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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted the Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document

12-358/15
15/10/25

JOINT DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 20th day of June ~~September~~ Two Thousand Twenty Five

Alongi's Rega Adv

BETWEEN

PARTIES:

OWNERS:

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 16 OCT 2025
 16 OCT 2025

37372

30 MAY 2025

No.....Rs. 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27



Amrita Ghosh
Co- Biplob Ghosh
vill - Belachandi
P.O - Gocharon
P.S - Joy nagar
Dist - 24 Pgs (S)
743391

District Sub-Registrar
Registrar Unit 7 (2) of
Registration Office
Alipore, South 24 Parganas
25 SEP 2025

~~Identified by me
Alongi, A.S.V.
S/o, Jahangir Das
28/1, Judges Court Road
P.O. P.S. Alipore
Kol-27~~

1. **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519] ("Owner 1")
2. **UMA KYAL**, wife of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ABDPK2889B] [Aadhaar No. 7198 7662 5923] ("Owner 2")
3. **ANURAG KYAL**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGIPK4906H] [Aadhaar No. 5217 2735 8314] ("Owner 3")
4. **SWETA KYAL**, wife of Anurag Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AFXPG8803P] [Aadhaar No. 2440-3320-0783] ("Owner 4")
5. **UMESH KYAL & OTHERS [HUF]**, [PAN AAAHU2146P], a hindu undivided family, represented by its Karta Umesh Kyal, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519] ("Owner 5")
6. **ANURAG KYAL HUF**, [PAN AALHA4202P], a hindu undivided family, represented by its Karta Anurag Kyal, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [PAN AGIPK4906H] [Aadhaar No. 5217 2735 8314] ("Owner 6")
7. **SEEMA KYAL**, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ADPPD3013J] [Aadhaar No. 6735 3975 9286] ("Owner 7")
8. **BALKRISHAN KYAL**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ABDPK2892E] [Aadhaar No. 2627-7669-6204] ("Owner 8")
9. **BALKRISHAN KYAL & OTHERS HUF**, [PAN AACHB2734G], represented by its Karta Balkrishan Kyal, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 [PAN ABDPK2892E] [Aadhaar No. 2627 7669 6204] ("Owner 9")
10. **PRITI KYAL**, wife of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station



District Sub-Registrar-IV
Registration No. 164/164/41
Registration Date
Alipore, South 24 Parganas

26 SEP 2025

- Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AJKPK7575P] [Aadhaar No. 8175 1883 0898], ("Owner 10")
11. **RISHI KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AFTPK7464G] [Aadhaar No. 6009 1283 0434], ("Owner 11")
 12. **UNNATH KYAL**, son of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN IANPK7176J] [Aadhaar No. 7348-3834-3751] ("Owner 12")
 13. **RISHI KYAL HUF**, [PAN AAFHR7188R], a hindu undivided family, represented by its Karta Rishi Kyal, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [PAN AFTPK7464G] [Aadhaar No. 6009 1283 0434] ("Owner 13")
 14. **RAHUL KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGHPK1359F] [Aadhaar No. 7487 0793 4912] ("Owner 14")
 15. **SAKSHI KYAL**, wife of Rahul Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), [PAN APKPK3417Q] [Aadhaar No. 3007 7888 5993] ("Owner 15")
 16. **RAHUL KYAL HUF**, [PAN AAPHR7018J], a hindu undivided family, represented by its Karta Rahul Kyal, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 [PAN AGHPK1359F] [Aadhaar No. 7487 0793 4912] ("Owner 16") and
 17. **GOVINDRAM KYAL & OTHERS HUF**, [PAN AABHG6891A], a hindu undivided family, represented by its Karta Balkrishan Kyal, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 [PAN ABDPK2892E] [Aadhaar No. 2627 7669 6204] ("Owner 17")
 18. **KYAL DEVELOPERS PRIVATE LIMITED** [PAN: AABCK3070E and CIN: U70109WB1995PTC076151], a company incorporated under the provisions of the Companies Act, 2013 having its registered office Premises No.122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026, hereinafter referred to as **Developer** represented by its Director **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519] ("Owner 18")



District Sub-Registrar IV
Registration Unit
Alipore, South 24 Parganas

25 SEP 2025

All 1 to 18 are collectively hereinafter referred to as the "Owners" (which expression shall, unless repugnant to the context, include each of their respective successors-in-interest and permitted assigns) of the **One Part**.

And

KYAL DEVELOPERS PRIVATE LIMITED, [PAN: AABCK3070E and CIN: U70109WBT995PTC076151], a company incorporated under the provisions of the Companies Act, 2013 having its registered office Premises No.122/IR, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026, hereinafter referred to as **Developer** represented by its Director **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519] hereinafter referred to as the "**Developer**" (which expression shall mean and include its successors-in-interest and/or permitted assigns) of the **Other Part**:

The "**Owners**" and the "**Developer**" are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

Whereas:

A. Each of the Owners have represented and warranted to the Developer that:-

- (i) The Owner Nos. 1 to 18, are respectively the full and absolute owners of their respective several pieces and parcels of land of diverse nature/classification and varied measurements, collectively admeasuring 1876 decimals, more or less, comprised in R.S. Dag Nos. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121 corresponding to L.R. Dag Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 respectively, R.S. Khatian Nos. 654, 367, 555, 532, 615, 661, 223, 643, 132, 128, 184, 185, 181, 562, 182, 186/1, 512, 391, 416, 403, 629, 188, 189, 630, 521, 629, 630, 187, 409, 557, 391 appertaining to several L.R. Khatian Nos. 4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4958, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319, situate at Mouza Jirangacha, Police Station Kashipur, District South 24 Parganas, , as detailed in **First Schedule** hereto, (collectively, "**Project Land**" and individually/independently "**Land Parcel**");



District Sub-Registrar-IV
Registrar MS 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

- (ii) each of the concerned Owners have acquired title to their respective Land Parcels by and under their respective title deeds;
 - (iii) each of the Land Parcels are free from all Encumbrances (*defined hereinafter*) and have been in the respective vacant, peaceful and physical possession of the concerned Owners;
- B. Each of the Owners being respectively desirous of commercially exploiting their respective Land Parcels, and in view of each of the Land Parcels and/or being in the immediate vicinity, each of the Owners decided/agreed to collectively develop and/or to cause collective development of the Project Land as a composite development, with the intent and object of generating and reaping greater profits and revenues for the mutual benefit and advantage of each of the Owners in proportion to their respective land holdings.
- C. The Developer is engaged in the business of real estate development, having the infrastructure, man power and financial means, and has entered into this agreement for the purpose of constructing and developing real estate projects over the entire Project Land (*defined hereinafter*).
- D. In view of the aforesaid, the Owners approached the Developer to undertake, inter alia the development of the Project Land on the clear and unequivocal understanding that the development of the Project Land would be contingent and/or dependent on the Developer having the sole and exclusive right and authority to develop the entire Project Land;
- E. The Project shall be developed in phases.
- F. The Developer acting on, the above representations of the Owners, has agreed to develop the Project (*defined hereunder*) on the Project Land, at its cost and expenses, on the condition that the Developer will construct the Project in accordance with the Plans and Specifications (*defined hereunder*) formulated by it and pay to the Owners, the Owners' Share (*defined hereunder*) in terms of this Agreement, in consideration of the Owners transferring / conveying the Project Land in favour of the Intending Transferee and/or the Association (*defined hereunder*) and/or the Developer, as the case may be, as per the provisions of the RERA (*defined below*), and in the manner setout hereunder.
- G. The Developer has offered to construct and develop the Project comprising villas/ building/s as per the existing building bye laws, rules and regulations, and subject to grant of Approvals (*defined hereunder*) by the relevant Government Agency (*defined hereunder*), with Common Area (*defined hereunder*), amenities and facilities, and market the same, as per the terms and conditions of this Agreement, and in conformity with all Applicable Laws.
- H. In pursuance of the aforesaid understanding, the Owners and the Developer have agreed to reduce the terms and conditions of this Agreement into writing as follows.



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

Now Therefore, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration (the sufficiency whereof is hereby mutually acknowledged), the Parties with the intent to be legally bound, hereby agree as follows:-

Article 1

Definitions and Interpretation

1.1 Definitions

In addition to any other terms which are defined in this Agreement, and unless the context otherwise requires, each of the following terms, when used in this Agreement shall have their respective meanings assigned to them in this Article:

"Agreement" shall mean this Agreement together with each of the Schedules and Annexures stated herein and/or attached hereto and/or incorporated herein by reference or otherwise, as the case may be, as may be amended in writing by the Parties from time to time by way of letters and/or supplemental agreements and/or addenda to this Agreement.

"Applicable Law(s)" shall mean and include all applicable Indian laws, statutes, enactments, acts of legislature or parliament, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directives, orders, binding actions etc. of any Governmental Authority, tribunal, board, court, as updated or revised or amended from time to time.

"Association" shall mean an association of allottees/owners of the Units formed under the applicable laws and/or any body/organisation as determined and specifically identified by the Developer at its sole and absolute discretion;

"Commonly Used Areas And Facilities" shall mean the commonly used areas and portions of the Project as also the commonly used facilities and infrastructure, which may be made available by the Developer to the Intending Transferee(s) to access and/or facilitate the use and enjoyment of the Project, each as determined and specifically identified by the Developer at its sole and absolute discretion.

"Conversion" shall mean the issuance of the certificate by the concerned competent authority in this regard, granting and recording the conversion of the land use of a particular Land Parcel from its recorded use to residential use, and the term **"Converted"** shall be construed accordingly.

"Deposits" shall mean each of the pre-intimated amounts received by the Developer from an Intending Transferee as deposits and/or as sinking funds, corpus deposits etc. by whatever name called, including but not limited to, deposits towards municipal rates and taxes, commercial surcharge, land revenue, duties, charges and other outgoings, and also the deposits towards the proportionate costs and expenses for the maintenance and management of the Commonly Used Areas And Facilities including the proportionate share of, inter alia, the municipal rates and taxes, commercial surcharge and land revenue in respect of the Commonly Used Areas And Facilities, and further all other deposits applicable and/or pre-agreed to be



District Sub-Registrar-IV
Registration WS 7 (R) of
Registration Office
Alipore, South 24 Parganas

25 SEP 2025

realized from the Intending Transferee(s), each as determined by the Developer at its sole and absolute discretion and/or as maybe required under the relevant law(s), the frequency, quantum and heads whereof shall be also be determined by the Developer from time to time at its sole and absolute discretion and will be held by the Developer till the same (subject to such deductions as may be applicable) are transferred to the Association or made over to the body/authority to be constituted in due course under the relevant statues for maintenance and management of the Project and shall included deposits to be taken from the Intending Transferee(s) for providing permanent electric connection to the Intending Transferees, who all shall be required to pay the deposits for electric meter/connection as per demand by the West Bengal State Electricity Distribution Company Limited (WBSEDCL) and/or other competent agencies.

