intent of construction of building or buildings comprising of self-contained flats, apartments and commercial areas including car parking spaces duly applied for and obtained a building plan sanctioned by the Rajpur-Sonarapur Municipality being Building Sanction Permit No. 156/REV/CB/25/44 dated 19/11/2018.
- M. After sanction of the said building plan the Incoming Developer being the party herein of the Third Part commenced construction of building or buildings comprising of Block-C and Block-D in or upon part of the said premises with the concurrence and cooperation of the Developer-cum-Confirming Party herein.
- N. In course of such construction for diverse causes and considerations a Corporate Insolvency Process was initiated against the Confirming Party herein under Section 7 of the

Insolvency Bankruptcy Code, 2016 before the Hon'ble National Company Law Tribunal, Kolkata Bench which was registered as CP(IB) 676/(KB) of 2019.

- O. The said Insolvency Application was admitted before the Hon'ble National Company Law Tribunal, Kolkata Bench in connection with pending Insolvency Process and as a consequence whereof the entire process and work of construction in implementation of the scheme of development dated 27<sup>th</sup> April, 2018 had been stalled.
- P. In order to proceed with the implementation of the said scheme of development and in order to come out of such stalemate the Incoming Developer filed an application before the Hon'ble National Company Law Tribunal, Kolkata Bench seeking an order permitting commencement of work of construction in or upon the said premises in respect of Block-C and Block-D specified in the share of the development dated 27<sup>th</sup> April, 2018 to obviate the unprecedented loss and prejudice i.e. likely to be sustained by the Incoming Developer in the process.
- Q. The Hon'ble National Company Law Tribunal, Kolkata Bench by an order dated 21<sup>st</sup> March, 2022 in terms of the settled between the Resolution Professional appointed for Starlite Infracon Pvt. Ltd. (in CIRP) and the party of the third part herein was directed to do, execute and perform the necessary work of constructions concerning or relating to Block-C and Block-D referred to in the scheme of development dated 27<sup>th</sup> April, 2018 with immediate effect and also make necessary agreement between the concerned parties to overcome all impediments.
- R. The Hon'ble National Company Law Tribunal, Kolkata Bench was further pleased to pass an order dated 21<sup>st</sup> April, 2022 pronounced on 6<sup>th</sup> July, 2022 in CP (IB) No. 676 (KB) of 2019 allowing the Resolution Plan filed by the Committee of Creditors through the Resolution Professional.
- S. In the light of the changed circumstances and particularly on the basis of the order dated 21<sup>st</sup> March, 2022 followed by the approval of the Resolution Plan filed by the Committee of Creditors by an order of the Hon'ble National Company Law Tribunal, Kolkata Bench dated 21<sup>st</sup> April, 2022 it has become necessary and expedient that a further understanding and/or arrangement for the scheme of development in furtherance to

the agreement dated 27<sup>th</sup> April, 2018 be executed between the parties herein so as to remove any impediment and/or its difficulty in implementation of the scheme of development envisaged therein and confirmed in terms of the order dated 21<sup>st</sup> March, 2022 passed by the Hon'ble Company Law Tribunal, Kolkata Bench.

- T. Consequent whereupon in the interest of implementation of the said scheme of development the parties herein are desirous of recording this association of the landowners of the amalgamated plot of land for performance of the scheme of development along with the Confirming Party herein and the Incoming Developer to be able to smoothly give effect to the scheme of development.-

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES** as hereunder:-

1. **DEFINITIONS** : Unless in these presents it is repugnant to the context therewith :-
  - 1.1. **OWNERS-** shall mean the said (1) **ASOK KUMAR BHATTACHARYA**, son of Late Ganesh Chandra Bhattacharya at present residing at No. 47, Dr. B. C. Roy Road, P. O. Dakshin Jagaddal, P. S. Sonarpur, District- 24 Parganas (South), Kolkata - 700 151 (2) **SUJIT KUMAR SEN** son of Late Kamalapada Sen and at present residing at No. 88, Raja Subodh Chandra Mallick Road, P. O. Naktala, P. S. Netaji Nagar, Kolkata- 700 047 (3) **SANAT NASKAR** son of Kamal Naskar and at present residing at Mahamayatala Mandir Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (4) **SIB SANKAR MONDAL** son of Late Parbati Charan Mondal, and at present residing at Bimala Apartment, N. S. C. Bose Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (5) **RITA DHALI** wife of Late Ranjan Dhali and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (6) **RINKY DHALI** daughter of Late Ranjan Dhali and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (7) **RIYA DHALI** daughter of Late Ranjan Dhali and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 AND (8) **SMT. RAMA CHAKRABORTY** wife of Biswaranjan Chakraborty by faith Hindu by occupation housewife a citizen of India and at present

residing at Dr. B. C. Roy Road, P. O. Dakshin Jagatdal, P. S. Sonarpur, District-24, Parganas (South), Kolkata- 700 151.

