

10.09.2021

(Original)

Property :

Premises No. P1/3, C. I. T. Scheme VII-M

**MANI IMPERIAL**  
**DEVELOPMENT AGREEMENT**

Between

**ABASAN REALTY LLP**

.....Lessee

And

**MANI REALTY PROJECTS PVT. LTD.**

.....Developer

Registered with the A.D.S.R.Sealdah, in Book No. I,  
Volume No. 1606-2021, Pages 142991 to 143050 and Being  
No. **160603531** for the year **2021**

3663/2021

2-3531/21



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

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Additional Dist. Sub Registrar  
Sealdah

13/9/21

Development Agreement

This Agreement is made on this 10<sup>th</sup> day September Two Thousand and Twenty-One at **Kolkata**

Between

**Abasan Realty LLP**, a Limited Liability Partnership registered under the Limited Liability Partnership Act 2008, having its Registered Office at No.

ABASAN REALTY LLP

Designated Partner

Mani Realty Projects Private Limited

Director/ Authorised Signatory

Q-2/1742437/21  
GRN: 007 38 34651

10/9/21  
7:44 pm

20, O. C. Ganguly Sarani, Kolkata - 700020, P. O. Lala Lajpat Rai Sarani, P.S. Bhawanipore (PAN AATFA9257A), (LLPIN AAA4475) through its authorised Designated Partner Mr. Hari Prasad Sharma (PAN ALQPS4877E) (AADHAAR 6120 1323 3828) son of Late Sanwarmal Sharma, working for gain at No. 20, O. C. Ganguly Sarani, Kolkata - 700020, P. O. Lala Lajpat Rai Sarani, P.S. Bhawanipore duly authorized vide a Resolution dated 25<sup>th</sup> August 2021 pursuant to a Partners' Meeting, hereinafter referred to as "the **Lessee**" (which expression shall be deemed to mean and include its administrator/s, successors-in-interest and assigns) of the **One Part**;

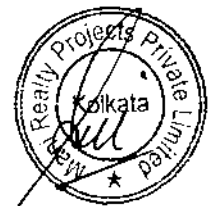
**And**

**Mani Realty Projects Private Limited**, an existing Company within the meaning of the Companies Act, 2013, having its Registered Office at No. IT-IX Ninth floor, "Mani Square" 164/1, Manicktala Main Road, Kolkata 700054, P. O. Kankurgachhi, P. S. Phoolbagan (PAN AALCS6142H) (CIN U45400WB2008PTC122273), through its authorised signatory Mr. Srikant Jhunjhunwala (PAN AGRPJ9513C) (Aadhaar 6358 1313 6520) son of Mr. Sanjay Jhunjhunwala, working for gain at No. 164/1, Manicktala Main Road, Kolkata 700054, P. O. Kankurgachhi, P. S. Phoolbagan duly authorized vide a Board of Resolution dated 1<sup>st</sup> September 2021, hereinafter referred to as "the **Developer**" (which expression shall be deemed to mean and include its administrator/s, successors-in-interest nominee/s and assigns) of the **Other Part**;

[Unless the context otherwise permits or intends, the **Lessee and the Developer** are hereinafter collectively known as the '**Parties**' and individually as the '**Party**'].

**Definitions and Interpretations:**

Sl. No.	Terms used:	Meaning:
1	"Said Plot"	"Said Plot" shall mean all that piece and parcel of land containing an area of 5.93 Acres more or less belonging to KMDA at Ultadanga Junction

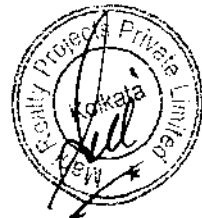
		Kolkata, fully described in the <b>First Schedule</b> hereunder written.
2	<b>"Lease Plot / said Premises"</b>	<b>"Lease Plot / said Premises"</b> shall mean an area of 4 (four) acres more or less being the divided and demarcated portion of the Said Plot fully described in the <b>Third Schedule</b> hereunder written.
3	<b>"KMDA Plot/ Housing Board Common Area"</b>	<b>"KMDA Plot/Housing Board Common Area"</b> shall mean an area of 1(one) Acre more or less being the divided and demarcated portion on the southern side of the Said Plot to be used as common play ground/open space exclusively by the residents of adjacent West Bengal Housing Board Buildings and the Occupants of the LIG Tenements at the Retained Plot (defined below), duly constructed and completed by the Lessee herein in terms of the Principal Agreement (defined below).
4.	<b>"Retained Plot"</b>	<b>"Retained Plot"</b> shall mean an area measuring about 0.93 Acres more or less being the divided and demarcated portion of the Said Plot where the Lessee herein has duly constructed and completed the buildings containing LIG tenements, Covered Car parking spaces and Community Block according to specifications provided in the Principal Agreement.
The said <b>"KMDA Plot/ Housing Board Common Area"</b> and the said <b>"Retained Plot"</b> are collectively described in the <b>Second Schedule</b> hereunder written.		
5.	<b>"Principal"</b>	<b>"Principal Agreement"</b> shall mean the




	<b>Agreement"</b>	Agreement dated 9 <sup>th</sup> April, 2008 entered into between Kolkata Metropolitan Development Authority ( <b>KMDA</b> ) and Fort Projects Private Limited, with regard to the Said Plot, as supplemented / modified by the letter dated 18/4/2011 from Fort Projects Private Limited to KMDA and the subsequent reply thereto of KMDA to Fort Projects Private Limited dated 24/5/2011.
6.	<b>"Lease Deed"</b>	<b>"Lease Deed"</b> shall mean the Deed of Lease dated 23 <sup>rd</sup> December 2017 made between Kolkata Metropolitan Development Authority (KMDA) as the Lessor, Abasan Realty LLP as the Lessee and Fort Projects Private Limited as the Developer / Confirming Party and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No.1901-2018 Pages 7337 to 7379 Being No.1901100147 for the year 2018, whereby and whereunder KMDA granted lease of the said Lease Plot / said Premises to the Lessee herein for a Term of 99 Years (with option of renewal), at the rent and on the terms and conditions therein contained.
7.	<b>"New Complex"</b>	<b>"New Complex"</b> shall mean the new residential/commercial complex, comprising of 3 (Three) Towers namely (i) "Grande", (ii) "Splendida" and (iii) "Majestic" and other constructions, at the said Lease Plot / said Premises in accordance with the plan sanctioned by The Kolkata Municipal Corporation.
8.	<b>"Already Constructed Areas"</b>	<b>"Already Constructed Areas"</b> shall mean (i) the Tower <b>"Grande"</b> , constructed and completed in all respects which is habitable and



		the application for completion certificate is receiving attention in the office of KMC; (ii) the Basement of the entire New Complex; (iii) the Ground Floors of all the 3 (Three) Blocks; (iv) the Ground Floor Parking Area with its Roof; (v) Podium (being the roof of ground floor) connecting all the 3 (Three) Blocks; (vi) Superstructure of the Tower "Splendida" upto the 11 <sup>th</sup> Floor; (vii) Superstructure of the Tower "Majestic" upto the 5 <sup>th</sup> Floor, which have been constructed and/or caused to be constructed by the Lessee till date;
9.	<b>"Excluded Areas"</b>	<b>"Excluded Areas"</b> shall mean the said Completed Tower "Grande" (as shown in the <b>First plan First Sheet</b> annexed hereto duly bordered thereon in " <b>Green</b> ") and 162 numbers of car parking spaces (as shown in the <b>First Plan Second Sheet</b> comprising of the <b>Basement floor the ground floor</b> and the <b>open compound carparking plan</b> annexed hereto duly bordered thereon also in " <b>Green</b> " and the two visitors' carparks in " <b>Blue</b> "). To clarify the Excluded Areas and the Remaining Saleable Spaces (As defined hereinbelow) constitute together the New Complex.
10.	<b>"LLP Agreement"</b>	<b>"LLP Agreement"</b> shall mean the Agreement dated April 18, 2011 executed between Fort Projects Private Limited, Mr. Hari Prasad Sharma, Mr. Pavan Poddar, Grower Distributors (P) Ltd and Nortex Developers LLP in relation to formation of the Lessee herein.
11.	<b>"Special Purpose"</b>	<b>"Special Purpose Vehicle/SPV"</b> shall mean



	<b>Vehicle/SPV"</b>	the Lessee herein, being the consortium of Parties who had agreed to form a SPV in terms of Clause 10.6 of the Principal Agreement.
12.	<b>"Person"</b>	<b>"Person"</b> shall mean any individual, corporation, partnership, a limited liability partnership, company, joint venture, trust, unincorporated organization, other entity, union or association.
13.	<b>"Project"</b>	<p><b>"Project"</b> in relation to this agreement shall mean the construction/development of the New Complex at the Lease Plot / said Premises, <b>Excluding</b> the <b>Excluded Areas</b> (hereinbefore defined).</p> <p>Any reference to the development of the Lease Plot / said Premises under or pursuant to this agreement shall <i>interalia</i> mean - <b>Firstly</b> the construction of the entire New Complex <b>Save</b> the <b>Already Constructed Areas; And Secondly</b> transfer (by way of assignment / sub-lease etc.) of the entire New Complex <b>Excluding</b> the <b>Excluded Areas</b>.</p> <p>The Developer shall have no obligation or concern with regard to the said <b>Excluded Areas</b> and the Lessee alone shall be entitled to and obliged therefore (including towards the buyers / transferees of flats / apartments / parking spaces / rights and other saleable spaces therein).</p>
14.	<b>"Remaining Saleable Spaces"</b>	<b>"Remaining Saleable Spaces"</b> shall mean all sanctioned and/or to be sanctioned and/or