“Developer’s Authorised Representative” shall mean **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 having Income Tax PAN No. **AGCPK9667R** or such other person as may from time to time be authorised by the Developer.

“Development Rights” in the context of each Land Parcel and/or the Project Land shall mean and include all rights, titles, interests and privileges therein and/or on the constructions thereon, which rights, interests and privileges shall include without limitation, inter alia, the right to:-

- (a) enter into and retain continuous unhindered, unimpeded, unrestricted, unconditional, peaceful access to and physical control of each of the Land Parcels without any hindrance, impediment, restriction, prohibition etc. for the purpose of developing, constructing and completing the Project;
- (b) commercially exploit the Project Land by way of execution and implementation of the Project thereon, and to deal with the Project in terms of this Agreement;
- (c) determine at its sole discretion, the detailed design and components of the Project as also the mode and manner of execution and implementation thereof, subject to the understanding that the Project will be constructed with the basic specifications as detailed in the **Second Schedule** hereunder written, on the clear and unequivocal understanding and agreement that such detailed specifications may be altered and/or changed and/or modified and/or substituted as may be required by the Developer from time to time at its absolute discretion subject to being compliant with the basic scheme and subject to being permissible under the Applicable Law(s) for the time being in force;
- (d) have the Project Land surveyed and the soil tested;
- (e) prepare and make necessary applications to the relevant Governmental Authorities and/or other bodies/authorities and/or to revise, modify or amend such applications, with the assistance of the Owners, or as the constituted attorney of the Owners, as the case may be, as may be determined by the Developer from time to time at its sole discretion, for the smooth execution and implementation of the Project including for



District Sub-Registrar-IV
Registration (S/S : 42) of
Registration, 1908
Alipore, South 24 Parganas

25 SEP 2025

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obtaining connections of water, electricity and all other utilities and facilities as also permits for cement, steel and other controlled building materials, if any;

- (f) prepare and/or cause to be prepared the plans of/for the Project including the revisions, alterations, modifications etc. thereto as the Developer may deem fit and proper and/or as maybe permissible under the Applicable Law(s) for the time being in force, and furthermore to make necessary applications for the approval, sanction, modification, revision, addition, alteration, etc. of such plan(s) in the manner so prescribed under the Applicable Law(s), and to sign, execute and deliver all writings, undertakings and agreements as may be necessary in connection with the aforesaid;
- (g) appoint architects, surveyors, engineers (civil, structural, mechanical, electrical amongst others), contractors, specialists, valuers, consultants, agencies, service providers and other Person(s) in connection with the execution and implementation of the Project, on the understanding that an international architect of good repute will be appointed for the Project, each of whom shall have the unhindered, unimpeded and unrestricted right to enter into and/or access each of the Land Parcels and/or the Project Land, as the case maybe;
- (h) construct and/or lay internal roads, drainage facilities, water supply facilities, sewage disposal facilities and electricity supply lines and/or other required facilities;
- (i) determine (in the manner as required under the Applicable Law(s)) the mode, manner, calculation, of the carpet area and also the carpet area of balcony, terrace(s), and/or other areas (both open and/or covered) etc. of the several and/or all the spaces to comprise in the Project and intended to be sold and/or alienated, and to change the same from time to time, as maybe so permitted, at the discretion of the Developer ; carry out the publicity and marketing of the Project, and the sales of designated and/or demarcated part(s) and portion(s) of the Project intended to be sold in such a manner as may be determined by the Developer ,
- (j) sell and/or create any manner of right, title or interest over/in respect of the various areas comprising the Project in pursuance of this Agreement, at such prices, on such terms and conditions and in favour of such Person(s) as the Developer may determine,
- (k) sell, convey and otherwise transfer, dispose of, alienate, deal with, assign, lease, grant licenses etc. and/or create third party rights over/in/in respect of any part or portion of the Project, in such a manner as the Developer may deem fit and proper including but not limited to the right to convey, transfer, dispose of the same (in pursuance of the powers granted herein and/or in pursuance of this Agreement), and to execute all agreements, deeds, documents in respect thereof, to receive and deal with the proceeds and/or the revenues generated therefrom/in respect thereof, in the manner stipulated in this Agreement;
- (l) mortgage, create any charge, lien etc., on/in respect of any and/or all the Land Parcels and/or the Project Land and/or any part or portion thereof and/or on/in respect of the buildings and the other constructions/improvements constructed/made on any part or portion of the Project Land, in order to obtain financial assistance from any bank(s)



District Sub-Registrar-IV
Registrar WS 7 (2) of
Registration 13812
Alipore, South 24 Parganas

25 SEP 2025

and/or financial institution(s) and/or NBFCs and/or other persons as identified by the Developer for the purpose of execution and implementation of the Project;

- (m) secure the occupancy certificate, completion certificate, approvals, certificates, consents relating to fire, sewage, airport clearance, and all other certificates/approvals/licenses/consents required for the execution and implementation of the Project;
- (n) develop the Project under the brand name of the Developer and/or its associates/affiliates, as the Developer may determine at its discretion, and to display and advertise the name, brand name etc. of the Developer and/or its associates/affiliates at such parts and portions of the Project Land, as the Developer may deem fit and proper;
- (o) establish/incorporate/identify such entity(ies) as the Developer may determine to assume the obligations, liabilities and costs connected with the management and maintenance of the Project and/or to entrust/assign/delegate such obligations, liabilities and costs to such entity(ies) as may be determined by the Developer;
- (p) do, execute and perform such other acts, deeds, things, etc., as may be required to ensure the smooth execution, implementation and completion of the Project, including those incidental and/or related to any of the rights stated herein, without any objection being raised by and/or behalf of the Owners on any ground whatsoever or howsoever, subject, however, to the Developer complying with its obligations under this Agreement.

"Developer's Share" shall have the meaning ascribed to such term in **Clause 3.3** of this Agreement.

"Effective Date" shall have the meaning ascribed to it in Article 2.8;

"Encumbrances" or **"Encumber"** in so far it relates to each Land Parcel shall mean mortgages, pledges, equitable interests, hypothecations, encumbrances, title defects, title retention agreements, liens, charges, lis pendens, liabilities, claims, demands, prohibitions, wakfs, debutors, trusts, bargadars, bhag-chasis, occupants, tenancies, thika tenancies, leases, trespassers, encroachments, acquisitions, requisitions, attachments, alignments, Third Party claims, demands etc. whatsoever or howsoever, commitments, restrictions, prohibitions or limitations of any nature including restriction on use, transfer or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, and/or any agreement, whether conditional or otherwise,

"Execution Date" shall mean the date of execution of this Agreement.

"Extra Charges" shall mean the extra amounts paid by and/or the reimbursements received from an Intending Transferee by the Developer towards any extra charges, including but not limited to, club fit out charges, , Association formation, generator charges, , together with the charges and expenses allied/related thereto, charges towards electrical infrastructure (such as costs and expenses for transformer, sub-station, HT panel, cabling and allied equipment



District Sub-Registrar-IV
Registrar UrS 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

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installed for supply of electricity, etc.), VRV-AC charges, unit fit out charges if any (furniture including modular kitchen, furnishings, swimming pool and/or for any other additional amenities such as horticulture, golf cart etc.), charges/fees towards/in lieu of having sanctioned any deviations from the sanctioned plan(s) in the construction, as stipulated in the relevant statute governing the same, legal fees, legal expenses, stamp duty, registration fees and other incidental and allied costs, expenses, of all deeds, documents, agreements, collected from the Intending Transferee etc., each as determined by the Developer at its sole and absolute discretion.

"Force Majeure" shall mean any delay, obstruction, interference, impediment, obstacle etc. whatsoever in the work of construction or in the performance by the Developer of any of its obligations stipulated herein, resulting from any cause which has or may reasonably be expected to have a material adverse effect on the Developer's rights or duties to perform its obligations under this Agreement including any delay, obstruction, interference etc. caused by:

- (i) fire or explosion;
- (ii) natural calamity and/or disaster, any act of God, earthquake, lightning, flood, environmental issues and/or any other unforeseeable severe weather conditions;
- (iii) riots, civil disturbances, insurrection, enemy action, epidemic/pandemic, quarantine, embargoes, blockades, war (declared or undeclared), civil commotion, terrorist action, litigation, bandh, armed conflict, lockdown, curfew, acts of government and/or of any Governmental Authority;
- (iv) temporary or permanent interruption and/or failure of any utilities necessary for and/or in connection with the development of the Project and/or serving the Project;
- (v) injunctions or orders or restrictions (including restriction on movements, lockdown, curfew) imposed by any government entity/Governmental Authority;
- (vi) delay in the grant of electricity, water, sewerage and drainage connection or any other approval or clearances or permission or sanction by the Government or any statutory authority;
- (vii) any prohibitory order, notice, rule, notification, advisory of/from the court and/or sanctioning authorities and/or any of the Governmental Authorities and/or statutory bodies and/or the municipal corporation/municipality, Zilla Parishad, Panchayat and Rural Development Authority and any other authority, statutory or otherwise;
- (viii) events effecting construction activities at site or restricting or restraining the Developer to achieve completion of the Project or any part thereof within the agreed time, due to any act of the Government, statutory or local authority or any judicial pronouncement, Court order or injunction; and
- (ix) any other event beyond the control of the Developer.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

"Governmental Authority" shall mean: (a) any national, state, city, municipal or local government, governmental authority; and/or (b) any agency or instrumentality of any of the authorities referred to in (a) above; and/or (c) any non-governmental regulatory or administrative authority, body or other organization, to the extent that the rules, regulations, standards, requirements, procedures or orders of such authority, body or other organization having the force of law; and/or (d) any competent court or tribunal; and/or (e) HIDCO.

"HIDCO" shall mean the West Bengal Housing Infrastructure Development Corporation Limited, a Government of West Bengal company incorporated under the provisions of the Companies Act, 1956, and the Planning Authority as appointed by the Government of West Bengal vide order No. 1490/HI/HGN/NTP/1M-1/98, in respect of the Planning Area declared as such under Notification No. 14231/HI/HGN/NTP/1M-1/98, dated 27th August, 1999, presently having its registered office at 35-1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata - 700 156.