- 1.2. **OWNER-CUM-CONFIRMING PARTY-CUM-ERSTWHILE DEVELOPER**-shall mean **STARLITE INFRACON PVT. LTD.**, (IN CIRP) being represented by its Director Subir Kumar Deson of Sudhir Chandra De working for gain at and from 50L/H/16 Pottery Road, Entally, Tangra, P.O. Tangra, P.S. Entally, Kolkata, West Bengal – 700 015.
- 1.3. **INCOMING DEVELOPER**- shall mean the **PANCHMUKHI PROMOTERS PVT. LTD.** and having its Registered Office at New Town, Suite No. 6, C2, 6<sup>th</sup> Floor, "SPENCER BUILDING", Chinnar Park, P.S. Rajarhat, Kolkata-700 136 being represented by its Director Sandeep Kumar Shah, son of Santosh Shah.
- 1.4. **FIRST PARTY'S ALLOCATION** : shall mean and include **21705sq. ft.** super built up areas including **14(fourteen)** covered and open car parking spaces Together With the proportionate right and interest in the land underneath the building and other rights and facilities with respect to **Block "C" and Block "D"** in proportion to the respective entitlement as contained and in furtherance to execution of necessary partition for effecting the same.
- i. In terms of the provisions contained under the agreement for development dated 26<sup>th</sup> April, 2017 and made by and between Owner No.1 of the First Part and the Developer-cum-Confirming Party of the Second Part herein concerning and/or relating to a scheme of development for the Second Plot of Land formulation under the Indenture dated 26<sup>th</sup> April, 2017 have mutually agreed and decided for specific allotment and demarcation of their respective allocation of the built up areas in the newly constructed building or buildings and duly identified each allocation so as to avoid any future confusion and dispute that may like to arise at any time hereafter upon completion of Block-C and Block-D buildings.
  - ii. For the purpose of such identification and demarcation under the original scheme of development by and between the Owner No. 1 and the Developer-cum-Confirming party of the Second Part, the Owner No. 1 is entitled to receive an aggregate super built up area of **6000 sq. ft.** be the same a little more or less with **2(two)** car parking space (open/covered) earmarked for the said Flats and/or

apartments, which are more fully and particularly described and mentioned in **PART-I** of the **THIRD SCHEDULE** hereunder written and for the sake of brevity referred to as the Owner No. 1's Allocation.

- iii. In terms of the provisions contained under the agreement for development dated 28<sup>th</sup> March, 2017 and made by and between Owner Nos. 2 to 7 of the **FIRST PART** and the Developer-Cum-Confirming Party of the Second Part herein concerning and/or relating to the scheme of development formulated for the Third Plot of Land have mutually agreed and decided for specific allotment and demarcation of their respective allocation of the built up areas in the newly constructed building or buildings for the purpose of proper identification so as to avoid any future confusion and dispute that may arise upon completion of the building or buildings in respect of Block-C and Block-D.
- iv. For the purpose of such identification and demarcation in respect of the original scheme of development by and between the Owner Nos. 2 to 7 of the First Part and the Developer-Cum-Confirming Party of the Second Part herein, the Owner Nos. 2 to 7 are entitled to receive an aggregate super built up area of **13423 sq. ft.** be the same a little more or less with **11(Eleven)** car parking space (open/covered) earmarked for the said Flats and/or apartments, which are more fully and particularly described and mentioned in **PART II** of the **THIRD SCHEDULE** hereunder written and for the sake of brevity divided amongst themselves as Part II B, Part II C, Part II D, Part II E and Part II F between the Owner Nos. 2 to 7's towards their respective share of Allocation.
- v. In terms of the provisions contained under the agreement for development dated 3<sup>rd</sup> November 2013 and made by and between Owner No. 8 of the **First Part** and the Developer-Cum-Confirming Party of the Second Part herein concerning and/or relating to a scheme of development for the Fourth Plot of Land have mutually agreed and decided for specific allotment and demarcation of her respective allocation of the built up areas in the newly constructed building or buildings for the purpose of proper identification so as to avoid any future confusion and dispute that may arise upon

completion of the building or buildings in respect of Block-C and Block-D.

- vi. For the purpose of such identification and demarcation in respect of the original scheme of development made by and between the Owner No. 8 of the First Part and the Developer-cum-Confirming Party of the Second Part herein, the Owner No. 8 is entitled to receive an aggregate super built up area **2282 sq. ft.** be the same a little more or less with **1(one)** car parking space (open/covered) earmarked for the said Flats and/or apartments, which are more fully and particularly described and mentioned in **PART III** of the **THIRD SCHEDULE** hereunder written and for the sake of brevity referred to as the Owner No. 8's Allocation.

1.5. **SECOND PARTY'S ALLOCATION:** shall mean and include **10158 sq. ft.** super built up area of the remaining super built up areas including covered/open **9 (nine)** car parking spaces Together With the proportionate right and interest in the land underneath the building and other rights and facilities with respect to **Block "C" and Block "D"** in respect to their proportion to the respective entitlement as per the Original scheme of development by and between the parties of the Second and Third Part herein. For the purpose of identification and demarcation in terms of the scheme of development dated 27<sup>th</sup> April, 2018 the Confirming Party herein is entitled to receive the aforementioned area more fully and particularly described and mentioned in Part IV of the Third Schedule.

1.6. **THIRD PARTY'S ALLOCATION :** shall mean and include **60875 Sq. ft.** super built up area of the remaining super built up areas including **42(forty two)** covered/open car parking spaces Together With the proportionate right and interest in the land underneath the building and other rights and facilities in common in respect of **Block "C" and Block "D"** and more fully and particularly described and mentioned in the **PART V** of the **THIRD SCHEDULE** hereunder written.