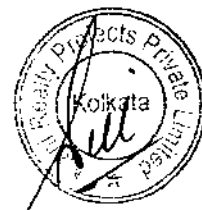
		<p>saleable area/s constructed and/or to be constructed by the Developer in accordance with this agreement and the sanction plan/s in the New Complex at the Leased Plot (including those that may be additionally sanctioned) to comprise in various flats, units, apartments, shops, showrooms, constructed spaces etc., and all other saleable rights and constructed spaces [including (but not limited to) the top roofs of the Buildings / Towers at the New Complex at the Lease Plot / said Premises, the Common Areas and Installations, parking spaces in the basement/s (if any) and the ground floor of the Buildings / Towers as also at the open space at the ground level in the Lease Plot / said Premises and all tangible, intangible properties and commercial benefits advantages and rights and all other benefits accruing/derivable from the Leased Plot such as hoardings, signages, bill-boards etc.] <b>save and except</b> the <b>Excluded Areas</b>, it being clarified that the other benefits attributable to the said <b>Excluded Areas</b> such as hoardings, signages, bill-boards etc., shall form part of this agreement.</p>
15.	<b>"Force Majeure"</b>	<p><b>"Force Majeure"</b> shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of</p>





	<p>any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic, pandemic, any natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labour unrest or other industrial action, terrorist action, civil commotion and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders. It is made clear that escalation in price and/or non-availability of steel, labour and other building material shall not be construed as Force Majeure.</p>
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- (a) Reference to the singular number shall also include the plural number and vice-versa and references to a gender shall include references to all genders respectively.
- (b) The terms "hereof" or similar words refer to this entire Agreement.
- (c) The terms "Section" or "Clause" refers to the specified Section or Clause of this Agreement.
- (d) Reference to any legislation or law or to any provision thereof shall include reference to any such law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to statutory provision shall include any subordinate legislation made from time to time under that provision.
- (e) Reference to the word "include" shall be construed without limitation.
- (f) The Schedules hereto shall constitute an integral part of this Agreement.

- (g) Title and headings of sections of these presents are for convenience of reference only and shall not affect the construction of any provision herein.

**WHEREAS:**

- A. Kolkata Metropolitan Development Authority, hereinafter referred to as the "KMDA", is the owner of and seized and possessed of and well sufficiently entitled to the said Plot (hereinbefore defined) morefully described in the **First Schedule** hereunder written. In as much as KMDA is, under the Lease Deed (hereinbefore defined and hereinafter recited), liable to indemnify the Lessee herein on account of title, the benefits of such indemnity, if and when received, shall be shared by the Lessee herein with the Developer herein. The Developer herein has verified and is satisfied with regard to the rights of the Lessee herein under the Lease Deed.
- B. Pursuant to public notice and a transparent process, Fort Projects Pvt. Ltd. submitted its bid to develop the said Plot on the terms and conditions contained in the bid/offer which was accepted by KMDA vide its Memo No.135/KMDA/AD(SE)/F-110 dated 9<sup>th</sup> July, 2007 who thus selected Fort Projects Pvt. Ltd. to act as the developer of the Said Plot and issued an award letter dated 9<sup>th</sup> August, 2007 to the said Fort Projects Pvt. Ltd. (the aforesaid Documents collectively called "the **Bid Documents**").
- C. In furtherance of the Bid Documents, KMDA entered into the Principal Agreement with Fort Projects Pvt. Ltd., as recorded in the Principal Agreement, Fort Projects Pvt. Ltd. paid a sum of Rs.22,50,00,000/- (Rupees twenty two crores fifty lakhs only) to KMDA towards Premium (defined in Clause 1.9 of the Principal Agreement), which amount has since been reimbursed by the Lessee herein to Fort Projects Pvt. Ltd.
- D. In accordance with the provisions of the Principal Agreement, Fort Projects Private Limited formed a Special Purpose Vehicle (SPV), being the Lessee herein,



and the Lessee herein has reimbursed to Fort Projects Pvt. Ltd. all amounts paid by it to KMDA and Fort Projects Private Limited has no claim of any nature whatsoever against the Lessee herein. Vide its letter dated May 24, 2011 addressed to Fort Projects Private Limited, KMDA confirmed the acceptance of the Lessee herein in the place and stead of Fort Projects Private Limited.

- E. Plan for construction/s to be made at the Lease Plot / said Premises was sanctioned by The Kolkata Municipal Corporation vide Building Permit No.2012030110 dated 23.03.2013 (in short called "the **said Plan**"). The said Plan having lapsed has since, on an application being made, been renewed / revalidated by The Kolkata Municipal Corporation and the same is now valid upto 22.03.2023.
- F. The Lessee, having made payment of the full premium amount and having complied with all its obligations with regard to the said KMDA Plot/Housing Board Common Area and the said Retained Plot in terms of the said Principal Agreement, the KMDA executed and registered the said Lease Deed in respect of the said **Lease Plot / said Premises** in favour of the Lessee herein, with the said Fort Projects Pvt. Ltd. joining in as confirming party thereto.
- G. The Lessee has since constructed and/or caused to be constructed the said **Already Constructed Areas** and the parties confirm the same.
- H. The Lessee herein has from time to time duly made payment of the full premium amount payable under the said Principal Agreement to KMDA and duly complied with all its obligations with regard to the said KMDA Plot/Housing Board Common Area and the said Retained Plot in terms of the said Principal Agreement and the Lessee confirms and assures that nothing else remains to be performed with regard thereto.
- I. The Lessee has created a charge in favour of **Tata Capital Financial Services Limited** in respect of inventory belonging to the Lessee at the Lease Plot/ Said

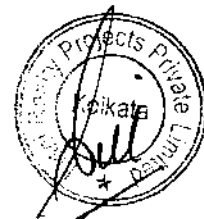


Premises (including the Excluded Areas), as recorded in a Sanction Letter dated October 25, 2018, by delivery of the original title / lease documents of the Lease Plot / said Premises, and the Lessee shall cause the said Charge to be released at the earliest and also obtain delivery of the original title / lease documents of the Lease Plot / said Premises from the said Tata Capital Financial Services Limited, as dealt with hereinbelow.

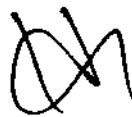
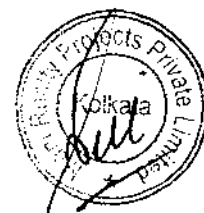
- J. The Lessee and the Developer have mutually decided to take up the Project, i.e. construction and completion of the New Complex at the Lease Plot / said Premises (save to the extent that the Already Constructed Areas are already constructed to the extent hereinbefore mentioned) by the Developer at its own costs and expenses; and the revenues / transfer proceeds arising from sub-lease / assignment / transfer of the Remaining Saleable Spaces (as hereinabove defined) shall be received and realised by the Developer herein and shared by the Lessee and the Developer as hereinafter mentioned.

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

1. **Appointment:** The Lessee herein doth hereby appoint the Developer as the developer of the Lease Plot / said Premises and permits and grants exclusive right to the Developer to develop the Project at the said Lease Plot / said Premises for mutual benefit and for the consideration and on the terms and conditions herein contained. The Developer hereby accepts the said appointment by the Lessee herein.
2. **Excluded Areas:** The Developer shall have no obligation or concern with regard to the said **Excluded Areas** (as hereinbefore defined) and the Lessee alone shall be entitled to and obliged therefore (including towards the buyers / transferees of flats / apartments / parking spaces / rights and other saleable spaces therein). However, the provisions for Common Areas and Installations and maintenance and management thereof shall be governed by these presents.

3. **Common Areas Installations and Facilities:** Notwithstanding anything elsewhere to the contrary herein contained, it is agreed and clarified that all common areas, installations and facilities in the said Lease Plot / said Premises shall be common to the holders / buyers of flats / apartments in all the Three Blocks; and shall be available for use as and when the same are ready.
4. **Project Construction Finance & Matter of Tata Capital's Charge and Further Loans:** In relation to matters pertaining to availing construction loans and/or finance for the Project by the Developer and the Charge created by the Lessee in favour of the said Tata Capital Financial Services Limited, the parties hereto have agreed to the following:
- i) The Developer is entitled to obtain loan(s) / construction finance from Banks / Financial Institutions, NBFCs and other lenders, who may desire to create charge on the Lease Plot / said Premises. Such loans / finances obtained by the Developer shall be a charge only on the Developer's Allocation and the title deed of the lease plot (being the Deed of Lease dated 23<sup>rd</sup> December 2017) will be made available by the Lessee so that the same can be offered as security for obtaining construction finance by the Developer.
  - ii) The Developer shall be entitled to take construction loans and/or may arrange for financing of the Project ("**Project Finance**") by any Bank/Financial Institution/Lender ("**Financier**") upto a maximum amount of Rs.100,00,00,000/= (Rupees one hundred crores) only and for that the Developer shall be entitled to mortgage / charge only the Developers' Share of the Net Transfer Proceeds, as also to create registered mortgage and/or equitable mortgage / mortgage by deposit of title deeds. At the request of the Developer, the Lessee will create registered mortgage and/or deposit the Original Title Documents and other documents of title / lease relating to the Lease Plot / said Premises

or any part thereof with the Financier as security for the purpose of Project Finance and will sign and execute necessary documents.

- iii) In case the said Tata Capital Financial Services Limited sanctions / grants loan / finance to the Developer, then the Parties shall continue with the said Tata Capital Financial Services Limited;
- iv) However, in case that the said Tata Capital Financial Services Limited is unwilling or that the conditions of its loans / finances (including interest rate) are not to the Developer's liking, then the Developer shall be entitled to obtain loans / finances from other Banks / Financial Institutions, NBFCs and other lenders.
- (v) The Lessee confirms that the Lessee will diligently repay its present loan with Tata Capital Financial Services Limited as soon as possible. In any event, the Lessee will not encumber its share or obtain any further Loan using the title deed of the Lease Plot after repayment of the existing loan of Tata Capital Financial Services Ltd.
- (vi) It is further clarified that the Lessee or its partners shall have no liability whatsoever in respect of any loan taken by the Developer, including the project loan, or its repayment or default save and except the obligation to create mortgage over the Lease Plot / said Premises and save any liability that may be cast or fastened on the Lessee in case of any representation assurance warranty etc., of the Lessee being found to be untrue, false incorrect or misleading or in case of the Lessee being in breach or default of its obligations herein. Save due to reasons stated earlier in this clause, the Financier shall not be entitled to seek enforcement of any right against the Lessee or its partners it being the express intent that the Developer may create such mortgage only in respect of the Developer's right in this development agreement including the Developer's allocation/share of the Net Transfer Proceeds (as defined herein) or any part thereof without in



any manner whatsoever prejudicing and/or encumbering the Lessee's Share of the said Net Transfer Proceeds and the Developer indemnifies and agrees to keep the Lessee indemnified at all times, for all prejudice, loss or damages that the Lessee may suffer as a result/consequence of the Developer's breach of the same.