"Identified Person" shall have the meaning ascribed to such term in **Clause 5.1(e)** of this Agreement.

"Intending Transferee" shall mean any Person intending to acquire: (a) any manner/nature of right, title or interest in any identified unit/constructed space at the Project; and/or (b) the permission to park vehicle(s) in the vehicle parking space(s) at the Project, each as identified by the Developer .

"Interest" shall mean the interest to be calculated on any amount at the rate of 2% above SBI PLR, per annum.

"Land Parcel" shall have the meaning ascribed to such term in **Recital A (i)** of this Agreement.

"Outgoings" shall mean all the rates, taxes, property taxes, assessments, land revenue and all other outgoings by whatsoever name called, payable in respect of each of the Land Parcels, each together with interest and penalty thereon, if any.

"Owners' Authorised Representatives" shall have the meaning ascribed to such term in **Clause 8.2.1** of this Agreement.

"Owners' Cure Period" shall have the meaning ascribed to such term in **Clause 14.1.2.1** of this Agreement.

"Owners' Event of Default" shall have the meaning ascribed to such term in **Clause 14.1.1** of this Agreement.

"Owners' Share" shall have the meaning ascribed to such term in **Clause 3.3** of this Agreement.

"Person(s)" shall mean any individual, sole proprietorship, unincorporated association, body corporate, corporation, company, firm, partnership, limited liability company, limited liability partnership, joint venture, Governmental Authority, trust, hindu undivided family, union,



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

8 5 SEP 2025

association, or any other entity or organization, and where permitted, that person's respective successors, permitted assigns and permitted transferees.

"Project" shall mean the development comprising of one or more of such several components as may be determined by the Developer, proposed to be carried out by the Developer on the Project Land (the proportion and/or area of each component as also the manner and phases of construction of the same to be determined by the Developer).

Project Land shall mean the aggregate of individual Land Parcels

"Sales & Marketing Expenses" shall mean being on account of sales/brokerage expenses and on account of marketing expenses, which shall be borne by the Developer.

"Sale Proceeds" shall mean the amounts received by the Developer from an Intending Transferee in lieu of transfer/alienation of any Unit and/or any part or portion of the Project together with the amounts, if any, received from the Intending Transferee towards the permission granted to park vehicles, preferential location charges (PLC), nomination charges, Interest if any received from any Intending Transferee on any delayed payment made by the Intending Transferee, the amount if any received from any Intending Transferee as compensation on cancellation of an agreement executed with such Intending Transferee, but the term shall not mean or include:

- (a) the Deposits;
- (b) the Extra Charges;
- (c) the Taxes;
- (d) payment of any taxes, fees, duties, costs, expenses or any other charges by whatever name called;
- (e) the amounts received by way of loan(s) from any bank(s), financial institution(s), etc. identified by the Developer to finance the construction and implementation of the Project;
- (f) any amount refunded/paid and/or agreed to be refunded/paid to any Intending Transferee on any account whatsoever or howsoever after adjustments if any on such amount, notwithstanding and without prejudice to the obligation of the Owners to also so refund/pay any amount to an Intending Transferee if the same has been disbursed to the Owners.

"Security" shall have the meaning ascribed to such term in Article 4 of this Agreement.

"Security Deposit" shall have the meaning ascribed to such term in Article 4 of this Agreement.



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District Sub-Registrar-I
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

"Taxes" shall mean each of the amounts levied/charged/received from/upon any Intending Transferee towards GST etc. and/or any other fees, taxes, cesses, assessments, duties, levies, impositions etc. by whatever name called, whether applicable at present or levied in the future, with retrospective effect or otherwise, and shall mean and include the increments thereof.

"Third Party" shall mean any Person that/who is not a signatory to this Agreement.

"Title Deeds" shall mean and refer to all the documents represented by the concerned Owners as evidencing their respective ownership, right, title and interest over and in respect of their respective Land Parcels including those as identified by the Developer, with the documents whereunder each of the Owners have acquired freehold title to their respective Land Parcels.

"Title Rectification" shall have the meaning ascribed to such term in **Article 9** of this Agreement.

"Transfer" (including with correlative meaning, the terms, **"Transferred"** and **"Transferability"**) shall mean to transfer, sell, assign, pledge, mortgage, hypothecate, create a security interest in or Encumbrance on/in/over, place in trust, exchange, gift or transfer by operation of law or in any other manner.

"Units" shall mean the various flats/ units/ apartments/ villas, constructed spaces and car parking spaces to be used for residential purposes and to be comprised in the said Project to be ultimately held and/or owned by Intending Transferees on ownership basis.

"RERA" shall mean the Real Estate (Regulation & Development) Act, 2016 and the Rules framed there under for West Bengal State.

1.2 Interpretation

In the interpretation of this Agreement, the following rules of interpretation shall apply, unless the contrary intention appears:

- 1.2.1 references to any law shall include any statutes and/or rules and/or regulations made or guidelines issued thereunder, and any other rules, regulations, guidelines, policy statements, orders or judgments having the force of law, and in each case, as amended, modified, restated or supplemented from time to time;
- 1.2.2 where a word or phrase is defined, other parts of speech and grammatical forms and the cognate variations of that word or phrase shall have the corresponding meanings;
- 1.2.3 headings have been incorporated in this Agreement only for convenience of reference, and shall not in isolation or otherwise be considered or affect the construction or interpretation of this Agreement;



2
District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

- 1.2.4 reference to this Agreement or to any of the provisions hereof shall include all amendments and modifications made to this Agreement in writing from time to time by the Parties hereto;
- 1.2.5 in the event of any inconsistency between the Articles and the Schedules/ Annexures hereto, the Articles of this Agreement shall prevail;
- 1.2.6 words in the singular include the plural and vice versa, and words importing any gender include all genders;
- 1.2.7 a reference to a Clause, a Sub-Clause, an Article, a Schedule or an Annexure is a reference to a Clause, a Sub-Clause, an Article, a Schedule or an Annexure, as the case may be, of, or to, this Agreement;
- 1.2.8 the Recitals, Schedules and Annexures comprise a part of the operative provisions of this Agreement, and references to this Agreement shall include references to the Recitals, Schedules and Annexures hereof/hereto;
- 1.2.9 the term "or" shall not be exclusive, and the terms "herein", "hereof", "hereto" and "hereunder" and other terms of similar import shall refer to this Agreement as a whole and not merely to the specific provision where such term(s) may appear;
- 1.2.10 each of the representations and warranties provided/recorded in this Agreement are independent of the other representations and warranties in this Agreement, and unless the contrary is expressly stated, no Recital or Clause in this Agreement limits the extent or application of another Recital or Clause;
- 1.2.11 the words "include", "including" and "amongst others" shall be construed without limitation, and further shall be deemed to be followed by "without limitation" or "but not limited to", whether or not they are followed by such phrases or words of like import;
- 1.2.12 the words "directly or indirectly" mean directly or indirectly through one or more intermediary Persons or through contractual or other legal arrangements, and "direct" or "indirect" shall have the correlative meanings;
- 1.2.13 an obligation of a Party to do something shall include an obligation to ensure that the same shall be done, and an obligation on the part of a Party not to do something shall include an obligation not to permit, suffer or allow the same to be done;
- 1.2.14 all approvals/consents to be granted by any of the Parties under this Agreement and/or any mutual agreements to be arrived at between the Parties, shall be in writing;
- 1.2.16 for the purposes of this Agreement, the "knowledge" of the Party of a fact, matter, circumstance or thing, shall include facts, matters or things which such Party knew of or ought reasonably to have known of, following due enquiry.



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

Article 2

Grant of Development Rights

- 2.1 In lieu of the consideration recorded herein, on and from the Execution Date each of the Owners hereby authorize, permit and grant in favour of the Developer the sole irrevocable and exclusive Development Rights in respect of each of their respective Land Parcels comprising the Project Land together with all benefits, privileges and rights appurtenant and/or attached thereto and/or accruing thereto/therefrom furthermore, the Developer shall, *inter alia*, have the absolute and exclusive right to enter into, access, hold and use each of such Land Parcel(s) and to develop and deal with the same in terms of these presents,
- 2.2 In lieu of the consideration recorded herein and subject to fulfilment and performance, by the Owners and each of them, of all their obligations to the satisfaction of the Developer, the Developer accepts the aforesaid grant of the Development Rights in respect of each of the Land Parcels and/or the Project Land, and agrees to undertake the development of the Project Land being a part and parcel of the Project at its own costs and expenses.
- 2.3 It is further clarified and understood that on and from the Execution Date:-
 - 2.3.1 the Owners will not retain any right to Transfer and/or deal with their respective Land Parcels and/or the Project Land other than in the manner stipulated herein;
 - 2.3.2 the Developer shall be entitled to commence the work of construction to the extent the same is permissible under Applicable Law on any one or more of the Land Parcels as the Developer may determine; and
 - 2.3.3 the Developer shall be entitled to enter into and retain continuous unhindered, unimpeded, unrestricted, unconditional, peaceful access to and physical control of each of the Land Parcels and/or the Project Land;
- 2.4 The Owners and each of them hereby agree and undertake that the grant of the Development Rights to the Developer, subject to the terms of this Agreement, are on an irrevocable basis, free and clear of all Encumbrances.
- 2.5 The Owners and each of them shall, without any demur or delay or cavil, co-operate with the Developer and do all acts, deeds, things, etc., that may be required or deemed desirable by the Developer to give effect to the provisions of this Agreement, including but not limited to signing and submitting any plans, applications, consents, proposals, permissions etc. to various Governmental Authorities and/or bodies/authorities, to enable the Developer to, *inter alia*, exercise its Development Rights with respect to each of the Land Parcels and/or the Project Land.
- 2.6 It is agreed that the Developer shall implement and execute the development and construction of the Project Land and/or each of the Land Parcel, as a part and parcel of the Project itself and/or through the agencies of/by third parties nominated by the



District Sub-Registrar
Registrar U/3 (2) of
Registration 1950
Allpore, South 24 Parganas

8 SEP 2023

Developer and/or Person(s) identified by the Developer, on the account of and at the cost of the Developer.