2. **PREPARATION :**

2.1. In terms of the order dated 21<sup>st</sup> March, 2022 passed by the Hon'ble National Company Law Tribunal, Kolkata Bench and in furtherance to the registered agreements made by and between the parties herein for implementation of the scheme of

development of the amalgamated Five Plots of Land as per the certificate of mutation issued by Rajpur Sonarpur Municipality dated 28<sup>th</sup> July, 2017 the Incoming Developer herein shall have the authority to complete the work of construction and marketing of **Block C & Block D** of the said project without any obstruction and/or interference from any of the parties herein.

2.2. It is further agreed that an amount of Rs. 1,25,00,000/- paid by the Incoming developer to the Confirming Party herein, respectively in terms of the original scheme of development dated 27/4/2018 for **Block C & Block D** of the said project as interest free refundable security deposit shall be refunded and/or adjusted by the Confirming party herein simultaneously with the handing over of the respective allocable super built up areas to the Parties of the First part & Second Part and such payment shall be construed to be valid discharge on the part of the Confirming Party in respect of their Allocation towards the Developer as contained under their respective original scheme of development for all intents and purposes.

2.3. It is further agreed that all works of construction effected by the Third-Party including implementation and administration as the case may be by preparation and maintenance of day to day affairs relating to the construction, management, accounts with the various departments shall be effected by the Third Party with the assistance and cooperation of the First Party and the Second Party herein.

### 3. OBLIGATIONS OF THIRD PARTY:

- i) To pay and contribute all costs, charges and expenses to be incurred henceforth for effecting construction of new building or buildings in the amalgamating land as may be necessary and/or required from time to time for completion of the project in all respect.
- ii) To maintain a separate account in respect of the construction costs for undertaking the work of construction.
- iii) To maintain a separate account in respect of the said project.
- iv) To fulfill, observe and comply with the rules and regulations of the Rajpur Sonarpur Municipality and other concerned

authorities for construction of the building and agrees to keep fully indemnified the owner against all losses, claims, demands and damages which may be suffered by the owner on account of violation of any of the said rules and regulations.

- v) All marketing activities concerning or relating to this agreement restricted in respect of **Block "C" and Block "D"** of the said project shall always remain the sole and exclusive obligation of the Third Party.
- vi) To comply with and observe all legal formalities as per the Laws governing such development are in force or may come into force at any time hereafter.

4. **OBLIGATIONS OF THE SECOND PARTY :**

- i) To ensure that the said Agreement is not breached and not to permit termination and/or determination of the said schemes.
- ii) To arrange for providing necessary authority to the Third Party for giving effect to fulfill the charges of the Scheme including but not limited to entering into necessary agreement for sale and/or deed of conveyance unto and in favour of the ultimate transferees.
- iii) If at any time hereafter it transpired that preceding the date of execution of this agreement any legal proceedings concerning any part of the above project then in such event the Second Party shall try to mitigate the cause of such litigation concerning any part of the land involved in the above project.
- iv) To provide all necessary authority and/or assistance to the Third Party for giving effect to fulfill the scheme of development.

5. **OBLIGATIONS OF THE FIRST PARTIES :**

- i) To ensure that the said agreement is not breached and not permitted to be terminated and/or determined.

- ii) To provide all necessary authority and/or assistance to the Third Party for giving effect to fulfill the scheme of development.
- iii) To arrange for providing necessary authority to the Third Party for giving effect to fulfill the charges of the Scheme including but not limited to entering into necessary agreement for sale and/or deed of conveyance unto and in favour of the ultimate transferees.
- iv) If at any time hereafter it transpired that preceding the date of execution of this agreement any legal proceedings concerning any part of the above project then in such event the Second Party shall try to mitigate the cause of such litigation concerning any part of the land involved in the above project.

#### 6. **ACCOUNTS :**

- 6.1. The party of the Third Part shall maintain accounts in respect of the said project without in any way taking into consideration the part of the project and construction of **Block-C and Block-D** without in any way effecting or interfering with the accounts relating to **Block-A and Block-B** which is almost completed and not dealt by the party of the **THIRD PART** therein.
- 6.2. All considerations received and/or receivable from the ultimate transferee shall be appropriated by the respective parties in proportion to their respective allocation arising out of any agreement for sale and/or deed of conveyance.
- 6.3. For the purpose of the said project it is mutually agreed that since the allocable built up areas to be handed over to the original Owners as per the development agreements mentioned hereinabove out of its allocation of the built up areas as written hereunder in the Third Schedule and refundable security deposits when received from the Parties of the First Part shall be appropriated by the Confirming Party exclusively.

#### 7. **SALE AND TRANSFER :**

- 7.1. All agreements and/or deeds concerning sale or transfer in respect of to the allocated share as per the mutually understood and agreed terms by and between the parties herein shall be

made and sign by the respective party/parties with the concurrence and confirmation of the other party as the confirming party/parties, respectively.