5. **Lease to be kept valid and subsisting:** The Lessee shall keep the Lease granted under the said Lease Deed valid, subsisting and in full force and effect during the Term thereof and the also during the currency of this agreement.
6. **Possession:** Upon execution of this Agreement, the Developer shall be entitled to possession of and to enter upon the Lease Plot / said Premises for purposes connected to this agreement for development and construction and for taking steps for the purpose of the Project including for execution and completion of construction of the Project as per the Building Plans for the purpose of execution of the Project.
7. **Construction as per Plan:** The Developer shall, at its own costs and expenses, construct the Project as per the existing / renewed / revalidated sanctioned plan, with such modification(s) and/or additions and/or alteration thereto as may be sanctioned/approved by KMC, and as the Developer may, with express consent of the Lessee, deem fit and proper.
  - 7.1 The Flats / Units / Saleable Spaces etc., in the Project shall be kept and transferred internally "unfinished". However, the Common Areas and Installations and the Club will be finished by the Developer. Specifications to be followed for completion of construction and delivery of the project are fully described in the **Fourth Schedule** hereunder written.
8. **Architects, Consultants and Workers:** The Lessee herein confirms that it has authorized the Developer to appoint Architect(s) and other consultants in connection with the construction work of the Project. In furtherance of such



construction and completion by the Developer as envisaged hereunder, the Developer alone shall be responsible for and bear all costs, fees, charges and expenses in this regard including but not limited to salaries, wages, entitlements and statutory and/or other obligations of all staff/employees/labour engaged by it or its consultants /contractor/s . The Developer indemnifies and agrees to keep the Lessee indemnified at all times for any act/s of omission or commission or resulting from the refusal/failure/breach/negligence of the Developer to do so, the intent being that the Lessee shall not be liable for any such obligation/s of the Developer in any manner whatsoever.

9. **Commencement of Construction:** The Developer shall commence the construction work of the Project within **30 (thirty) days** of all necessary permissions and clearances having been obtained, including those required under the laws then prevailing (specifically the Real Estate Law that may come into effect on lines of the repealed WBHIRA / RERA) or any other applicable laws (**Commencement Date**) Subject to Force Majeure (as hereinbefore defined).
10. **Completion:** The Developer shall construct, erect and complete the Project within a period of **30 (thirty) months** from the Commencement Date (**Completion Time**) with a grace period of 6(six) months. The aforesaid Commencement Date and Completion Time shall be subject to Force Majeure and other reasons beyond the control of the Developer and the Lessee complying with its obligations herein. Completion shall mean the certificate of an Architect empanelled with The Kolkata Municipal Corporation certifying such completion together with the application being made before The Kolkata Municipal Corporation for grant of such Completion / Occupancy Certificate. It is agreed that all costs and expenses in relation to any renewals / revalidations of the sanctioned plan beyond 23.03.2023 shall be borne and paid by the Developer.
11. **Powers And Authorities:** For obtaining revision / modification / sanction etc., of the plan and also for undertaking development and construction of the Project and for transfer / disposal of the Remaining Saleable Spaces, the Developer shall






have all rights powers and authorities as granted and/or as may be expressly granted to it in that regard.

- 11.1 **Pursue Sanction etc.:** With effect from the date hereof, the Developer shall be at liberty to and duly authorised and empowered to pursue the matters as granted and/or as may be granted to it in this regard with regard to modification / alteration / addition etc., of the Plan and construction, development and commercial exploitation of the Lease Plot /said Premises in the manner herein agreed, including appointment of architects, engineers etc.
- 11.2 **Temporary Connections:** The Developer shall be authorized in the name of the Lessee herein to apply for and obtain temporary/permanent connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Lease Plot / said Premises. The recurring charges for such temporary as also existing connections will be paid by the Developer till the Project is ready to the extent necessary for handing over the possession.
- 11.3 **Quotas:** The Developer shall be authorized in the name of the Lessee herein to apply for and obtain quotas, entitlements and other allocations including if applicable for cement, steel, bricks and other building materials and inputs and facilities allocable to the Lessee herein and required for the construction of the Project.
- 11.4 **No Obstruction:** The Lessee herein agrees and covenants with the Developer not to cause any obstruction, interference or hindrance in the Developer carrying out the work of development herein envisaged and not to do any act deed matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from carrying out the development herein envisaged or transferring the Remaining Saleable Spaces and shall indemnify the Developer for all losses, damages, costs, claims, demands, consequences suffered or incurred as a result thereof. Provided however that the Developer



does not breach any of the terms and conditions of this agreement or does or undertakes any activity whereby or whereunder the right, title or interest of the Lessee is prejudiced in any manner whatsoever.

- 11.5 While charging fees for renewal of the plan, the municipal authorities demanded recovery of Garbage Compactor Fees for the New Complex, which was deferred at the request of the Lessee herein. The said Garbage Compactor Fees, to be paid at the time of Occupancy / Completion Certificate or whenever the municipal authorities demand the same, shall be borne and paid by the Lessee alone, failing which the Developer shall be entitled (but not obliged) to pay the same on behalf of the Lessee and recover / adjust from the Lessee's Share of the Net Transfer Proceeds.
- 11.6 The present sanction is for a Basement, Ground Floor and 27 upper floors in respect of the Towers "Splendida" and "Majestic" in the complex "Mani Imperial". The developer will apply for and obtain sanction of additional floors beyond the existing floors to consume the FAR available to green buildings. All land charges for purchasing such additional area under Rule 69A of the KMC Building Rules shall be paid by the Lessee but the other costs including the plan sanction fees, etc. will be paid by the Developer alone. In the event, the Lessee fails to pay the said charges, the Developer shall be entitled (but not obliged) to pay the same on behalf of the Lessee and recover / adjust from the Lessee's share of the Net Transfer Proceeds.
12. **Power(s) of Attorney:** The Lessee herein has simultaneously with the execution of this Agreement granted to the Developer and/or its nominees, Power(s) of Attorney *interalia* for the purposes connected to the Building Plans, and for the purposes of dealing with all regulatory issues relating to the Project and dealing with different authorities in connection with construction and completion of the Project and for the purpose of booking and sub-lease / assignment / transfer / disposal of all Remaining Saleable Spaces in terms of this agreement.



12.1 Notwithstanding grant of the aforesaid Powers of Attorney, the Lessee herein hereby undertakes that it shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement pertaining to the Project.

### 13. Lessee's Consideration:

13.1 **Lessee's Allocation and/or Lessee's Share of the Net Transfer Proceeds** shall mean **50% (fifty percent)** of the Net Transfer Proceeds earned / realized from sub-lease / assignment / transfer / disposal of all Remaining Saleable Spaces which will include the presently sanctioned and the to-be sanctioned areas.;

The Lessee's Share of the Net Transfer Proceeds shall be received by the Lessee herein from the Sale Consideration Bank Account / Escrow Account as mentioned in this Agreement. In case the Lessee instructs the Developer to make payment of its share of the Net Transfer Proceeds or any part thereof to any other person(s) or entity(ies), then the Developer shall act accordingly.

### 14. Developer's Consideration:

14.1 **Developer's Allocation and/or Developers' Share of the Net Transfer Proceeds** shall mean the remaining **50% (fifty percent)** of the Net Transfer Proceeds earned from sub-lease / assignment / transfer / disposal of all Remaining Saleable Spaces which will include the presently sanctioned and the to-be sanctioned area.;

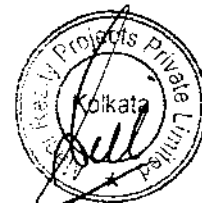
The Developer's Share of the Net Transfer Proceeds shall be received by the Developer from the Sale Consideration Bank Account / Escrow Account as mentioned in this Agreement.




**15. Net Transfer Proceeds and Financials:**

15.1 **Net Transfer Proceeds:** For the purpose of this Agreement, the expression "Net Transfer Proceeds" shall mean all amounts (excluding ground rent) receivable or received from the sub-lease / assignment / transfer / disposal of Remaining Saleable Spaces but following items are however excluded / deducted from the Net Transfer Proceeds, all of which shall belong to / retained by the Developer unless otherwise expressly stated:

- a) Marketing and advertising costs, brokerages etc., which the parties have crystallised at 3.25% of the Net Transfer Proceeds, plus GST;
- b) Statutory realisation, including but not limited to Goods and Services Tax (GST) etc;
- c) Stamp duty and registration fee if collected from the prospective Transferees;
- d) Cost of extra work carried out exclusively at the instance of Transferees;
- e) Furniture fixture or fittings or any electrical gadgets supplied at the cost and exclusively at the instance of any Transferee and beyond the specified specification;
- f) Any deposit cost charges or expenses for Electricity Board or local electricity suppliers, society formation charges, advance maintenance charges, deposits/security received from Transferees or for any other mutually decided specified purpose not forming part of consideration / premium. The advance maintenance charges, deposits / security received from Transferees towards maintenance / tax deposits shall be ultimately transferred to the Association / Maintenance Company after deduction / adjustment of dues and outstandings of the Transferees;



- g) Amounts received from Transferees on account of or as extras such as on account of generator, transformer and other installations and facilities, procuring electricity, legal charges etc., and also those received as deposits / advances against rates and taxes, maintenance charges, sinking fund etc.;
- h) Cost incurred / to be incurred by the Developer on account of erection / installation and/or any payment for sanction of such mechanical car parking to the Kolkata Municipal Corporation.