- 2.8 Developer The Owners agree, acknowledge and understand that the completion of execution of development agreement, fulfilment of the obligations contained in Clause 5.1(a) by the Owners and fulfilment of obligations similar to the ones specified in Clause 5.1, are conditions precedent for the commencement of the obligations of the Developer under this Agreement and no development shall be undertaken unless the same is achieved by the Developer. The obligations of the Developer under this Agreement shall commence on and from a date ("Effective Date") to be notified by the Developer to the Owners Developer Developer Developer.
- 2.9 The Owners shall handover the vacant and peaceful possession of the Project Land on the Execution Date to the Developer.

Article 3

Consideration

- 3.1 The consideration in lieu whereof the Owners have granted the Development Rights to, unto and in favour of the Developer is:- (i) the Developer agreeing to undertake the planning, sanction, construction and completion of the Project Land and/or each of the Land Parcel, as a part and parcel of the Project and/or the Project, at its own costs and expenses; and (ii) the receipt (subject to and in accordance with the terms hereof), by the Owners from the Developer, of the Owners' Share in the manner stipulated herein.
- 3.2 The consideration in lieu whereof the Developer has accepted the grant of the Development Rights from the Owners and has agreed to commercially exploit the Project Land, *inter alia*, by undertaking the construction and completion of the Project Land and/or each of the Land Parcel, as a part and parcel of the Project and/or the Project at its own costs and expenses, is the receipt by the Developer of the Developer's Share in the manner stipulated herein.
- 3.3 Subject to the provisions of Article 3.4 hereto,
- (i) 30 % (Thirty percent) of the amounts comprising the Sale Proceeds relating to the Project Land shall belong collectively to the Owners ("Owners' Share");
- and
- (ii) 70 % (Seventy percent) of the amounts comprising the Sale Proceeds relating to the Project Land shall belong to the Developer ("Developer's Share"),

it being unequivocally agreed and understood between the Parties that three separate accounts will be opened with any scheduled bank for development of the Project on the Project Land. These three separate accounts shall be (i) "Sale Proceeds Account", (ii) "Escrow/RERA Account" and (iii) "Disbursement Account". All Gross Sales Proceeds shall be first deposited into the "Sale Proceeds Account". On the instructions of the



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2005

Developer, the said bank will transfer 70% (Seventy Percent) out of the amount credited in the Sale Proceeds Account to the credit of the Escrow/ RERA Account for the purpose of covering cost of construction and the land cost and/or the project costs. The balance 30% of the amounts remaining in the Sale Proceeds Account, will be transferred to the Disbursement Account. Any amount which is withdrawn out of the RERA / Escrow Account shall also be transferred first to the Disbursement Account. For any amount withdrawn by the Developer from the Disbursement Account, proportionate Owners' Share shall be transferred and/or paid to the Owners on a monthly basis in the manner after making deductions, as mentioned in clause 3.5 below. All Intending Transferees will be notified about mentioning of the Sale Proceeds Account in the cheques and other instruments for making payments. The Developer shall ensure that there are explicit standing instructions to the said bank about transfer of the funds therein to the RERA Account and the Disbursement Account, as aforesaid. Provided that the above mechanism shall remain subject to any arrangement that may be stipulated by the lenders.

- 3.4 Notwithstanding the sharing ratio mentioned in this Clause 3.3 above, it is clarified that Owners' Share mentioned in this Clause 3.3 above is based and calculated on the development of the Project Land, described in the **First Schedule below**. The calculations of the sharing ratio shall be done such that the Owners Share shall at all times be equivalent to 30 % (Thirty percent) of the revenue/sale proceeds arising from the sale of the saleable area/Units relating to the measurement of the Project Land.
- 3.5 The Owners' Share shall be paid/disbursed to the Owners on a monthly basis after:-
- (a) deduction of the then applicable tax deductible at source; and
 - (b) deduction of the Taxes, if any, payable on the Owners' Share; and
 - (c) deduction of all costs and expenses incurred by the Developer for and on behalf of the Owners including those towards/on account of performing (without prejudice to its rights) any of the obligations which the Owners are/were bound and obliged to do, execute and perform; and
 - (d) deduction of any further/other amounts reimbursable/payable to the Developer and/or in terms of any other terms and conditions stipulated in this Agreement and/or in any other written understanding between the Parties.
- 3.6 Notwithstanding anything contrary contained in clauses above or elsewhere in this Agreement, the liability of the Developer to pay from time to time the Owners' Share shall always remain subject to the relevant provisions in any Applicable Law which mandates mandatory transfer of transfer proceeds of a project to separate account and the regulated withdrawal procedure from such separate account. It is also made clear that under no circumstances Owners shall demand from Developer any amount as Owners' Share out of such separate account which is otherwise not withdrawable for the time being. Provided, however, as and when any amount is withdrawn from the said separate account, the provisions of clause 3.5 shall apply to such withdrawals.



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

- 3.7 It is clarified that at the request of each of the Owners every tranche of the Owners' Share shall be disbursed in the manner stipulated hereinabove by the Developer for and on behalf of each of the Owners, by way of Cheque/RTGS/NEFT in favour of and in name of each of the Owners' respective bank accounts as per details to be provided by the Owners, and on such payment towards any tranche of the Owners' Share, by the Developer in the name of/in favour of the said Owners respective bank accounts, the same shall be deemed and/or construed to mean receipt and acceptance of the same by each of the said Owners, and the Developer shall stand absolved and discharged of its obligation in respect thereof.
- 3.8 It is further agreed and understood between the Parties that if on the date of issuance by the competent authority of the completion certificate in respect of the entire Project there remains any un-alienated Units, whether open or covered at the Project and/or at any part or portion of the Project Land, then the Owners and the Developer shall be liable for all the Tax liabilities in their respective sharing ratio. Each of the Owners in their respective sharing ratio and the Developer shall also be responsible to make payment of the Deposits for the unsold Units to the Organization and each of the Owners shall also be liable and responsible to make payment to the Developer of, *inter alia*, the Extra Charges, Taxes etc. in respect of the Owners' Share, as determined by the Developer and as are then being charged from the Intending Transferee(s).
- 3.9 The Developer shall maintain only the books of accounts and other papers connected only with the Sale Proceeds at its registered office, and the Owners' Authorised Representatives shall be entitled to inspect only such books of accounts and to make excerpts therefrom, after prior written notice of 15(fifteen) days to the Developer, and the Owners undertake and covenant not to call upon and/or demand from the Developer inspection and/or copies any other documents, papers, accounts etc. which are not pertaining to the sale proceeds of the Project.

Article 4

Security Deposit

- 4.1 In order to secure due performance by the Developer of its obligations, the Developer has agreed to deposit an interest free refundable sum of Rs 10,00,00,000/- (Rupees Ten Crores) with the Owners ("Security Deposit") in respect of their respective Project Land in the following manner:
- i. Rs.5,18,00,000/- (Rupees Five Crores Eighteen Lakhs) out of the said Security Deposit has been paid on or before execution of this Development Agreement.
 - ii. Balance Rs.4,82,00,000/- (Rupees Four Crores Eighty Two Lakhs) out of the said Security Deposit shall be paid on commencement of construction.

The Security Deposit has been secured by the Owners by grant of the unhindered, unimpeded and unrestricted right of the Developer and/or its nominee(s), designate(s), representative(s) etc, (as may be so permitted, in writing, by the Owners and each of them) to enter into and/or access the entirety of each of the Land Parcels.



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

5 SEP 2025

- 4.2 Each of the Owners undertake that each of them shall be solely liable and responsible for the refund of the Security Deposit received in pursuance of Clause 4.1 hereinabove and it being agreed that said Security Deposit shall be adjusted and appropriated out of the Owners' Share in the following manner:
- 1) 50% of the Security deposit shall be adjusted and appropriated out of the first sales out of Owners share of revenue
 - 2) 25% of the Security deposit shall be adjusted and appropriated on completion of super structure
 - 3) Balance 25% of the Security deposit shall be adjusted and appropriated on completion of project

Article 5

Obligations of the Parties

5.1 Obligations of the Owners

Each of the Owners hereby agree, undertake, covenant and confirm in respect of their respective/concerned Land Parcel to the Developer as follows:

- a) the respective Owner shall:
 - (i) sign all papers and documents, as may be so required, to enable the Developer to cause to be effected, (only if so requested in writing by the Developer) consolidation of each of the Land Parcels into a single land parcel and/or do, execute and perform such acts, deeds and things whereby each of the Land Parcels may be developed as a composite Land Parcel; and
 - (ii) sign all papers and documents, as may be so required, to enable the Developer to effect gifting and/or transfer of Land Parcels, if any to any statutory authority for the purpose of development and construction of road proposed under Land Use Development Control Plan (LUDCP) and/or any notification and/or request/order by the New Kolkata Development Authority/HIDCO and/or any other authority;
- b) sign all papers and documents, as may be so required, to enable the Developer to apply for and obtain, at the Developer's own costs and expenses, all such written consents, permissions, no-objections etc. from the Governmental Authorities and/or such other statutory or other bodies as may be required for and/or related, *inter alia*, to the development of the Project, and further to execute and/or cause the Governmental Authorities and/or the aforesaid statutory or other bodies to execute such deeds, documents etc. as may be required by the Developer ; and



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District Sub-Registrar
Registrar I/S / 100/2
Registration, 100/2
Alipore, South 24 Parganas
25 SEP 2025

- d) to establish and maintain, at their own costs and expenses, free, clear and marketable title to/over/in respect of each of the Land Parcels, and further to keep and/or take steps to ensure that each of the Land Parcels are at all times free from all Encumbrances whatsoever or howsoever, and each of the Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof;
- e) to ensure that the use, access etc. of the Developer and/or such Persons as identified by the Developer ("**Identified Persons**") over/in respect of each of the Land Parcels and/or the Project Land is not hindered or impeded or obstructed in any manner whatsoever, so far as such access for the purpose of development and construction on the Project Land, in terms of this Agreement;
- f) to continue to remain liable and responsible to pay and bear the entirety of the Outgoings for their respective Land Parcels for the period up to the date of sanction of the plan in respect of the Project and each of the Owners shall keep the Developer fully saved, harmless and indemnified in respect thereof;
- g) to immediately inform the Developer of any notice modifying, varying, suspending any rights pertaining to any part or portion of any of the Land Parcels;
- h) none of the Owners shall themselves:-
 - (i) convey, assign, alienate or part with possession or deal with or Transfer any interest or create any Encumbrance(s) in/over: (i) any part or portion of any of the Land Parcels ; and/or (ii) the rights, title and interest of the Owners over/in respect of any part or portion of any of the Land Parcels in favour of any Person, save in the manner specified in this Agreement and/or as determined by the Developer and/or as mutually agreed in writing between the Parties, it being unequivocally agreed and undertaken by the Owners that in view of, *inter alia*, the substantial investments being made by the Developer each of the Owners confirm(s) the aforesaid restriction to be reasonable and justified;
 - (ii) create a charge and/or lien and/or Encumbrance over and/or in respect of the Owners' Share;
 - (iii) induct any Person into any part or portion of the Project Land save as specifically permitted under this Agreement; and;
 - (iv) cause any obstruction or interference or impediment in the construction, development execution and implementation of the Project and/or in the exercise of the Development Rights by the Developer;
- i) from time to time and within such time frames, as may be determined, by the Developer and notwithstanding the obligations of the Owners as mentioned in clause 5.1 (a) and (b) above, to sign, execute and deliver such applications, plans, instruments, papers, deeds and documents, and undertake and execute all