- 7.2. That the party of the Third Part shall have right to enter into agreement for sale and execute the Deed of Conveyance in favour of any intending purchaser by virtue of the Power to be granted in favour of the Party of the Third Part on behalf of the Parties of the First Part and Second Part in connection to this said Development Agreement.
- 7.3. All considerations receivable in respect of the First Party's allocation either by way of agreement for sale or deed of conveyance shall be exclusively appropriated to the First Parties, respectively herein.
- 7.4. All considerations receivable in respect of the Second Party's allocation either by way of agreement for sale or deed of conveyance shall be exclusively appropriated to the Second Party herein.
- 7.5. All considerations receivable in respect of the Third Party's allocation either by way of agreement for sale or deed of conveyance shall be exclusively appropriated to the Third Party herein.
- 7.6. The agreement for sale to be entered into with the intending purchasers in respect of the various flats/units/apartments and car parking spaces forming any of the parties' allocation shall be entered into by the respective party/parties as the seller and intending purchaser and the other parties shall be a confirming party to the said agreement.

HOWEVER, the parties upon receipt of their share of allocation in terms of the Third Schedule written hereunder shall be at liberty to sale and transfer their share to any intending purchaser.

## 8. **TITLE DEEDS:**

- 8.1. All original title deeds and documents pertaining to Asok Bhattacharya, Rama Chakarabarty and Starlite Infracon Private Limited including agreements, power of attorney, deed of conveyance, building sanction and the other related permissions and/or sanctions shall be kept with M/s. T. C. Ray & Co., Solicitors & Advocates of No. 6, Old Post Office Street, Kolkata.

- 8.2. M/s. T. C. Ray & Co. shall allow inspection of the said original documents to all the parties and shall also allow to make extracts therefrom as may be required from time to time.
- 8.3. All original documents, title deeds shall be retained by the Owner Nos. 2 to 7 including Deed of Conveyance and other related documents and at all material time the same shall be provided for inspection and allow to make extracts therefrom as may be required from time to time by the Party of the Third Part.

9. **DOCUMENTATION** :

- 9.1. All documentation in connection with the above project including deeds, agreements and/or any other documents of like nature shall be such as would be prepared and drafted by **M/s. T. C. Ray & Co., Solicitors & Advocates**, of 6, old Post Office Street, Temple's Chamber, 3<sup>rd</sup> Floor, Kolkata - 700 001, the Advocates appointed by the Party of the Second Part and the Party of the Third Part herein for the project in terms of the original agreements referred to hereinabove.

HOWEVER, the parties of the First Part may at their choice and for the sake of brevity get the said documents done through **M/s. T. C. Ray & Co., Solicitors & Advocates** at a rate mutually agreed upon by and between the parties herein and written hereunder.

- 9.2. The fees and charges payable to the said Advocates & Solicitors restricted to **Block "C" and Block "D"** of the project shall be payable by the intending purchasers directly to M/s. T. C. Ray & Co., Solicitors & Advocates at the rate of Rs. 25,000/- towards their professional fee which shall not include Stamp duty and Registration charges along with other incidental charges to be incurred by the intending purchasers.

10. **FORCE MAJEURE**

- 10.1. The Party of the Third Part shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

10.2. Force majeure shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike, act of state and/or any other act or commission beyond the reasonable control of the Party of the Third Part.

11. **JURISDICTION**

11.1. The subject matter of this Development Agreement shall be within the jurisdiction of any Commercial Court having Jurisdiction to entertain the same.

12. **ARBITRATION:**

12.1. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained and touching these presents or determination of any liability shall be referred to a sole Arbitrator nominated by the Party of the Third Part with consent of Parties of the First Part and the Second Part and the same shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act, 1996.

12.2. The Arbitrator shall have summary power.

12.3. The Arbitrator shall have power to give interim award and/or directions and the same shall be binding on all parties.

13. **APPLICABLE LAWS**

13.1. The implementation of this agreement and all acts and/or commission and/or omission thereof by the parties hereto and/or any person claiming through or under them including their nominee or nominees shall be governed by all applicable laws whether Central or State for the time being in force including their amenities and/or modifications from time to time.

13.2. The parties herein shall be bound to comply with the provisions of the Income Tax including the provision of tax deduction at source.

13.3. The parties herein shall be liable and responsible for collection and/or payment of Goods and Services Tax or any

other statutory duties or any other indirect taxes realizable and/or payable by them or intending purchasers and shall deposit the same with the authorities in due course.

**FIRST SCHEDULE ABOVE REFEREED TO :**

**(PART-I)**

**ALL THAT** pieces and parcels of land containing by estimation an area of 2 Bighas 4 chittacks equivalent to 67 Decimals be the same a little more or less situate and lying at Mouza-Jagatdal, P.S. & ADSR- Sonarpur and comprised in R.S. Dag Nos. 3102, 3103 and 3104 appertaining to R. S. Khatian Nos. 666 and 684/2 corresponding to L.R. Dag Nos. 3135, 3140 and 3141 under Rajpur Sonarpur Municipality, District- 24, Parganas (South).

**(PART-II)**

**ALL THAT** land comprised in L. R. Dag No.3142 appertaining to L. R. Khatian No. 1315/1, L. R. Dag No. 3143 appertaining to L. R. Khatian No. 411 measuring 38.4 satak equivalent to 23 Cottahs 3 Chittacks 31 Sq. ft. more or less under Rajpur-Sonarpur Municipality, P.O. Dakshin Jagadal being Holding No. 47, Dr. B. C. Roy Road, P.S. and ADSR Office-Sonarpur, District-24-Parganas South.