16. **Sales and Disbursement of Transfer Proceeds:** The policy decisions regarding the sub-lease / assignment / transfer / disposal of the Remaining Saleable Spaces, including deciding the transfer price and revising the same from time to time, shall be taken jointly by the Lessee and the Developer. The Transfer Proceeds / Considerations shall be deposited in a single separate bank account / Escrow Account opened for such purpose (in short called "**Sale Consideration Bank Account**") which shall be operated jointly by the Lessee and the Developer. No other bank / escrow account shall be used for deposit of the Transfer Considerations.

16.1 The Transfer Proceeds / Considerations shall be dealt with in the manner following:

The entire Transfer Proceeds / Considerations shall be shared by the Lessee and the Developer in the ratio of 50 : 50 (in short "the **said Ratio**"), for which suitable standing instructions shall be given to the Bank for disbursement of the Transfer Proceeds (excluding GST) collected in such Sale Consideration Bank Account to the respective accounts of the Lessee herein and the Developer in accordance with laws then prevailing (specifically the Real Estate Law that may come into effect on lines of the repealed WBHIRA / RERA), with necessary adjustments with regards to GST (if deposited) and the account shall work in escrow mechanism.



In this agreement, "WBHIRA" shall mean the now repealed West Bengal Housing Industry Regulation Act, 2017 and "RERA" shall mean the Real Estate (Regulation & Development) Act, 2016.

17. **Dealing with Transferees:** The Developer shall be solely responsible and entitled to deal with the Transferees regarding the sub-lease / assignment / transfer / disposal of all Remaining Saleable Spaces, on rates which are to be mutually agreed between the parties including any dispute arising therefrom and shall take all necessary steps for the same including getting the agreements, transfer documents etc., prepared and signed, collecting payments, handing over possession, etc.
- 17.1 In case any one or more agreements entered/ to be entered into with the intending transferees for the sub-lease / assignment / transfer / disposal of the units/constructed spaces are terminated, cancelled and/or rescinded for any reasons, the consequences of such termination, cancellation and rescinding shall be binding upon the Lessee herein as well as the Developer. In case of such termination, cancellation and rescinding, the Lessee herein as well as the Developer shall jointly refund the amounts received by them subject to deduction of applicable cancellation charges along with applicable interest/compensation to such intending transferees within the agreed time frame.
18. **Transfer in favour of Transferees:** The Remaining Saleable Spaces shall be transferred in favour of the Transferees thereof by initially entering into Agreements for sub-lease / assignment / transfer followed by handing over of possession to them by the Developer and ultimately transferring Leasehold Interest by Deeds of Sub-Lease / Assignment / Transfer, as the Developer may deem fit and proper. Both the Lessee herein and the Developer shall be parties in all such Agreements and Deeds.



- 18.1 The Lessee shall from time to time, as and when required by and at the request of the Developer, execute and register sub-lease / assignment / transfer deed or deeds or other documents of transfer / disposal of Remaining Saleable Spaces together with or independent of the land comprised in the Lease Plot / said Premises in favour of the respective Transferees thereof. All costs and expenses for execution and registration of such agreements and/or documents of transfer shall be borne and paid by the prospective Transferees.
- 18.2 **Preparation of Documents & Cost of Transfer of Units:** All documents of transfer will be drawn and prepared by the office of the Developer and upon being duly verified and confirmed by the Lessee and/or its Advocate/s, shall form the template for all such documents for future use. The costs of such transfer including stamp duty and registration fees and all other legal fees and expenses shall be borne and paid by the Transferees.
19. **Maintenance :** It is intended that upon completion of construction, the responsibility of maintenance management and upkeep of the New Building/s shall be handed over to a professional facility management entity and till such time, the same shall be maintained managed and upkeep by the Developer subject to the Transferees of units in the New Building/s making payment of maintenance charges / common expenses and a fee of the Developer equivalent to 10% of the cost of maintenance charges / common expenses. **PROVIDED ALWAYS** that for the flats not alienated the maintenance charges will be paid by the Lessee and the Developer in equal shares.
20. **Municipal Tax :** Municipal Tax on the Lease Plot shall be borne and paid in equal share by the Developer and the Lessee from the date of this Agreement till the New Complex is completed in terms hereof. From such completion, the respective transferees of the Units shall pay Municipal Tax (including the Developer and the Lessee for unsold units). After completion of the Project, the buyers / transferees of flats / units etc., shall be liable for payment against their




respective flats / units etc., and for un-transferred flats / units etc., the Parties hereto shall share the same in the said Ratio.

21. **Green Building etc.:** Besides paying for 100% land charges under Rule 69A of the KMC Building Rules (as mentioned hereinbefore), the Lessee shall also pay a sum calculated @Rs.150/= (Rupees one hundred and fifty) only per Square Feet of 50% of the total Super Built-Up Area / Chargeable Area in the entire Lease Plot / said Premises (i.e. entire area sanctioned i.e. including the additional sanctioned area, the Remaining Saleable Spaces excluding car parking areas) and the same shall be paid as be mutually agreed. (e.g. Say, the total super-built up area of the three towers "Grande", "Splendida" and "Majestic" is 1,50,000 sft., then the Lessee shall pay @ Rs. 150/- sft for 75,000 sft.)
22. **Cooperation :** Each of the Parties shall cooperate with the other to effectuate and implement this agreement and shall execute and register such further papers and documents as be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder provided that the Other Party shall inform the Defaulting Party of the default within 30 days from the date of default failing which the Other Party shall not be entitled to claim any loss or damage from the Defaulting Party.
23. **No Assignment or Change in Constitution etc.:** The Parties hereby agree and covenant with each other not to transfer and/or assign the obligations and benefits of this Agreement or any portion thereof, without the prior consent in writing of the other party.

24. **Indemnity:**





- a) **By the Developer:** The Developer hereby agrees to keep the Lessee herein saved, harmless and indemnified from the date of commencement of construction till the date of completion of construction, against any liability suffered by the Lessee herein, as applicable, in relation to the construction work of the Project.
- b) **By Lessee herein:** The Lessee hereby agrees to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability suffered by the Developer in the course of implementing the Project of from and against any defect or deficiency in the Leasehold Interest to the Lease Plot / said Premises or from any of the representations of the Lessee herein being incorrect or from any breach or violation by the Lessee herein.

25. **Miscellaneous:**

- a) **No Partnership:** The Lessee and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- b) **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- c) **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Lessee herein. Further, various applications and other documents may be required to be signed or made by the Lessee herein relating to which



specific provisions may not have been made herein. The Lessee herein hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be reasonably required by the Developer for the purpose and the Lessee herein also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.

- d) **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- e) **Name of Project and the Three Buildings there at:** The name of the New Complex at the Lease Plot / said Premises shall be "**ANANTMANI**" and the names of the Three Towers shall be (i) "**Gandharya**", (ii) "**Sadashiv**" and (iii) "**Mahadev**"; and the same shall be branded and marketed in the Developer's name. The Developer at its option may change the name of the project/ the three towers without any reference to the Lessee. The branding / communication will have the mention of the Association of "Nortex and Shree RSH group."
- f) **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or transfer in law of the Lease Plot / said Premises or any part thereof to the Developer by the Lessee herein or as creating any right, title or interest therein in favour of the Developer except to develop and Transfer the Project in terms of this Agreement.
- g) One or more hoardings / signs containing name of Developer will be permitted to be installed on façade / roof of the Buildings at the Project (including the said Tower "Grande") without charge.




- h) **Compliance of Laws:** The Developer shall comply with all laws as may be applicable to development herein envisaged and which are within the scope of the Developer.

26. **Force Majeure:**

- a) **Meaning:** Force Majeure shall have the same meaning as defined hereinbefore. It is however made clear that escalation in price and/or non-availability of steel, labour and other building material shall not be construed as Force Majeure.
- b) **Effect of Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall inform the other Party specifying the nature and extent of the circumstances giving rise to the event/s of force majeure and shall, subject to such information, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Lessee nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

Provided however that should the event of Force Majeure continue for a period of 90 days/ 3 months after such event having occurred and information thereof being forthwith given by either party to the other, the parties shall revisit this agreement to review the progress/status and, if so



required, reconfigure the modalities for implementation/completion of the agreement in the best possible manner as envisaged herein.

- c) **Reasonable Endeavours:** The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which this agreement may be performed despite the continuance of the event of Force Majeure.
27. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied.
28. **Counterparts:** This Agreement is being executed simultaneously in two counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between both the Parties hereto. The copy belonging to the Developer shall be registered.
29. **Severance:**
- a) **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.



- b) **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.
- c) **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

30. **Reservation of Rights:**

- a) **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.
- b) **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.
- c) **No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.



- d) **No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.
31. **Amendment/Modification:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.
32. **Notice:**
- 32.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by email transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified in writing by each Party from time to time).
- 32.2 **Time of Service:** Any such notice or other written communication shall be deemed to have been served.
- 32.2.1 **Personal Delivery:** if delivered personally, at the time of delivery.