Dist Sub-Registrar
Registrar (WS 7 (2))
Registration 1808
Alipore, South 24 Parganas

25 SEP 2025

such acts, deeds and things as may be requested by the Developer , from time to time, for submission to any statutory or competent authority or otherwise, or for any other purpose as the Developer may determine, in order to enable the Developer to exercise its rights and/or to fulfill its obligations stipulated herein, and further the Owners and/or each of them shall provide the Developer with any documentation and information relating to any part or portion of the Project Land as may be required by the Developer from time to time;

- j) as and when required by the Developer , to appear before the concerned Governmental Authorities and/or government departments and/or officers and also all other state, executive, judicial or quasi-judicial, municipal and other authorities and all courts and tribunals, for all matters connected with the Project Land and/or in relation to the development of the Project Land and/or each of the Land Parcel as a part and parcel of the Project and/or the execution and implementation of the Project;
- k) to act and co-operate in good faith with the Developer in all respects for the execution and implementation of the Project in terms of this Agreement, and provide all assistance as may be required/requested by the Developer to enable the Developer to implement and complete the Project;
- l) to execute and deliver registered and unregistered power(s) of attorney (each as determined by the Developer), subject to and in terms of the language agreed to in the **Third Schedule** hereto, to authorise and empower the Developer and/or its nominee(s), as may be required by the Developer for carrying out various acts, deeds and things in respect of the development and implementation of the Project and to also deal with the same;
- m) be and remain liable and responsible for each of their respective Land Parcels comprising the Project Land, including the clear and marketable title of each of the same;
- n) to comply with and fulfill each of their respective obligations as stated elsewhere in this Agreement.
- o) to pay all taxes including tax on income including GST and/or any other taxes imposed by the Central Government or the State Government in future, arising out of transfer of the Owners' Share and the same shall be paid by the Owner as and when demanded by the Developer.

5.2 Obligations of the Developer

Subject to compliance by the Owners of each of their obligations stated herein to the satisfaction of the Developer, and further subject to circumstances amounting to Force Majeure, the Developer on and from the Effective Date will:

- a) apply for sanction of the plan for the Project;
- b) apply for and obtain all permissions and clearances required to commence the



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

26 SEP 2025

development of the Project as ascertained by the Developer;

- c) endeavor to launch the Project and/or phase I of the Project within 15th February 2026
- c) endeavor to develop the Project, as the case may be, in such several phases and within such time period(s) as may be determined by the Developer at its sole and absolute discretion, within 31st June 2033, subject to a grace period of 6 (six) months thereafter and failure complete within the said timelines will entitle the Owner to claim interest @12% p.a on the unrealized amount from the allottees for sold units, from the default date till the completion date;
- d) remain responsible for material compliance with all statutory requirements, whether local or state or central, in respect of the construction and development of the Project;
- e) bear, incur and pay all the costs, charges and expenses towards the planning, sanction, construction, erection and development of the Project, material costs, labour costs and all ancillary costs for construction of the Project, including the fees payable to the architects, contractors, builders, surveyors and consultants;
- f) make proper provision for security as may be determined by the Developer
- g) pay and bear all the Outgoings in respect of the Land Parcels comprising the Project Land commencing on and from the date of sanction of the plan in respect of the Project till the date of completion of the Project, as stated hereinabove, as certified by the architect of the Project.

Article 6

Development of the Project

- 6.1 For the purpose of undertaking, *inter alia*, the planning, sanction and development of the Project, the Developer shall be entitled to :-
 - (i) appoint its own professional team; and
 - (ii) consume such floor area ratio for the entirety of the Project Land as the Developer may in its absolute discretion may decide and it will not be obligatory on the part of the Developer to consume the entirety of the Floor Area Ratio for the purpose of undertaking the said Project
- 6.2 Notwithstanding anything contained anywhere in this Agreement:
 - a) the Parties agree and acknowledge that the rights, title, interest and ownership of any and all the improvements (which shall include the Units, buildings or other structures, developments etc.) made by the Developer on any part or



7

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
25 SEP 2025

- portion of the Project Land, shall, subject to the Developer fulfilling all its obligations under this Agreement, vest solely and absolutely with the Developer, subject to compliance by Parties, and the Owners shall have no rights, title, interest or ownership to any of such improvements; and
- b) the Developer, subject to the Developer fulfilling all its obligations under this Agreement, will have all the permanent rights and entitlements to ingress, egress, roadways, pathways etc.
- 6.3 It has been agreed and understood between the Parties that the right granted to enter the Project Land will be construed as delivery of possession under Section 53A of the Transfer of Property Act, 1882.

Article 7

Borrowing and funding for the Project

- 7.1 For the purpose of raising loans from any financial institution the Owners, at the request of the Developer and from time to time as the Developer may deem necessary, cause such parts or portions of the Land Parcels as determined by the Developer from time to time together with all rights in respect thereof to be charged or mortgaged or encumbered including by way of equitable mortgage by deposit of the original Title Deeds and the originals of the other deeds and documents, if any as determined by the Developer, in favour of bank(s) and/or financial institution(s) identified by the Developer whereupon the Developer shall hand over the originals of the Title Deeds and of the other deeds and documents, if any as determined by the Developer pertaining to the concerned Land Parcels to the aforesaid bank(s) and/or financial institution(s) identified by the Developer, and each of the Owners shall do, carry out, execute and perform each of the several acts, deeds and things in respect of creation of such mortgage, charge etc. including procuring permissions if any required for the same, and signing, executing and delivering all deeds and documents as may be requested for and provided by the Developer.
- 7.2 It is clarified and understood that for the aforesaid purpose of raising funds, the Developer shall also be entitled to create a charge/mortgage/Encumbrance on all and/or any of the building(s) and other construction(s) and/or structure(s) constructed/erected on the Project Land forming part of the Project Land, and each of the Owners shall execute and/or cause the execution of such documents and deeds, and furthermore shall do, execute and perform and/or cause the doing, execution and performance of such acts, deeds and things as may be requested for from time to time by the Developer in respect thereof.
- 7.3 The Developer shall remain liable and responsible for the repayment of the aforesaid specific borrowings and shall keep each of the Owners safe, harmless and indemnified in respect thereof, it being agreed and understood that no charge shall be created over the Owners' Share for such borrowings.



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Dist Sub-Registrar-IV
Registrar (S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

- 7.4 Each of the Owners also undertake to execute, submit and make all statutory filings pertaining to the creation of the aforesaid mortgage, charge etc. pertaining to their respective Land Parcels,
- 7.5 Without prejudice to abovementioned obligations of the Owners, each of the Owners shall authorize and empower the Developer and/or its nominee(s) to do, carry out, execute and perform various acts, deeds and things in respect of creation of such mortgage, charge, Encumbrance etc. including signing and executing all necessary deeds and documents.
- 7.6 The Owners shall also provide and render all necessary co-operation and assistance to the Developer as may be required to amend or extinguish any of the aforesaid mortgage rights and/or other Encumbrances.

Article 8

Authority

8.1 Authority in favour of the Developer

- 8.1.1 In order to facilitate the Developer to undertake the Project and/or for speedy construction, erection, completion and implementation of the Project, and to, *inter alia*:
- (a) exercise the Development Rights;
 - (b) exercise the rights granted under Articles hereinabove;
 - (c) gift in favour of any Government Authorities as also sell, license, lease, Transfer, Encumber or otherwise dispose of and/or deal with and/or alienate and/or create Third Party rights, interest over/in respect of:
 - (i) any part or portion of the Project Land and/or the Project; and/or
 - (ii) an undivided share in any part or portion of the land comprised in each of the Land Parcels,

without prejudice to and in addition to each of the other powers, rights and authorities granted by each of the Owners in favour of the Developer, each of the Owners shall appoint the Developer, as their respective constituted attorney and authorized representative, *inter alia*, for each of the aforesaid purposes in respect of each of their respective Land Parcels, and unconditionally grant to, unto and in favour of the Developer the powers stated in the **Third Schedule** hereunder written, and further the concerned Owners have on the Execution Date granted several powers in favour of the Developer and/or its nominee(s) by way of a separate power(s) of attorney, each with the intent and purpose that such powers shall be effective and operational on and from the Execution Date as applicable, and each of the Owners shall be bound by each of the acts, deeds and things done, executed and performed by the Developer and/or its nominee(s) in pursuance of such powers, and further each of the Owners hereby ratify



District Sub-Registrar-IV
Registrar (US 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 1975

and confirm and agree to ratify and confirm to be bound by all and whatsoever the Developer and/or its nominee(s) shall do or cause to be done in exercise of all the powers granted under these presents and/or in pursuance hereof, it being further agreed and understood that the grant of the aforesaid powers by the Owners shall not in any manner derogate from and/or absolve the Owners of any of their several obligations.