**(PART-III)**

**ALL THAT** the land comprised in R.S.Dag No. 3168 appertaining to R. S. Khatian No. 468 to corresponding L.R. Dag No. 3220 appurtenant to L.R. Khatian No. 1642 measuring 15 Cottahs more or less Together With the unfettered and unobstructed right of easement for ingress and egress through 20 sq.ft. wide passage from School Road situate and lying at Mouza-Jagatdal, J.L. No. 71, R.S.No. 233 within Ward No. 25 of Rajpur-Sonarpur Municipality being Holding No. 91, 92 and 93, Dr. B.C.Roy Road, P.S. Sonarpur, 24-Parganas South.

**(PART-IV)**

**ALL THAT** land comprised in R. S. Dag No. 3103 appertaining to R.S.Khatian Nos. 666 and 684/2 corresponding to L.R. Dag No. 3140 measuring about 5 Cottahs 14 Chittacks 1 Sq.ft. of "bastu" land out of 26 decimals contained in the said Dag situate and lying at Mouza-JagatdalTouzi Nos. 47, 49, 63, 64 and 68, R. S. No. 233, J.L. No. 71 under Rajpur-Sonarpur Municipality, P.O.

Dakshin Jagaddal, P.S. and ADSR Office-Sonarapur, District-24-Parganas South.

**(PART-V)**

**ALL THAT** piece and parcel of Bastu land situate and lying at Mouza-Jagaddal, P. S. & Sub-Registry office Sonarapur, District-24 Parganas (South), within Ward No. 25 of Rajpur Sonarapur Municipality and forming part of RS Dag No. 3168 appertaining to RS Khatian No. 468 corresponding to L.R. Dag No. 3220 containing by estimation an area of 3 cottahs 12 chittacks be the same a little more or less.

**SECOND SCHEDULE ABOVE REFERED TO :**  
**(Developing Plots for Block 'C' and 'D')**

**ALL THAT** land comprised in **L. R. Dag No.3142** appertaining to L. R. Khatian No. 1315/1, measuring 8cottahs7 chittacks and 23 sq. ft. more or less **AndL. R. Dag No. 3143** appertaining to L. R. Khatian No. 411 measuring 14Cottahs12 chittacks and 9 sq. ft. more or less under Rajpur-Sonarapur Municipality, Mouza-Jagaddal, P.O. Dakshin Jagaddal, being Holding No. 47, Dr. B. C. Roy Road, P.S. and ADSR Office-Sonarapur, District-24-Parganas South**And**the land comprised in R.S.Dag No. 3168 appertaining to R. S. Khatian No. 468 to corresponding **L.R. Dag No. 3220** appurtenant to L.R. Khatian No. 1642 measuring 15 Cottahs more or less **TOGETHER WITH** the unfettered right of easement for ingress and egress through 20 Ft. wide passage from School Road situated and lying at Mouza-Jagaddal, J.L.No. 71, R.S. No. 233 within Ward No. 25 of Rajpur-Sonarapur Municipality, being Holding No.91, 92 and 93, Dr. B.C.Roy Road, P.S. Sonarapur, 24-Parganas South**ANDALL THAT** land comprised in R.S. Dag No. 3103 appertaining to R.S. Khatian Nos. 666 and 684/2 corresponding to **L.R. Dag No. 3140**measuring about 5 Cottahs 14 Chittacks 1 sq.ft. of "bastu" land out of 26 decimals contained in the said Dag situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 63, 64 and 68, R.S. No. 233,, J.L. No. 71 under Rajpur-Sonarapur Municipality, P.O. Dakshin Jagaddal, P.S. and ADSR Office -Sonarapur, District-24 Parganas South**ANDALL THAT** piece and parcel of Bastu land situate and lying at Mouza-Jagaddal, P.S. & Sub-Registry office Sonarapur, District -24 Parganas (South), within Ward No. 25 of Rajpur-Sonarapur Municipality and forming Part of R.S.Dag No., 3168appertaining to R.S. Khatian No. 468 corresponding to **L.R. Dag No. 3220**containing by estimation an area of 3 Cottahs 12 Chittacks be the same a little more or less thus aggregating a

total land measuring 47Cottahs 13 Chittacks and 33 Sq.ft. more or less.

**THIRD SCHEDULE ABOVE REFEREED TO:**

**Area Allocation for Asok KumarBhattacharya(Owner No. 1of the First Part) Part - I**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
C1	1st floor	1270
C2	1st floor	695
C4	1st floor	865
C6	1st floor	960
C7	1st floor	940
C1	2nd floor	1270
TOTAL SUPER BUILT UP AREA(SQ FT)		<u>6000</u>
Total flat alloted		6 units
Total car parking		2 parking

**Area Allocation for Sujit KumarSen(Owner No. 2 of the First Part) Part II A**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
D3	3rd floor	1040
D1	8th floor	1201
D4	8th floor	1340
TOTAL SUPER BUILT UP AREA(SQ FT)		<u>3581</u>
Total flat alloted		3 units
Total car parking		3 parking

**Area Allocation for Sanat Naskar(Owner No. 3 of the First Part) Part II B**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
D3	4th floor	1040
D4	4th floor	1340

D1	11th floor	1201
TOTAL SUPER BUILT UP AREA(SQ FT)		<u>3581</u>
Total flat allotted		3 units
Total car parking		3 parking