- 32.2.2 **Registered Post:** if sent by prepaid recorded delivery or registered post or courier service, on the 4<sup>th</sup> day of handing over the same to the postal authorities/service provider.
- 32.3 **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider.
- 32.4 **Electronic Mail:** General communication between the Parties by electronic mail (e-mail) shall be acceptable. However, any legal notice or any material / substantial issue if sent by way of electronic mail (e-mail) shall be considered not to have been served, unless duly confirmed by the recipient by email or any other approved form of communication.
33. **Arbitration:** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the Project or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred for arbitration in terms of the Arbitration and Conciliation Act, 1996 as amended by the Arbitration and Conciliation Act, 2015 or any other statutory modification or enactment for the time being thereto in force. The Arbitrators will have summary powers and will be entitled to set up his own procedure and the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English. The fees of the Arbitrators shall be shared by the Parties hereto in equal shares but each party shall individually bear the fees and costs of their own legal counsel / advocates.
34. **Jurisdiction:** The Courts at Kolkata and those having territorial jurisdiction over the Lease Plot / said Premises alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.




**THE FIRST SCHEDULE ABOVE REFERRED TO:  
(Said Plot)**

**All That** the piece and parcel of land together with structures standing thereon containing an area of 5.93 acres be the same a little more or less situated and lying at Plot belonging to KMDA at Maniktala in CIT SCHEME VII-M, Kolkata and being Municipal Premises No. P1/3, CIT Road, Scheme VII(M), Kolkata 700054 within Police Station Maniktala and delineated in the **Second plan** annexed hereto and thereon bordered in colour **BLUE** and butted and bounded in the following manner:

- ON THE NORTH : Partly by Municipal Corporation Road and partly by Ultadanga Tram Depot
- ON THE EAST : Partly by Municipal Corporation Road and partly by land occupied by West Bengal Housing Board
- ON THE SOUTH : Partly by Land occupied by West Bengal Housing Board and partly by Land occupied by Small Scale Industries
- ON THE WEST : Partly by Ultadanga Main Road and partly by Land occupied by Sukanta Chatrabas

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(KMDA/Housing Board Common Area and Retained Plot)**

**All That** the piece and parcel of land measuring 0.93 acre be the same a little more or less and 1.00 acre of open land be the same a little more or less, situate lying at and being divided and demarcated portions of the said Plot described in the **First Schedule** above, and collectively delineated in the **Second plan** annexed hereto and thereon bordered in colour **BROWN** and retained plot whereupon the LIG tenements are proposed to be built is shown thus within **GREEN** borders;





**The Boundaries of 1.00 acre being the KMDA/Housing Board Common area:**

- ON THE NORTH : By retained plot area  
 ON THE EAST : By land and building belonging to West Bengal Housing Board  
 ON THE SOUTH : By land and building belonging to West Bengal Housing Board  
 ON THE WEST : Partly by land belonging to SSI and partly by retained plot area

**The Boundaries of 0.93 acre being the retained plot area:**

- ON THE NORTH : About 4 acres of land (being the Lease Plot / said Premises / said Premises) to be developed by the Developer herein  
 ON THE EAST : Partly by the KMDA/Housing Board common area and partly by 15.1 meter wide CIT Road  
 ON THE SOUTH : Partly by the property belonging to West Bengal Housing Board and partly by KMDA/Housing Board common area and partly by the land of SSI and partly by the land of Sukanta Chatrabas  
 ON THE WEST : Partly by 12.4 meter wide main road and partly by the land belonging to Sukanta Chatrabas

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Lease Plot / said Premises)**

**All That** the piece and parcel of land together with structures standing thereon containing an area of 4.00 acres be the same a little more or less situated and lying at and being the divided and demarcated portion of the said Plot described in the **First Schedule** above and delineated in the **Second Plan** annexed hereto and thereon bordered in colour **RED** and butted and bounded in the following manner:

- ON THE NORTH : Partly By 15.1 meter wide Municipal Road and Partly by Ultadanga Tram Depot  
 ON THE EAST : By 15.1 meter Municipal Road  
 ON THE SOUTH : By the retained plot



ON THE WEST : Partly by 12.4 meter wide Ultadanga Main Road and partly by  
Ultadanga Tram Depot

**THE FOURTH SCHEDULE ABOVE REFERRED TO  
(Specifications to be followed for completion of construction and delivery of  
the remaining two towers of the project)**

**PART – I  
(Common Areas and Installations)**

- a) Entrance and exit gates of the said Premises.
- b) Decorated drop-off in the ground floor entrance of the Towers.
- c) Exclusive Lobby and double height entrance Foyer in the Ground Floor of each Tower.
- d) Reserved space in the open compound of the said Premises for parking of four motor cars for visitors to the flat holders and the Residents Club.
- e) Reserved space in the open compound of the said Premises for parking of two motor cars for visiting Doctor.
- f) All staircases of the building complex along with their full and half landings with stair covers on the ultimate roof (excluding those within duplex flats or connecting flats).
- g) Ultimate roof(s) of the Towers with decorations and beautification.
- h) Residents' Banquet Hall with an exclusive banquet lobby, dedicated kitchen, Store, Ladies and gents toilets and a dedicated lift.
- i) Residents' Club at first floor with;
  - (a) exclusive "Lounge",
  - (b) well-equipped "Gymnasium",
  - (c) "Games Room",
  - (d) Children Games Room,
  - (e) Waiting Room,
  - (f) "Spa with Changing Rooms,
  - (g) "Swimming pool",
- j) For each Block in the Residential Area, there will be 2 (two) high end automatic lifts and centre opening sliding steel doors and one goods/stretcher lift along with



- lift shafts and the lobby in front of it on typical floors. Besides there will be 1 (one) lift serving basement car parking to the ground floor.
- k) Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s.
  - l) Area designated for Stand-by diesel generator set with DG of reputed make of sufficient capacity installed thereat for lighting the lights at the common areas, for operation of lifts and pumps and for supply of power in the said Unit to the extent of quantum mentioned herein and/or in the other Units during power failure.
  - m) Effective fire fighting system designed to detect and fight fire.
  - n) Water pump with motor and with water supply pipes to the overhead water tank and with distribution pipes there from connecting to different flats.
  - o) Underground water reservoir.
  - p) Waste water and sewerage evacuation pipes for the Units to drains and seers common to the building and form there to the Sewage Treatment plant installed at the basement; the treated water being recycled for flushing and landscape irrigation purpose.
  - q) Fire pump rooms in the basement.
  - r) Garbage chute evacuating in the Garbage Room for each tower in the basement.
  - s) Common Communication room in the basement.
  - t) Filtration plant in the ground floor for the swimming pool.
  - u) Electrical rooms in the ground floor of each tower.
  - v) DG panel room in the ground floor.
  - w) Common toilets in the Ground Floor.
  - x) Requisite arrangement of Intercom/EPABX with connections to each individual flat from the reception in the ground floor.




- y) Space earmarked for electrical transformer with transformer of requisite rating installed thereat to cater to need of electrical power in the premise to the extent of quantum mentioned herein.
- z) The outdoor gaming facility will include (i) "Badminton court". (ii) "The Basket Ball Court (iii) "The Cricket Nets ".
- aa) A decorated landscaped podium of the premises at the first Floor level.
- bb) Boundary walls.

### PART – II

#### (Brief construction specifications and details of Fittings Fixtures and amenities to be provided in the Units)

Sl. No.	Heading	Specifications for the units:
1.	<b>FOUNDATION</b>	R.C. foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911.
2.	<b>SUPERSTRUCTURE</b>	Reinforced concrete framed structure using minimum M30 / M40 grade concrete complying with IS-456/IS 1893/IS 13920 and Fe 500 Steel reinforcement complying with IS-1786.  ----- RCC structure designed for the highest seismic consideration against zone III or as stipulated by code, ensuring better safety.
3.	<b>WALLS</b>	

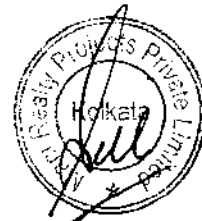
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	(a) External walls	Common Clay bricks/Fly Ash bricks/or reinforced concrete walls.
	(b) Internal Walls	Common clay bricks/Fly Ash bricks/And/or reinforced concrete walls.
4.	<b>ULTIMATE ROOF</b>	
	Ultimate Roof	Reinforced concrete roof with appropriate waterproofing and an under deck insulation system to the top floor flat.
5.	<b>CEILING</b>	
	a) Living, Dining, Entrance Foyer, Bedrooms, Study, Servants quarter, Store and other areas	Bare Concrete Shell with outer / peripheral walls.
	b) Kitchen, Bathrooms, W.C.	Bare Concrete Shell with outer / peripheral walls.
	c) Lift lobby	Standard POP/Gypsum Board with or without drops and finished in enamel/acrylic paint.
	d) Car Park Areas	Cement & Sand Plaster finished in Cement Paint.
	e) Staircases, M & E Services rooms/shaft and utilities.	Cement & Sand Plaster with neat POP punning. Staircases will be finished with two coats of enamel/acrylic Paint.
6.	<b>FINISHES - WALLS</b> <b>APARTMENT UNITS</b>	



	(a) Living, Dining, Bedrooms, Study, entrance Foyer, Store and other areas	Bare Concrete Shell with outer / peripheral walls.
	(b) Kitchen, Bathrooms, W.C.	Bare Concrete Shell with outer / peripheral walls with vertical drainage and water line connected.
	(c) Servants Quarter	Cement & Sand Plaster with neat POP punning
7.	<b>WALL-EXTERNAL</b>	Cement & Sand Plaster with cement paint and/or texture finish/or Weather shield paint finish with glazing and/or dry cladding as per architectural drawings at designated areas.
8.	<b>WALL-INTERNAL</b>	
	(a) Corridors, Staircases, Landing and other areas.	Cement & Sand Plaster with neat POP punning finished in two coats of enamel and/or acrylic Paint.
	(b) Car Park Areas	Bare Concrete Shell with outer / peripheral walls.
	(c) Ground Floor entrance Lobby.	Cement & sand Plaster finished in combination of neat POP punning, texture paint and Marble or Granite cladding at designated areas.
9.	<b>FLOOR-FOR APARTMENT UNITS</b>	
	(a) Entrance Foyer, Living and dining	Bare unfinished to be finished by the Purchaser
	(b) Bedrooms, Study and internal staircase	Bare unfinished to be finished by the Purchaser
	(c) Master Bedroom	Bare unfinished to be finished by the Purchaser



	(d) Bathrooms, W.C.	Bare unfinished to be finished by the Purchaser
	(e) Kitchen	Bare unfinished to be finished by the Purchaser
	(f) Store and Servants quarter.	Bare unfinished to be finished by the Purchaser
	(g) Adjacent Balcony.	Bare unfinished to be finished by the Purchaser
10.	<b>FLOOR-COMMON AREAS</b>	
	(a) Staircases including landings and corridors at car park level, and typical floors.	(a) Finished in polished Green Marble or Kota stone or Pre-molded tile.
	(b) Lift lobby/ Vestibule	(b) Quality imported marble with matching skirting.
	(c) Other common areas	(c) Screed concrete
11.	<b>WINDOWS</b>	Standard section of anodized/Powder coated aluminum and/or UPVC casement with clear toughened glass inserts matching fittings and will be provided with guard bars.
12.	<b>FITTED DOORS</b>	The Main shutter to the flat will be finished with Sal wood door frame with flush shutters having spirit polish teak veneer finished over the surface facing to the drawing room with Lock fittings. The remaining flat woodwork will be completed by the Purchaser.