- 8.1.2 Each of the Owners hereby agree to execute and register further requisite documents, including specific power(s) of attorney as may be required by the Developer from time to time,
- 8.1.3 Each of the Owners acknowledge and accept that on and from the Execution Date, as applicable, and further by virtue of this Agreement, the Developer, subject to the Developer fulfilling all its obligations under this Agreement, has acquired a substantial interest and right in each of their respective Land Parcels of the concerned Owners, and thus, each of the powers granted in favour of the Developer including those under these presents as also under the abovementioned and several other powers of attorney that may be executed from time to time, being coupled with interest and consideration, are and none of the Owners shall be entitled to withdraw such authority.
- 8.1.4 It is agreed that any of the abovementioned powers/authorities may be granted/delegated by the Developer to any nominee(s) of the Developer.
- 8.1.5 It is further agreed and understood that the powers granted by the Owners to the Developer shall not absolve the Owners from their respective liability and responsibility to sign all necessary documents and papers to enable the Developer to make, file and obtain necessary sanctions, permissions etc., save those which are the exclusive responsibility of the Developer, and to do, execute and perform such acts, deeds and things as may be requested from time to time by the Developer, as also to fulfill and perform each of their several obligations and duties as stipulated in this Agreement.
- 8.1.6 It is further clarified and understood that despite the grant of the aforesaid powers and authorities in favour of the Developer, the Owners shall, as and when requested by the Developer, themselves sign, execute and register/lodge for registration such deeds, documents, applications, etc. as may be requested from time to time by the Developer.
- 8.2 Owners' Authorised Representative**
- 8.2.1 Each of the Owners, vide respective resolutions passed in their respective board meetings and shareholders' meetings and/or partners' meetings, as the case may, have jointly and/or severally authorised and empowered Mr. Rahul Kyal ("**Owners' Authorised Representative**") to take all decisions etc. for and on behalf of each of the Owners, each of which decisions shall be final, conclusive and binding on each of the Owners.
- 8.2.2 The Owners' Authorised Representative shall also be present, as and when requested by the Developer, for the execution and registration of any deeds, documents, applications etc.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act, 1908
Alipour, South 24 Parganas

25 SEP 2025

- 8.2.3 Any notice given to any of the Owners' Authorised Representatives shall be deemed to have been given/issued to the Owners.

Article 9

Title of the Land Parcel(s)

- 9.1 The due-diligence investigations, inspections, observations, reviews etc., conducted by/of the Developer in respect of the Land Parcels shall not be deemed to mean and/or construe acceptance and/or confirmation by the Developer of the freehold title of each of the Owners to their respective Land Parcels, and thus the same shall not release any of the Owners from any of their obligations under this Agreement or derogate from their representations hereunder, and furthermore the same shall not impose any liability on the Developer, it being agreed and understood that the Developer has executed these presents solely and exclusively relying upon and based on the representations of the Owners in this regard.
- 9.2 The entering into the transaction stated herein and/or the conduct of the due-diligence investigations shall neither derogate from the rights of the Developer under this Agreement nor from any future claims of the Developer in respect of any defects, issues etc. or the failure of any of the Owners to meet any obligation under this Agreement.
- 9.3 The Developer shall obtain necessary insurance policy to keep its title in the Project Land insured as per the provisions of RERA. It being agreed that the cost of such insurance for the Project Land shall be shared between the Owners in their land owning ratio respectively, which shall be deducted from the Owners' Share from disbursements to be made by the Developer under the terms of this Agreement, as applicable.
- 9.4 In the event at any time any of the Parties hereto become aware of any Encumbrance to and/or defect in the title of and/or any other issue pertaining to any of the Land Parcels and/or in the event any Encumbrance(s) and/or defect(s) in the title of any Land Parcel and/or any other issue is ascertained by the Developer, the concerned Party shall immediately inform the Owners' Authorised Representative or the Developer's Authorised Representative, as the case may be, of the same.
- 9.5 In the event the Developer is of the opinion (which opinion shall be final and binding on the Owners) that any Encumbrance to/over and/or title defect and/or any other defect, issue, etc., in any of the Land Parcels severally or materially affects the rights and/or interests of the Developer, the Encumbrance and/or defect and/or issue has to be resolved/rectified by the respective Owner of such Land Parcel at the cost and expense of the respective Owner within the time period of 90 (ninety) days of issuance of notice by the Developer, or such other period as may be mutually agreed to by and between the Developer's Authorised Representative and the Owners' Authorised Representative, and in the manner as mutually decided by the Developer's Authorised Representative and the Owners' Authorised Representative, such that the rights and interests of the Developer to/over the Project Land as also the right of the Developer



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

to develop and deal with the Project is and remains unhindered and without any Encumbrance. The respective Owner shall resolve/rectify such Encumbrance(s) and/or defects to the satisfaction of the Developer ("**Title Rectification**") within the aforesaid mutually agreed time period ("**Rectification Period**").

- 9.6 Without prejudice to the rights of the Developer including those as stipulated in Article 14 hereinbelow as also the obligation of the Owners as stipulated herein, in the event the respective Owner fails and/or neglects to carry out the Title Rectification within the Rectification Period, the Developer shall be entitled, as the constituted attorney and agent of each of the Owners, to do, execute and perform at the cost, expense, risk and liability of the respective Owner, such acts, deeds and things for and behalf of each of the defaulting Owners, to carry out such Title Rectification including but not limited to executing and registering necessary deeds and documents, and on and from the Execution Date, each of the Owners appoint the Developer as their respective constituted attorney and authorized representative, *inter alia* for the aforesaid purpose in respect of each of their respective Land Parcels, and unconditionally grant to, unto and in favour of the Developer the irrevocable powers in respect thereof. Each of the Owners shall be bound by each of the acts done, executed and performed by the Developer in pursuance of these powers, and further each of the Owners, ratify and confirm and agree to ratify and confirm and to be bound by all and whatsoever the Developer shall do or cause to be done in pursuance of the aforesaid powers. The cost incurred by the Developer if any in this regard shall be adjusted by the revenue to be received by such respective Owner and it is made clear that the respective Owner shall not be entitled to any revenue share until the Title Rectification has been done.
- 9.7 In the event that the Encumbrance and/or defect is not resolved/rectified to the satisfaction of the Developer within the Rectification Period and the Developer determines that the Encumbrance and/or defect is material, then it may exercise the right to terminate this Agreement for such part or portion of the Project Land, which would entail the consequences enumerated in Article 14 hereinbelow or claim damages against the respective Owner who has committed such default.

Article 10

Documentation

- 10.1 The Developer shall have the right to enter into, sign, execute and deliver all documents, deeds, etc. for the sale, /Transfer etc. of any space, area, Unit, open or covered area(s), etc. and/or for granting any manner of right or interest in/to and/or the permission to use any space or area (open or covered), at any part or portion of the Project in terms of these presents and/or in respect of any part or portion of the Project Land, each in its own name, in such a manner as the Developer may determine at its sole and absolute discretion, subject to the Developer complying with all its obligations and all the other terms and conditions of this Agreement.
- 10.2 The format and contents of each of the agreements, deeds, documents etc. pertaining to the Transfer/alienation of any part or portion of the Project shall be such as determined by the Developer.



7

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration 1908
Alipora, South 24 Parganas
25 SEP 2025

Article 11

Management and maintenance of the Project

- 11.1 It is agreed that the Developer shall manage, maintain and administer the Project until formation of the Association, and after formation of the Association, the management and maintenance of the Project shall be entrusted to the Association subject to and in accordance with the terms in respect thereof as stipulated by the Developer.

Article 12

Representations and warranties

- 12.1 Each of the Owners and the Developer hereby represents and warrants as under:
- 12.1.1 it is respectively duly organized and validly existing under the laws of India, and respectively has the full power and authority to enter into this Agreement and to perform its respective obligations under this Agreement; and
- 12.1.2 the execution and delivery of this Agreement and the performance by each Party of its respective obligations under this Agreement has been duly and validly authorised by all necessary corporate actions on the part of such Party, and if called upon, each Party(ies) shall provide copies of all documents in support thereof to the other Party(ies); and
- 12.1.3 this Agreement constitutes a legal, valid and binding obligation of each Party enforceable against it in accordance with its terms; and
- 12.1.4 the execution, delivery and performance by each Party of this Agreement and the acts and transactions contemplated hereby do not and will not, with or without the giving of notice or lapse of time or both, violate or conflict with or require any consent under or result in a breach of or default under:
- (i) Applicable Law; and/or
 - (ii) any order, judgment or decree applicable to it; and/or
 - (iii) any term, condition, covenant, undertaking, agreement or other instrument to which it is a party or by which it is bound; and/or
 - (iv) any provision of its respective memorandum and articles of association, if any, or any other similar constitutional documents.
- 12.2 Each of the Owners while repeating, reiterating and confirming each of the representations and warranties enumerated in Recital A of this Agreement, further represent, undertake and warrant the following in respect of their respective Land Parcel, it being acknowledged by each of the Owners that the Developer considers the accuracy of the representations and warranties to be an important and integral



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

25 SEP 2025

part of this Agreement, and the Developer has entered into this Agreement in reliance thereof:-

- (i) that the entirety of the Project Land is held and/or owned by the concerned Owners in compliance with all applicable land laws including but not limited to the applicable land ceiling limits prescribed under several statutes, and further the title of each of the concerned Owners to their respective Land Parcels comprising the Project Land is free, clear and marketable; and
- (ii) that each of the concerned Owners respectively have the full right and absolute power and authority to deal with their respective Land Parcels comprising the Project Land; and
- (iii) that there is no embargo on any of the Owners from dealing with their respective Land Parcels comprising the Project Land from Transferring and/or alienating the same in any manner whatsoever or howsoever; and
- (iv) that each of the concerned Owners are in compliance in all respects with all the terms and conditions contained in each of their respective concerned Title Deeds and the applicable stamp duty on each of such documents has been duly paid, with each of such documents having been duly registered with the registrar of competent jurisdiction pursuant to the applicable requirements under the Indian Registration Act, 1908; and
- (v) each of the concerned Owner hereby acknowledges and confirms that undertaking integrated development of the various plots of land forming part of the said Project Land is for their benefit and such integrated development being undertaken by the Developer will maximize the revenue receivable by each Owner.
- (vi) each of the concerned Owner shall continue to remain independent of each other excepting that the Parties have agreed to enter into this Agreement with the intent of forming a contiguous and accessible plot of land and maximizing the revenue consequent to integrated development of the Project Land
- (vii) that save and except the concerned respective Owners, no other Person and/or Third Party has any manner of right or title or interest or claim or demand over or in respect of any of the Land Parcels comprising the Project Land and/or any part or portion thereof; and
- (viii) that none of the Owners have dealt with any part or portion of their respective Land Parcels and further none of the Owners have in any manner created any Third Party right or title or interest or Encumbrance therein/thereon, or entered into any agreement, contract etc. in respect thereof; and
- (ix) that no part or portion of any of the Land Parcels is nor ever was the subject of any acquisition and/or alienation by any Governmental Authority and/or any