**Area Allocation for Sib Sankar Mondal(Owner No. 4 of the  
First Part) Part II C**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
D4	3rd floor	1340
D4	7th floor	1340
TOTAL SUPER BUILT UP AREA(SQ FT)		<u>2680</u>
Total flat allotted		2 units
Total car parking		2 parking

**Area Allocation for Rita Dhali(Owner No. 5 of the  
First Part) Part II D**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
D1	1st floor	1201
TOTAL SUPER BUILT UP AREA(SQ FT)		<u>1201</u>
Total flat allotted		1 unit
Total car parking		1 parking

**Area Allocation for RinkyDhali(Owner No. 6  
of theFirst Part) Part II E**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
D3	5th floor	1040
TOTAL SUPER BUILT UP AREA(SQ FT)		1040
Total flat allotted		1 unit

Total car parking 1 parking

**Area Allocation for Riya Dhali(Owner No. 7 of theFirst Part) Part II F**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
D4	11th floor	1340
TOTAL SUPER BUILT UP AREA(SQ FT)		1340
Total flat allotted		1 unit
Total car parking		1 parking

**Area Allocation for Rama chakraborty(Owner No. 8 of the First Part) Part - III**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
C1	4th floor	1270
C3	4th floor	965
AREA DIFFERENCE TO BE RECEIVED FROM STARLITE		47
TOTAL SUPER BUILT UP AREA(SQ FT)		<u>2282</u>
Total flat allotted		2 units
Total car parking		1 parking

**Area Allocation for Starlite infracon (p) ltd(Confirming Party cum Landlord cum Developer of the Second Part) Part - IV**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
C3	1st floor	965
C5	1st floor	955
C8	1st floor	951
C9	1st floor	865
C2	4th floor	695
D3	1st floor	1040

D3	2nd floor	1040
D1	3rd floor	1201
D1	12th floor	1201
D4	12th floor	1340
AREA DIFFERENCE TO BE PAID TO RAMA		-47
AREA DIFFERENCE TO BE PAID TO PANCHMUKHI		-48
TOTAL SUPER BUILT UP AREA(SQ FT)		<u>10158</u>

Total flat allotted	10 units
Total car parking	9 parking

**Area Allocation for Panchmukhi promoters (p) ltd(Incoming Developer of the Third Part) Part- V**

<u>Flat No.</u>	<u>Floor</u>	<u>Area Alloted</u>
C2	2nd floor	695
C3	2nd floor	965
C4	2nd floor	865
C5	2nd floor	955
C6	2nd floor	960
C7	2nd floor	940
C8	2nd floor	951
C9	2nd floor	865
C1	3rd floor	1270
C2	3rd floor	695
C3	3rd floor	965
C4	3rd floor	865
C5	3rd floor	955
C6	3rd floor	960
C7	3rd floor	940
C8	3rd floor	951
C9	3rd floor	865
C4	4th floor	865
C5	4th floor	955
C6	4th floor	960
C7	4th floor	940
C8	4th floor	951
C9	4th floor	865
D2	1st floor	1325
D4	1st floor	1340
D1	2nd floor	1201

D2	2nd floor	1325
D4	2nd floor	1340
D2	3rd floor	1325
D1	4th floor	1201
D2	4th floor	1325
D1	5th floor	1201
D2	5th floor	1325
D4	5th floor	1340
D1	6th floor	1201
D2	6th floor	1325
D3	6th floor	1040
D4	6th floor	1340
D1	7th floor	1201
D2	7th floor	1325
D3	7th floor	1040
D2	8th floor	1325
D3	8th floor	1040
D1	9th floor	1201
D2	9th floor	1325
D3	9th floor	1040
D4	9th floor	1340
D1	10th floor	1201
D2	10th floor	1325
D3	10th floor	1040
D4	10th floor	1340
D2	11th floor	1325
D3	11th floor	1040
D2	12th floor	1325
D3	12th floor	1040
AREA DIFFERENCE TO BE RECEIVED FROM STARLITE @ 2700		48

TOTAL SUPER BUILT UP AREA(SQ FT)	60873
----------------------------------	-------

Total flat allotted	55 units
Total car parking	42 parking

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the --- day of -----, 2023

SIGNED SEALED AND DELIVERED

by the OWNERS at Kolkata in the presence of :

1. Bishwa Ranjan Chakraborty  
7, Serathi Street, Modern Park  
Santosh puri,

2. Raghunath Kumar Jais  
Below station chandmani  
Road Anand Ray Nagar

SIGNED SEALED AND DELIVERED  
by the CONFIRMING PARTY at  
Kolkata in the presence of :

1. Bishwa Ranjan Chakraborty  
2. Raghunath Kumar Jais

SIGNED SEALED AND DELIVERED  
By the DEVELOPER at Kolkata in  
The presence of :

1. Bishwa Ranjan Chakraborty  
2. Raghunath Kumar Jais

Drafted By; Shameek Ray  
Shameek Ray, Advocate  
Enrolment No.- 0/1182/14  
C/o T. C. RAY & CO.  
Solicitors & Advocates

1. Asok Kumar Bhattacharya  
2. Arijit Kumar Jais  
3. Sanat Kumar Jais  
4. Sib Sankar Mandal  
5. Ritu Dhal  
6. Rinoy Dhal  
7. Riya Dhal  
8. Rama Chakraborty

STARLITE INFRACON PVT.LTD.