13.	<b>SANITARY WARES</b>	Will be installed by the Purchaser.
14.	<b>CP FITTINGS</b>	Will be installed by the Purchaser.
15.	<b>PIPING SYSTEM</b>	Dual piping system
16.	<b>KITCHEN</b>	Will be installed by the Purchaser.
17.	<b>TV/TELEPHONE POINTS</b>	Telephone wiring from the Ground Floor to be terminated to the AD Box in the flat.
18.	<b>LIGHTNING PROTECTION</b>	Lightning Protection-In compliance with IS 2309.
19.	<b>WATER PROOFING</b>	Water proofing to floors of kitchen, Bathrooms, W.C., Balcony, Planter Boxes, Terraces (in coordination with the Purchaser), Landscape Deck, Ultimate Roof, Pool and Open terraces.
20.	<b>DRIVEWAY</b>	(a) Reinforced concrete slab with hardener to car park/driveway with patches of Stone and/or pavers block and/or bituminous compound work.
		(b) Duly finished greeneries at designated places around driveway.
21.	<b>AIR CONDITIONING</b>	In the flats in the scope of the Purchaser.
22.	<b>FIRESUPPRESSION &amp; DETECTION</b>	(a) Provision of adequate fire fighting system with wet risers and fire sprinklers connected to Fire Reservoir and fire pumps.
		(b) Evacuation points and refuge platforms for human safety as per regulation.
		(c) Smoke detectors and fire sprinklers in common areas and flats.





		(d) Both way Public Address system at all floors.
23.	<b>ELECTRICAL WIRING &amp; FITTINGS</b>	Electrical job is in the scope of the Purchaser barring:
		(a) Electrical call bell at main entrance door.
		(b) Telephone point / wiring terminated in the Drawing Room.
		(c) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms terminated at the entrance of the flat.
		(d) Connection of Intercom/EPAX with the Reception & Security, and with all other apartments of the complex.
24.	<b>POWER &amp; BACKUP</b>	(a) 24 x 7 Power
		(b) Through Generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 1 (one) Watt per Square foot of the built-up area of the said Unit controlled by electric circuit breaker.
		(c) Instant change over between mains and auto synchronized DG set
25.	<b>SECURITY</b>	
		(a) CCTV monitoring for common areas



	(b) All flats will be equipped with interactive burglar/security alarm system with switch installed in all bedrooms and near the entrance door in the living/dining.
	(c) Video door phone at the entrance of the flat.

**IN WITNESS WHEREOF** the Parties have executed these presents the day month and year first above written

**SIGNED SEALED AND DELIVERED** by  
the **LESSEE** at Kolkata in the presence of:

*Handwritten signature*  
Kunal Nandi  
20, Gur Road  
Kolkata - 700020

**ABASAN REALTY LLP**

*Handwritten signature*  
Designated Partner

**SIGNED SEALED AND DELIVERED** by  
the **DEVELOPER** at Kolkata in the  
presence of:

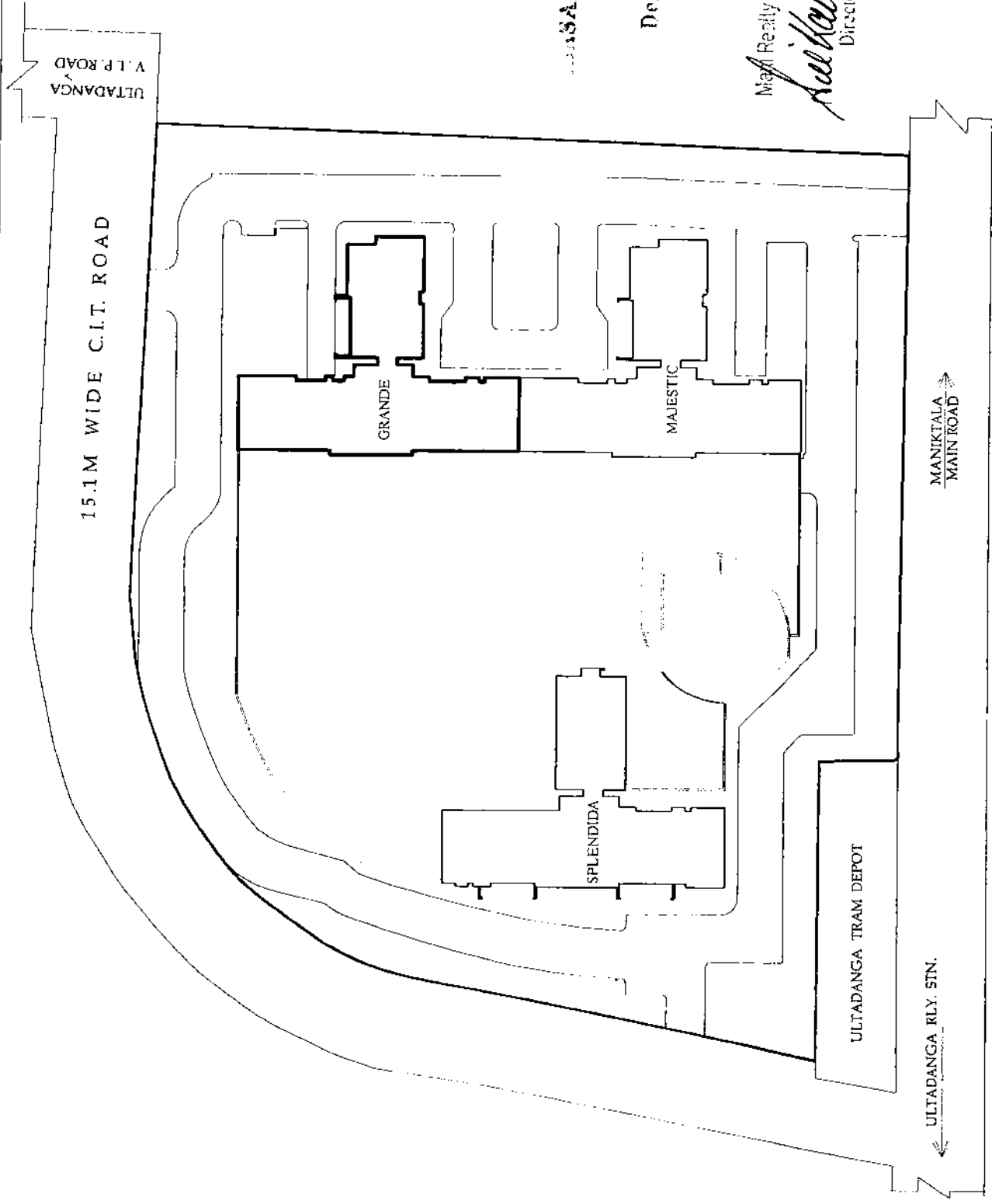
*Handwritten signature*  
S/O late Kinon mukherjee  
Kone Chowdhury  
P O Kone, P S Bhubaneswar,  
Howrah - 711114

Mani Realty Projects Private Limited  
*Handwritten signature*  
Director/Authorized Signatory

*Handwritten signature*  
Drafted by me

*Handwritten signature*  
Adv.

**ARJUN KARMAKAR**  
Advocate  
Enrollment No.- F/1618/2014  
Citycivil Court at Calcutta



MANISAN REALTY LLP

*[Signature]*  
Designated Partner

Mani Realty Projects Private Limited

*[Signature]*  
Director/Authorized Signatory

15.1M WIDE C.I.T. ROAD

ULTADANGA V.L.F. ROAD

GRANDE

MAJESTIC

SPLENDIDA

ULTADANGA TRAM DEPOT

ULTADANGA RLY. STN.