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

body and/or authority, statutory or otherwise, and further none of the Owners nor their respective predecessors-in-interest/title have/had received any notice of acquisition and/or alignment in respect of any part or portion of their respective Land Parcels comprising the Project Land, and there are no claims from any authority nor are there any proceedings pending nor have any proceedings in relation thereto been initiated by any Person and/or under any Applicable Law, and the Owners are neither aware of nor have knowledge of any circumstances or facts or matters which are likely to give rise to any such notices or claims or proceedings; and

- (x) that neither any of the Title Deeds nor any other document in respect of any part or portion of any of the Land Parcels have/had been deposited in favour of any Third Party or Person with the intention of creating an equitable mortgage or as security for performance of any act or for payment of any money or otherwise; and
- (xi) that each of the respective Land Parcels are free from any land charge, and all the Outgoings have been paid in full by the concerned Owners till the Execution Date, and the Owners covenant and undertake to make payment of the rates and taxes payable to the Governmental/Statutory Authorities as soon as the demand for the same is raised by the said Authorities, and each of the concerned Owners shall keep the Developer fully safe, harmless and indemnified in respect thereof in terms of this Agreement; and
- (xii) that there is no manner of boundary dispute in respect of any of the Land Parcels; and
- (xiii) that no Person(s) whatsoever has/have ever claimed any right of pre-emption over or in respect of any of the Land Parcels or any part thereof, and there are no outstanding actions, claims or demands from/with any Third Party in respect of any Land Parcel; and
- (xiv) that no part or portion of any of the Land Parcels was or is subject to any attachment under the provisions of the Public Demand Recovery Act, 1913 and/or under the Income Tax Act, 1961 and/or under any statute (central or state or local) for the time being in force; and
- (xv) that no right or easement that may be required for execution of the Project and/or appurtenant to and/or benefitting each of the Land Parcels is restricted in any manner, and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise, and no Person or Governmental Authority has any right to terminate or curtail a right or easement appurtenant to or benefitting any of the Land Parcels; and
- (xvi) that none of the Owners hold any excess land under the provisions of any statute (central or state or local); and



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2005

- (xvii) that no part or portion of any of the Land Parcels has ever been vested or been the subject matter of any vesting proceedings; and
- (xviii) that the provisions of the East Kolkata Wetlands (Conservation and Management) Act, 2006, do not apply to any of the Land Parcels; and
- (xix) that there are no legal or other proceedings pending in respect of any part or portion of any of the Land Parcels, nor have any of the Owners/their respective predecessors-in-interest/title received any written threat of any such proceeding(s), and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices etc.; and
- (xx) that no means of access to the Project Land is shared with or subject to rights of determination or requires payment to any Third Party; and
- (xxi) that there is no impediment in carrying out the mutation and/or Conversion of any of the Land Parcels; and
- (xxii) that the Project Land is capable of being developed as a composite development including by way of consolidation of each of the Land Parcels into one amalgamated land parcel; and
- (xxiii) that each of the concerned Owners have respectively been in and continue to be in continuous peaceful, vacant and physical possession of their respective Land Parcels, without any hindrance or impediment; and
- (xxiv) that as on the Execution Date there is no water body or pond or wetland within any part or portion of the Project Land; and
- (xxv) that no Third Party has claimed or acquired any manner of right in any of the Land Parcels by way of adverse possession or otherwise; and
- (xxvi) that none of the Land Parcels are subject to any covenants, restrictions, stipulations, easements, options, rights of pre-emption, adverse estate, right or interest, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable), the benefit of which is vested in or is intended to vest in Third Parties; and
- (xxvii) that none of the Land Parcels is subject to any other rights or arrangement in favour of any Third Party (whether in the nature of a public or private right or obligation), and further there is no agreement to create the same; and
- (xxviii) that no part or portion of the Project Land is affected by any notice or scheme of any local development authority or Governmental Authority; and
- (xxix) that compliance is being made and has at all times been made and shall be continued to be made with all Applicable Laws, statutes, by-laws, permits, obligations, statutory instruments and requirements with respect to each of the



Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas

25 SEP 2005

Land Parcels, its ownership, rights, title and interest, occupation, possession and use; and

- (xxx) that there is no matter which may adversely affect the Land Parcels and/or the development, usage or enjoyment of any of the Land Parcels, or cast any doubt on the rights granted to the Developer hereunder and/or in terms hereof; and
- (xxxii) that there are no outstanding or pending actions, disputes, claims or demands of any description whatsoever or howsoever in relation to the Project Land including but not limited to in respect of the title of/to each of the Land Parcels and/or the use thereof, and the Owners are neither aware of nor have knowledge of any circumstances or facts or matters which are or could be likely to give rise to any actions, disputes, claims or demands of any description whatsoever; and
- (xxxiii) that there is no order of any court or of any other statutory authority prohibiting sale and/or Transfer and/or alienation of any part or portion of any of the Land Parcels; and
- (xxxiv) that there is no "bargadar" and/or "bhagchashi" in any portion of any of the Land Parcel and/or the Project Land.
- (xxxv) that each of the Owners shall comply with all Applicable Laws, regulatory requirements, standards, guidelines and codes of practice in connection with the performance of their obligations under this Agreement, and further shall not do or permit anything to be done which may cause or otherwise result in a breach of this Agreement or cause any detriment to the transaction stated herein; and
- (xxxvi) that there are no legal, quasi legal, administrative, arbitration, mediation, conciliation or other proceedings, suits, claims, actions, governmental or other investigations, complaints, grievances, inquiries, orders, judgments or decrees of any nature made, existing or pending before any court, tribunal, statutory or governmental body, department, board or agency in respect of and/or over any part or portion of any of the Land Parcels, nor have any of the Owners/their respective predecessors-in-interest/title received any written notice of any of the aforesaid and/or any other notice which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, or the transactions stated herein and/or which may enjoin, restrict or prohibit the performance by the Owners of their respective obligations under this Agreement and/or prevent the Owners from fulfilling their obligations set out in this Agreement and/or arising from this Agreement and/or which may in any manner affect or impact the Project Land and/or the rights granted herein; and
- (xxxvii) that there is no dispute, issue etc. with any tax authorities and/or any official department(s), in India or elsewhere, which may in any manner affect or impact any of the Land Parcels and/or the rights granted herein, and none of the Owners are aware of any facts which may give rise to such dispute, issue etc.; and



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District Sub-Registrar-Iy
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 1975

- (xxxvii) that no notice, order, judgment, demand or letter requiring the taking of remedial or other action has been served on or received by any of the Owners, which may in any manner affect or impact any of the Land Parcels and/or the rights granted herein; and
- (xxxviii) that each of the Owners have a clear and unencumbered right to develop and deal with, Transfer, sub-lease, assign, alienate, mortgage, Encumber their respective right, title and interest in/over/in respect of their respective Land Parcels and every part and portion thereof and the development thereon (without prejudice to the provisions of Clause 6.4 hereof) in such a manner as the Developer may determine, without payment of any premium/consideration to any authority/body, Third Party, Person etc.; and
- (xxxix) that in relation to each Land Parcel:
- (a) no activities including any construction and/or development activities have been undertaken;
 - (b) all the terms and conditions in relation to each Land Parcel are respectively contained in their respective Title Deeds, as the case may be, and there are no other agreements, documents or letters relating to or affecting the same;
 - (c) each of the concerned Owners have in their respective possession, all the original deeds, documents and writings which are necessary to prove their respective right, title and interest to their respective Land Parcels;
 - (d) the Owners have not received any communication and/or notice from any Governmental Authority which has the effect or would or could have the effect of impacting the rights of the Owners to their respective Land Parcels in any manner whatsoever, and further the Owners are neither aware of nor have any knowledge of any circumstances or facts or matters which are likely to give rise to the issuance of any such communication and/or notice;
 - (e) none of the Owners have made and/or submitted (whether in writing or orally) any undertakings, affidavits, indemnities, representations, etc. to any Governmental Authority and/or to any Third Party in respect of any part or portion of any Land Parcel by virtue whereof any manner of Encumbrance may have been created over/in respect of any part or portion of any of the Land Parcels;
 - (f) there is no pending liability in respect of any part or portion of any of the Land Parcels that may prejudicially effect the implementation of the terms and conditions of this Agreement;
 - (g) no Person has challenged the right, title and interest of the Owners to any of the Land Parcels on any ground whatsoever, and the Owners are neither aware of nor have any knowledge of any circumstances or facts or matters which are likely to give rise to any challenge; and



Dist Sub-Registrar - IV
Registration (U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2015

(xxxx) that none of the Owners shall do any act, deed or thing whereby the Owners or the Developer are in any manner prevented and/or may in any manner be prevented from performing their respective obligations herein and/or which may affect the proposed development of the Project; and

(xxxxi) that each of the representations and warranties contained herein and/or recorded anywhere in this Agreement are true and correct and shall survive and subsist at all times, and are not and/or shall not be diluted or qualified by any due diligence exercise that may have been and/or may be conducted or undertaken by the Developer.

12.3 The Developer while repeating, reiterating and confirming each of the representations and warranties enumerated in Recitals of this Agreement, further represents, undertakes and warrants the following, it being acknowledged by the Developer that each of the Owners consider the accuracy of the representations and warranties to be an important and integral part of this Agreement, and the Owners have entered into this Agreement in reliance thereof:-

- (i) that the Developer has the full right and absolute power and authority to enter into this Agreement for development of the Project Land and the Project Land; and
- (ii) that there is no embargo on the Developer from dealing with the Project Land and, in the manner provided for in this Agreement; and
- (iii) that there is no impediment in carrying out the development of any of the Land Parcels and/or the Project Land; and
- (iv) that to the best of the knowledge the Project Land is capable of being developed as a composite development including by way of consolidation of each of the Land Parcels into one amalgamated land with the Project Land; and
- (v) that compliance is being made and has at all times been made and shall be continued to be made with all Applicable Laws, statutes, by-laws, permits, obligations, statutory instruments and requirements with respect to development of each of the Land Parcels; and
- (vi) that there are no outstanding or pending actions, disputes, claims or demands of any description whatsoever or howsoever in relation to the Developer which may materially adversely impact the performance of this Agreement by the Developer, and the Developer is neither aware of nor has knowledge of any circumstances or facts or matters which are or could be likely to give rise to any actions, disputes, claims or demands of any description whatsoever, which may materially adversely impact the performance of this Agreement by the Developer; and
- (vii) that there is no order of any court or of any other statutory authority prohibiting the Developer from performing its obligations under this Agreement; and



District Sub-Registrar-I
Registrar (S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2005

- (viii) that the Developer shall comply with all Applicable Laws, regulatory requirements, standards, guidelines and codes of practice in connection with the performance of it's obligations under this Agreement, and further shall not do or permit anything to be done which may cause or otherwise result in a breach of this Agreement or cause any detriment to the transaction stated herein; and
- (ix) that no notice, order, judgment, demand or letter requiring the taking of remedial or other action has been served on or received by the Developer, which may in any manner affect or impact any of the obligations and/or the rights granted herein; and
- (x) that pursuant to the grant of the Development Rights herein, the Developer has a clear right to develop and deal with the Land Parcels and every part and portion thereof and the development thereon (without prejudice to the provisions of any of the Clauses hereof); and
- (xi) no Person has challenged the right of the Developer to enter into this Agreement, on any ground whatsoever, and the Developer is neither aware of nor have any knowledge of any circumstances or facts or matters which are likely to give rise to any challenge; and
- (xii) that Developer shall not do any act, deed or thing whereby the Owners or the Developer are in any manner prevented and/or may in any manner be prevented from performing their respective obligations herein and/or which may affect the proposed development of the Project; and
- (xiii) that each of the representations and warranties contained herein and/or recorded anywhere in this Agreement are true and correct and shall survive and subsist at all times, and are not and/or shall not be diluted or qualified by any due diligence exercise that may have been and/or may be conducted or undertaken by the Owners.