Sulim Kumar Dhal

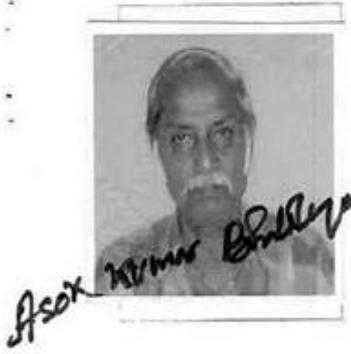
Director

For Panchmukhi Promoters Private Limited

Sandeep Paul

Director

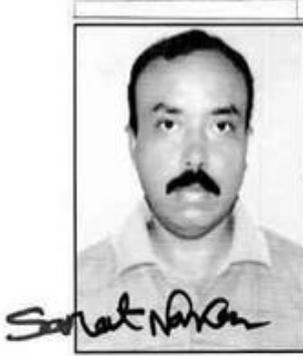
**SPECIMENT FORM FOR TEN FINGERPRINTS**



<i>Asok Kumar Bhallekyo</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ajit Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Sanat Narayan</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Sib Sanwar Mandal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

## SPECIMENT FORM FOR TEN FINGERPRINTS



Riya

Riya Dharvi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Rinny Dharvi

Rinny Dharvi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Riya Dharvi

Riya Dharvi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Rama Chakraborty

Rama Chakraborty	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

## SPECIMENT FORM FOR TEN FINGERPRINTS



*Surbhi*

<i>Surbhi</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Surbhi*

<i>Surbhi</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					







## Major Information of the Deed

Deed No :	I-1902-06312/2023	Date of Registration	15/05/2023
Query No / Year	1902-2001135698/2023	Office where deed is registered	
Query Date	05/05/2023 2:02:57 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	T C Ray And Company 6 Old Post Office Street, 3rd Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836177773, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 3,83,58,166/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Holding No:47 JI No: 71, Pin Code : 700136

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-3142 (RS :- )	LR-1315/1	Bastu	Bastu	8 Katha 7 Chatak 23 Sq Ft		67,44,621/-	Width of Approach Road: 20 Ft.,
L2	LR-3143 (RS :- )	LR-411	Bastu	Bastu	14 Katha 12 Chatak 9 Sq Ft		1,17,56,081/-	Width of Approach Road: 20 Ft.,
		<b>TOTAL :</b>			<b>38.3327Dec</b>	<b>0 /-</b>	<b>185,00,702 /-</b>	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , JI No: 71, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-3220 (RS :- )	LR-1642/2	Bastu	Bastu	15 Katha		1,19,45,214/-	Width of Approach Road: 20 Ft.,
L5	LR-3220 (RS :- )	LR-468	Bastu	Bastu	3 Katha 12 Chatak		29,86,304/-	Width of Approach Road: 20 Ft.,
		<b>TOTAL :</b>			<b>30.9375Dec</b>	<b>0 /-</b>	<b>149,31,518 /-</b>	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 025 JI No: 71, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-3140 (RS :- )	LR-1315/1	Bastu	Bastu	5 Katha 14 Chatak 1 Sq Ft		49,25,946/-	Property is on Road
		<b>Grand Total :</b>			<b>78.9663Dec</b>	<b>0 /-</b>	<b>383,58,166 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Asok Kumar Bhattacharya</b> Son of Late Ganesh Chandra Bhattacharya , 47, Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUxxxxxx3H, Aadhaar No: 72xxxxxxxx7068, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence
2	<b>Mr Sujit Kumar Sen</b> Son of Late Kamalapada Sen , 88, Raja Subodh Chandra Mallick Road, City:- Rajpur-sonarpur, P.O:- Naktala, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxxx0F, Aadhaar No: 64xxxxxxxx6642, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence
3	<b>Mr Sanat Naskar</b> Son of Kamal Naskar , Mahamayatala Mandir Road, Mahamayatala, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx9P, Aadhaar No: 27xxxxxxxx0273, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence
4	<b>Mr Sib Sankar Mondal</b> Son of Late Parbati Charan Mondal , N S C Bose Road, Bimala Apartment, By-Lane Kulpi Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx8L, Aadhaar No: 29xxxxxxxx8613, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence
5	<b>Rita Dhali</b> Wife of Late Ranjan Dhali , Binoy Giri Appartmennt, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx2N, Aadhaar No: 77xxxxxxxx1137, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence
6	<b>Rinky Dhali</b> Daughter of Late Ranjan Dhali , Binoy Giri Appartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx7Q, Aadhaar No: 42xxxxxxxx3271, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence