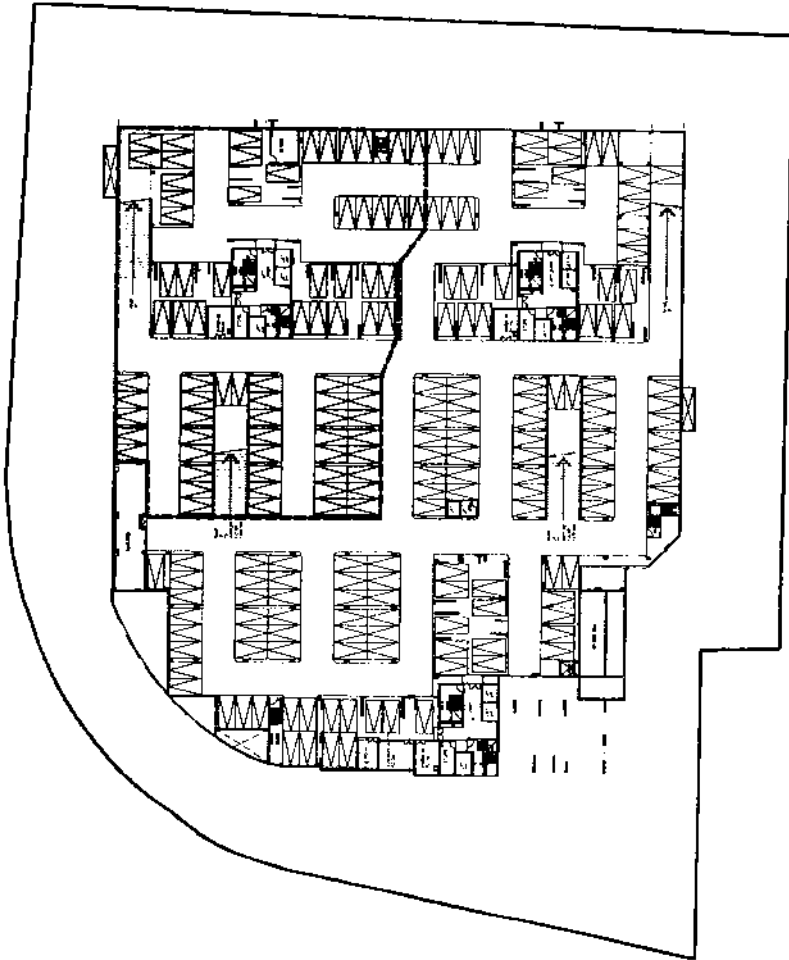
MANIKTALA MAIN ROAD

THE FIRST PLAN (SHEET-1) FORMING PART OF THE FOREGOING DOCUMENT DEPICTING THE "EXCLUDED AREAS" IN THE PROJECT "MANI IMPERIAL" AT PREMISES NO. P 1/3 C.I.T, SCHEME VII(M), KOLKATA, P.S: MANIKTALA, S.R: SEALDAH, WITHIN WARD NO. 032 OF THE KOLKATA MUNICIPAL CORPORATION.

NOTE:-

1. Outline of the said completed tower "Grande" not being the subject matter of this agreement shown thus within "GREEN" borders.

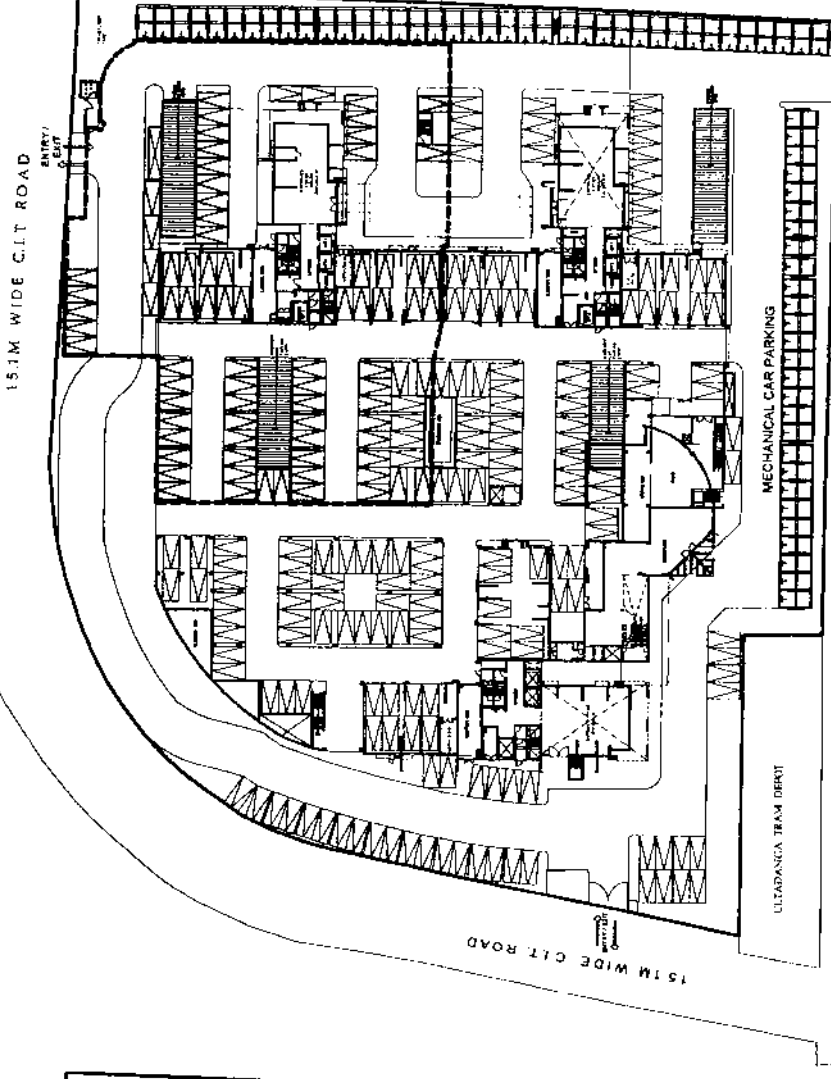




BASEMENT PLAN

ABASAN REALTY LLP

*[Signature]*  
Designated Partner



GROUND FLOOR PLAN

Mani Realty Projects Private Limited

*[Signature]*  
Director/Authorized Signatory

THE FIRST PLAN (SHEET-2) FORMING PART OF THE FOREGOING DOCUMENT DEPICTING THE "EXCLUDED AREAS" IN THE PROJECT "MANI IMPERIAL" AT PREMISES NO. P 1/3 C.I.T, SCHEME VII(M), KOLKATA, P.S: MANIKTALA, S.R: SEALDAH, WITHIN WARD NO. 032 OF THE KOLKATA MUNICIPAL CORPORATION.

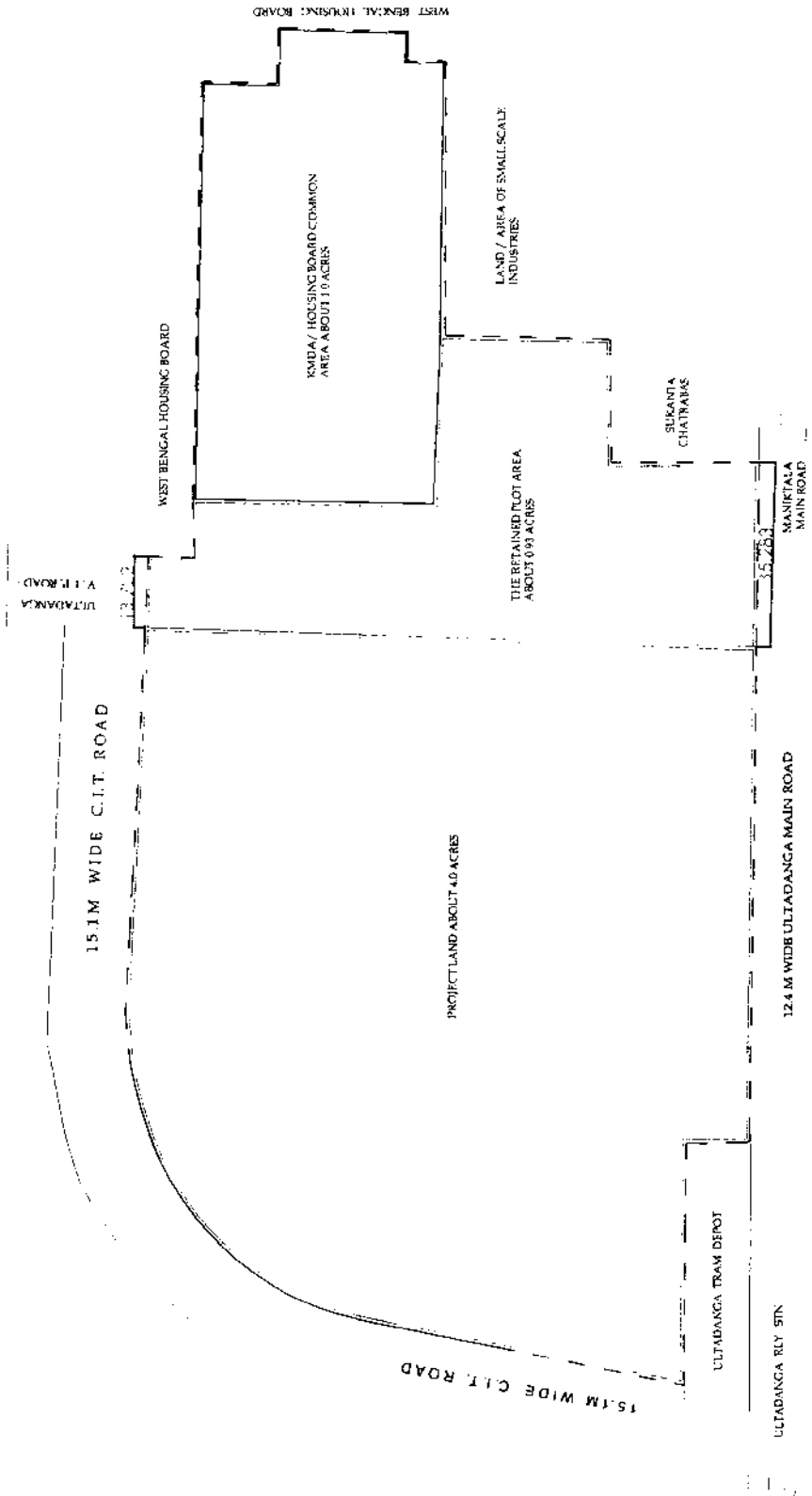
NOTE:-

1. The 160 numbers of car parking spaces excluded from the scope of this agreement and lying situated in the Basement floor, Ground floor and the Open compound, shown thus within "GREEN" borders.
2. The 2 numbers car parking spaces for visitors are shown in "BLUE" borders.
3. The total number of excluded carparks are hence 162 numbers.

IMPERIAL



SCALE:-N.T.S



**ABASAN REALTY LLP**  
*WJW*  
 Designated Partner

*Sudhant Prasad Bhowmik*  
 Director / Authorized Signatory  
 Mani Realty Private Limited

**NOTES:-**

1. The said plot containing an area of 5.93 acres shown thus within "BLUE" borders.
2. 1.00 acre land being the KMDA/ Housing Board Common area is shown thus within "GREEN" borders.
3. 0.93 acre land being the KMDA retained area, shown thus within "BROWN" borders.
4. The 4.00 acres Leased Plot / said premises being the subject matter of development shown thus within "RED" borders.

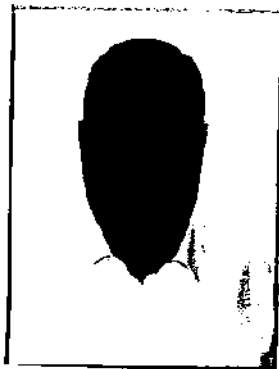
THE SECOND PLAN FORMING PART OF THE FOREGOING DOCUMENT AND CONCERNING MUNICIPAL PREMISES NO. P-1/3, CIT SCHEME VII(M), KOLKATA-700054 WITHIN WARD NO. 32 OF KMC, P.S. MANIKTALA AND S.R. SEALDAH.











INTERNAL













SCALE:NTS

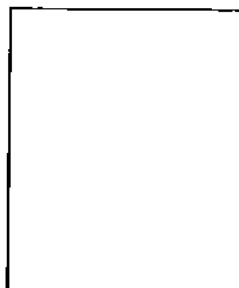
# SPECIMEN FORM FOR TEN FINGER PRINTS



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



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



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



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

GRN Details

GRN: 192021220075183441 Payment Mode: Online Payment  
GRN Date: 09/09/2021 19:47:27 Bank/Gateway: ICICI Bank  
BRN: 67156751 BRN Date: 09/09/2021 20:09:10  
Payment Status: Successful Payment Ref. No: 2001742437/3/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MANI REALTY PROJECTS PVT LTD  
Address: 164/1, MANIKTALA MAIN ROAD KOLKATA-700054  
Mobile: 8420033346  
Depositor Status: Buyer/Claimants  
Query No: 2001742437  
Applicant's Name: Mr Arjun Karmakar  
Identification No: 2001742437/3/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount ₹
1	2001742437/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001742437/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.



A  
3  
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W  
T

ABASAN REALTY LLP

Designated Partner





*Handwritten signature or initials, possibly "RMS", written in black ink.*



भारत सरकार  
Unique Identification Authority of India

नामांकन क्रम / Enrollment No.: 1088/47429/00987

To  
हरी प्रसाद शर्मा  
Hari Prasad Sharma  
S/O. Sanwar Mai Sharma  
Flat No. 1, Flat-501, Block E 20, O.C. Gangually Sarani  
L.R. Sarani  
L.r.sarani  
Circus Avenue Kolkata  
West Bengal 700020  
9830041111

16/07/2016  
381633925



MA816339252FT



आपका आधार क्रमांक / Your Aadhaar No. :

**6120 1323 3828**

मेरा आधार, मेरी पहचान



हरी प्रसाद शर्मा  
Hari Prasad Sharma  
जन्म तिथि / DOB : 27/05/1966  
पुरुष / Male



**6120 1323 3828**

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

SRIKANT JHUNJHUNWALA

SANJAY JHUNJHUNWALA

30/09/1987

Permanent Account Number

AGRPJ9513C

*Srikant Jhunjunwala*  
Signature



भारत सरकार  
GOVT OF INDIA



07062013

*Srikant Jhunjunwala*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AALCS6142H

नाम / Name MANI REALTY PROJECTS PRIVATE LIMITED

निगमन / गठन की तारीख /  
Date of Incorporation/Formation 31/01/2008



Validity unknown

Signed by : Income Tax PAN  
Services Unit, IITDEL

Date : 06/07/2021 09:10:21  
Reason : Document Signer  
Location : India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Mani Realty Projects Private Limited

Director/Authorized Signatory





শ্রীকান্ত জুনজুনওয়ালা  
Srikant Jhunjhunwala  
পিতা : সঞ্জয় জুনজুনওয়ালা  
Father : Sanjay Jhunjhunwala  
সময়কাল / DOB : 30/09/1987  
পুরুষ / Male



6358 1313 6520

আধার - সাধারণ মানুষের অধিকার

*Srikant Jhunjhunwala*



ভারত সরকার  
Government of India

ঠিকানা:  
3/1, কুইন্স পার্ক, বালিগঞ্জ,  
কোলকাতা, বালিগঞ্জ, পশ্চিম বঙ্গ,  
700019

Address:  
3/1, QUEENS PARK, Ballygunge,  
Kolkata, Ballygunge, West Bengal,  
700019

6358 1313 6520

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Government of West Bengal

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

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062001742437/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Hari Sharma 20, O. C. Ganguly Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Land Lord [Abasan Realty LLP]			 10/09/21
2	Mr Srikant Jhunjhunwala 164/1 Manicktala Main Road, City:- , P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054	Representative of Developer [Mani Realty Projects Private Limited]			 10/09/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Arjun Karmakar Son of Late R C Karmakar City Civil Court, City:- Kolkata, , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr Hari Sharma , Mr Srikant Jhunjhunwala			 10/09/2021

(Kaushik Ray)

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

### Major Information of the Deed

Deed No :	I-1606-03531/2021	Date of Registration	13/09/2021
Query No / Year	1606-2001742437/2021	Office where deed is registered	1606-2001742437/2021
Query Date	08/09/2021 5:50:39 PM		
Applicant Name, Address & Other Details	Arjun Karmakar 164/1 , Manicktala Main Road,Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, PIN - 700054, Mobile No. : 8420033610, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 87,27,27,264/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,520/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Manicktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: C I T SCHEME NO.VII(M), , Premises No: P1/3, , Ward No: 032 Pin Code : 700054

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	4 Acre	1/-	87,27,27,264/-	Property is on Road
Grand Total :				400Dec	1/-	8727,27,264 /-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Abasan Realty LLP</b> 20, O. C. Ganguly Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mani Realty Projects Private Limited</b> 164/1 Manicktala Main Road, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.: AAxxxxxx211,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Hari Prasad Sharma</b>                      Son of Late Sanwamal Sharma 20, Q. C. Ganguly Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: ALxxxxxx7E, Aadhaar No: 61xxxxxxxx3828                      Status : Representative, Representative of : Abasan Realty LLP (as Designated Partner)</p>
2	<p><b>Mr Srikant Jhunjhunwala (Presentant )</b>                      Son of Mr Sanjay Jhunjhunwala 164/1 Manicktala Main Road, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: AGxxxxxx3C, Aadhaar No: 63xxxxxxxx6520 Status : Representative, Representative of : Mani Realty Projects Private Limited (as Authorised Signatory)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Arjun Karmakar</b>                      Son of Late R C Karmakar                      City Civil Court, City Kolkata, . P.O. G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN: 700001</p>			

Identifier Of Mr Hari Prasad Sharma, Mr Srikant Jhunjhunwala

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Abasan Realty LLP	Mani Realty Projects Private Limited-400 Dec

On 10-09-2021

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

Presented for registration at 19:44 hrs on 10-09-2021, at the Private residence by Mr Srikant Jhunjhunwala ,

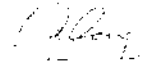
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 10-09-2021 by Mr Hari Prasad Sharma, Designated Partner, Abasan Realty LLP (LLP), 20, O. C. Ganguly Sarani, City:- , P.O:- Lalajapat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Arjun Karmakar , , Son of Late R C Karmakar , City Civil Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 10-09-2021 by Mr Srikant Jhunjhunwala , Authorised Signatory, Mani Realty Projects Private Limited (Public Limited Company), 164/1 Manicktala Main Road, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24 Parganas, West Bengal, India, PIN:- 700054

Identified by Mr Arjun Karmakar , , Son of Late R C Karmakar , City Civil Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

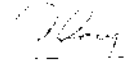


**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

On 11-09-2021

**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 87,21,21,284/-



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

On 13-09-2021

**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/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online - Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2021 8:12PM with Govt. Ref. No: 192021220075183441 on 09-09-2021, Amount Rs: 21/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 67156751 on 09-09-2021, Head of Account 0030-03-104-001-16

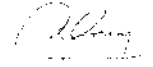
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 500/-, by online -- Rs 75,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 201598, Amount: Rs.500/-, Date of Purchase: 04/09/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2021 8:12PM with Govt. Ref. No: 192021220075183441 on 09-09-2021, Amount Rs: 75,020/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 67156751 on 09-09-2021, Head of Account 0030-02-103-003-02



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

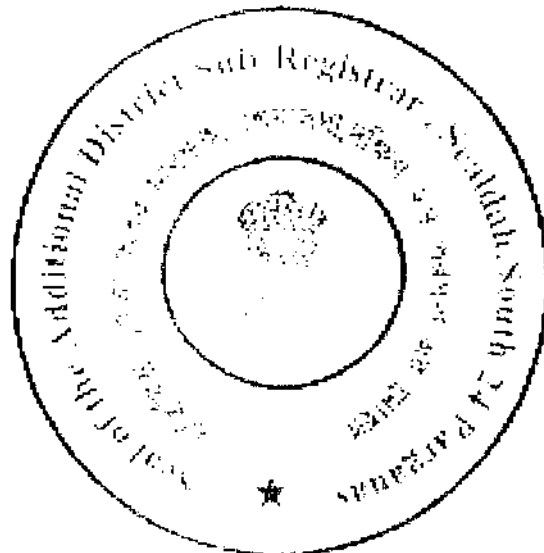


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 142991 to 143050

being No 160603531 for the year 2021.



Digitally signed by Kaushik Ray  
Date: 2021.09.15 14:50:28 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/09/15 02:50:28 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)