7	<b>Riya Dhali</b> Daughter of Late Ranjan Dhali , Binoy Giri Appartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx1R, Aadhaar No: 85xxxxxxxx6993, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence
8	<b>Smt Rama Chakraborty</b> Wife of Biswaranjan Chakraborty , Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx4B, Aadhaar No: 62xxxxxxxx3507, Status :Individual, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2023 , Admitted by: Self, Date of Admission: 06/05/2023 ,Place : Pvt. Residence
9	<b>STARLITE INFRACON PRIVATE LIMITED</b> City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PANCHMUKHI PROMOTERS PRIVATE LIMITED</b> Chinnar Park, New Town, SPENCER BUILDING, Flat No: 6th Floor, C2, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sandeep Kumar Shah (Presentant )</b> Son of Santosh Shah Chinnar Park, New Town, SPENCER BUILDING, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx9J, Aadhaar No: 75xxxxxxxx0264 Status : Representative, Representative of : PANCHMUKHI PROMOTERS PRIVATE LIMITED (as Director)
2	<b>Mr Subir Kumar De</b> Son of Sudhir Chandra De 50L/H/16, Pottery Road, City:- , P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2G, Aadhaar No: 65xxxxxxxx7186 Status : Representative, Representative of : STARLITE INFRACON PRIVATE LIMITED (as Director)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Niket Ojha</b> Son of Mr Bijay Kumar Ojha 6, Old Post Office Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr Asok Kumar Bhattacharya, Mr Sujit Kumar Sen, Mr Sanat Naskar, Mr Sib Sankar Mondal, Rita Dhali, Rinky Dhali, Riya Dhali, Smt Rama Chakraborty, Mr Sandeep Kumar Shah, Mr Subir Kumar De			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asok Kumar Bhattacharya	PANCHMUKHI PROMOTERS PRIVATE LIMITED-13.9746 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Asok Kumar Bhattacharya	PANCHMUKHI PROMOTERS PRIVATE LIMITED-24.3581 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Kumar Sen	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
2	Mr Sanat Naskar	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
3	Mr Sib Sankar Mondal	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
4	Rita Dhali	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
5	Rinky Dhali	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
6	Riya Dhali	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.13325 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Rama Chakraborty	PANCHMUKHI PROMOTERS PRIVATE LIMITED-9.69604 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	STARLITE INFRACON PRIVATE LIMITED	PANCHMUKHI PROMOTERS PRIVATE LIMITED-6.1875 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Holding No:47 JI No: 71, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3142, LR Khatian No:- 1315/1		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3143, LR Khatian No:- 411	Owner:গণেশ চন্দ্র ভট্টাচার্য, Gurdian:তারকা নাথ, Address:নিজ , Classification:বাস্ত, Area:0.65000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, JI No: 71, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 3220, LR Khatian No:- 1642/2		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 3220, LR Khatian No:- 468		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 025 JI No: 71, Pin Code : 700136

<b>Sch No</b>	<b>Plot &amp; Khatian Number</b>	<b>Details Of Land</b>	<b>Owner name in English as selected by Applicant</b>
L4	LR Plot No:- 3140, LR Khatian No:- 1315/1		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190206312 / 2023

On 06-05-2023

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

Presented for registration at 16:10 hrs on 06-05-2023, at the Private residence by Mr Sandeep Kumar Shah ,.

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

Execution is admitted on 06/05/2023 by 1. Mr Asok Kumar Bhattacharya, Son of Late Ganesh Chandra Bhattacharya, , 47, Dr B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Retired Person, 2. Mr Sujit Kumar Sen, Son of Late Kamalapada Sen, , 88, Raja Subodh Chandra Mallick Road, P.O: Naktala, Thana: Purba Jadabpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 3. Mr Sanat Naskar, Son of Kamal Naskar, , Mahamayatala Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 4. Mr Sib Sankar Mondal, Son of Late Parbati Charan Mondal, , N S C Bose Road, Bimala Apartment, Road: By-Lane Kulpi Road, , P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 5. Rita Dhali, Wife of Late Ranjan Dhali, , Binoy Giri Appartmennt, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 6. Rinky Dhali, Daughter of Late Ranjan Dhali, , Binoy Giri Appartment, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 7. Riya Dhali, Daughter of Late Ranjan Dhali, , Binoy Giri Appartment, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service, 8. Smt Rama Chakraborty, Wife of Biswaranjan Chakraborty, , Dr B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession House wife

Indetified by Mr Niket Ojha, , , Son of Mr Bijay Kumar Ojha, 6, Old Post Office Street, P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

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

Execution is admitted on 06-05-2023 by Mr Sandeep Kumar Shah, Director, PANCHMUKHI PROMOTERS PRIVATE LIMITED, Chinnar Park, New Town, SPENCER BUILDING, Flat No: 6th Floor, C2, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Niket Ojha, , , Son of Mr Bijay Kumar Ojha, 6, Old Post Office Street, P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

Execution is admitted on 06-05-2023 by Mr Subir Kumar De, Director, STARLITE INFRACON PRIVATE LIMITED, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Niket Ojha, , , Son of Mr Bijay Kumar Ojha, 6, Old Post Office Street, P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

**On 08-05-2023**

**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 3,83,58,166/-



**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 10-05-2023**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/05/2023 6:06PM with Govt. Ref. No: 192023240041947268 on 05-05-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 1432800221525 on 05-05-2023, 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 by online = Rs 74,920/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/05/2023 6:06PM with Govt. Ref. No: 192023240041947268 on 05-05-2023, Amount Rs: 74,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 1432800221525 on 05-05-2023, Head of Account 0030-02-103-003-02



**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 15-05-2023**

**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 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-

## Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7209, Amount: Rs.100.00/-, Date of Purchase: 12/04/2023, Vendor name: S MUKHERJEE



**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1902-2023, Page from 199394 to 199440**

**being No 190206312 for the year 2023.**



**(Satyajit Biswas) 2023/05/18 02:07:36 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.**

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