Article 13

Title Deeds

- 13.1 It is recorded that simultaneously with the execution of these presents, each of the concerned Owners have handed over under accountable receipt to the Developer, represented by MR. UMESH KYAL, son of Late Govind Ram Kyal, [PAN AGCPK9667R] working for gain at ;22/1R, Satyendranath Majumdar Sarani, Kolkata, Post Office Kalighat and Police Station Tollygunge, the originals of each of their respective Title Deeds as and by way of security to, *inter alia*, enable the Developer to deposit the same for creation of equitable mortgage by deposit of Title Deeds in terms of these presents.



District Sub-Registrar
Registrar L
Register No.
Alipore, South 34

25 SEP 2025

Article 14

Defaults and consequences

14.1 Owners' Event of Default and consequences

14.1.1 Owners' Event of Default

In addition to and without prejudice to any of the events stipulated in this Agreement as being an event of default committed by the Owners, the occurrence of any of the following events by any of the Owners shall be deemed to be an event of default by the concerned/respective Owner ("Owners' Event of Default"):-

- 14.1.1.1 any of the Owners fail to fulfill any of their obligations stipulated in this Agreement to the satisfaction of the Developer within the respective time period(s) stipulated for the same; any of the Owners commit any default or breach of any of the covenants and/or undertakings contained in this Agreement and/or of any provision of this Agreement, whether by way of any acts of omission or commission or otherwise;
- 14.1.1.2 any misrepresentation made by any of the Owners;
- 14.1.1.3 any wilful misconduct by any of the Owners;
- 14.1.1.4 any change in the constitution and/or the shareholding pattern and/or the control of any of the Owners without the prior written consent of the Developer, which shall not be unreasonably withheld by the Developer,
- 14.1.1.5 any of the Owners has:
 - 14.1.1.5.1 a liquidator or provisional liquidator appointed over his/her/its assets or undertakings or any part of them; and/or
 - 14.1.1.5.2 ceased to pay its debts or suspended payment generally or would cease to carry on its business or become or be unable to pay its debts as and when they become due and payable; and/or
 - 14.1.1.5.3 an order of bankruptcy, dissolution, liquidation or winding up passed against it; and/or
 - 14.1.1.5.4 entered into or resolved to enter into an arrangement, composition or compromise with, or assignment for the benefit of its creditors generally, or any class of creditors, or proceedings are commenced or sanctioned such as an arrangement, composition or compromise other than for the purposes of a bona fide scheme of reconstruction or amalgamation with the prior written consent of the Developer,



Sub-Registrar-IV
Registration (S 7) of
Registration 1908
Bangalore, South 24 Bangalore

25 SEP 2025

it being clarified that any acts of commission or omission by/of any one of the Owners shall be acts of commission or omission, as the case may be, by/of such respective Owner only.

14.2 Consequences on the occurrence of an Owners' Event of Default

Upon the occurrence of an Owners' Event of Default, the Developer shall be entitled to first grant such period to the concerned/respective Owner, as the Owners' Authorised Representative and the Developer's Authorise Representative may mutually ascertain, to enable such Owner to remedy/cure the breach or default to the satisfaction of the Developer ("Owners' Cure Period"), provided however that if such default has been caused due to the occurrence of a Force Majeure event, the Owners' Cure Period shall commence only after expiry of the concerned Force Majeure event; Developer

14.3 Termination of the Agreement

- 14.3.1 Neither party hereto can unilaterally cancel or rescind this Agreement at any time unless such party is entitled to do so by express terms of this Agreement contained elsewhere herein upon default of the other party.
- 14.3.2 It is further agreed and understood that termination of this Agreement on any ground shall not release the Parties from any liability which at the time of termination had already accrued or which thereafter may accrue in respect of any act or omission prior to such termination.

Article 15

Force Majeure

- 15.1 No Party shall be deemed in default of this Agreement for any delay or failure to fulfil any obligation (including any payment obligation) hereunder so long as and to the extent to which any delay or failure in the fulfilment of such obligation is prevented, frustrated, hindered or delayed, as a direct or indirect consequence of circumstances of Force Majeure events. In the event of any such excused delay, the time for performance of such obligations shall be extended for a period equal to the time lost by reason of the delay.
- 15.2 It is agreed and understood that in the event any part or portion of any Land Parcel is acquired/vested by/in favour of any Governmental Authority provided that such acquiring/vesting has not been occasioned or caused by any of the Owners, then the compensation/award that shall be received as a consequence of such acquisition/vesting shall at the first instance belong to the Developer to be applied towards refund to the Developer of the Security Deposit together with all amounts, costs, expenses etc. disbursed/expended/incurred, by the Developer till the date of such award, and only thereafter, the balance, if any remaining, shall belong to the Owners, but without prejudice to the right of the Developer to claim and recover from the Owners and the obligation of the Owners to pay to the Developer, any further amounts costs, expenses etc. not received/accounted for. It is hereby clarified that in the aforesaid event and in



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2015

case the Developer becomes liable to pay interest to the Intended Purchasers, on the amount deposited by the Intended Purchasers towards purchase of the Units, the Owners shall pay such interest amount, proportionate to the amount received by the Owners towards the Owners' Share, at the rate prescribed under RERA.

Article 16

Indemnity

- 16.1 In addition to and without prejudice to the indemnity obligations of the Owners as enunciated/stipulated anywhere in this Agreement, each of the respective/concerned Owner and/or Owners hereby severally agree to indemnify, defend and hold harmless the Developer against and in respect of any, losses, costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered or sustained by the Developer by reason of: (i) acts of willful negligence or intentional misconduct by any of the Owners; and/or (ii) breach of the provisions of this Agreement by any of the Owners; and/or (iii) any representation and/or warranty by any of the Owners found to be misleading or untrue or any breach by any of the Owners of any representation and/or warranty contained in this Agreement; and/or (iv) any Third Party demand or claim or action in respect of any part or portion of the Project Land; and/or any issue or any claim or demand or legal proceeding in respect of/to any part or portion of the Road Land and/or Project Land; and/or (vii) acquisition and/or requisition and/or attachment and/or vesting of any part or portion of any Land Parcel; and/or (viii) failure by/of any of the Owners to fulfil their obligations under any Applicable Law and/or under this Agreement and/or (ix) on account of any claims, damages, payments, charges, expenses, recoveries etc. of any kind whatsoever in respect of the Project Land; and/or (x) any inter se disputes between/amongst any of the Owners on any ground whatsoever or howsoever.
- 16.2 It is clarified that the invocation of indemnity by the Developer shall be against the Owner and/or Owners who have committed such default.
- 16.3 The Developer hereby agrees to indemnify, defend and hold harmless the Owners against and in respect of costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered or sustained by the Owners by reason of: (i) acts of willful negligence or intentional misconduct by the Developer ; and/or (ii) breach of the provisions of this Agreement by the Developer ; and/or (iii) any representation and/or warranty by the Developer is found to be misleading or untrue or any breach by the Developer of any representation and/or warranty contained in this Agreement; and/or (iv) failure by the Developer to fulfil it's obligations under any Applicable Law.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

Article 17

Governing Law and Arbitration

- 17.1 This Agreement shall be governed by and construed in accordance with the laws of India.
- 17.2 The Parties shall make endeavors to settle by mutual conciliation any claim, dispute or controversy (each a "Dispute"), arising out of, or in relation to, this Agreement, including any Dispute with respect to the the existence or validity hereof, the interpretation hereof, the activities performed hereunder or a breach hereof. Any Dispute which can not be resolved through such conciliation within fifteen (15) days, or such extended period as the Parties hereto may agree upon, shall be finally settled in accordance with provisions of the Arbitration and Conciliation Act, 1996 and any statutory modifications or re-enactment thereof for the time being in force.
- 17.3 Such arbitration proceedings shall be conducted in Kolkata, West Bengal, India, in English language. The arbitration shall be conducted by a panel of two arbitrators, one appointed by and on behalf of the Developer and the other, appointed by and on behalf of the Owners. The said two arbitrators shall appoint the Third and/or Presiding Arbitrator, if required (hereinafter referred to as the "Arbitrators"). The decision of the Arbitrators shall be final and binding on the Parties. The Parties confirm that each Party shall be liable to bear all costs, fees and expenses relating to the Arbitrator appointed by such Party. The costs, fees and expenses related to the arbitration venue and arbitral proceedings shall be shared equally between the Parties. Notwithstanding the foregoing, the Parties confirm that the Arbitrators shall be empowered to award costs to either Party.
- 17.4 Subject to clause 17.2 and 17.3 hereinabove, the Parties submit to the exclusive jurisdiction of the Courts of Kolkata / Barasat, West Bengal, India.

Article 18

Notice

- 18.1 All routine correspondence may be carried on by electronic mails, letters, or over telephone. However, each notice, demand or other communication given or made under this Agreement shall be in writing and delivered or sent to the relevant Party to the attention of and at its address by registered post/speed post with acknowledgement due or by electronic mail as set out below (or such other address or electronic mail id as the addressee has by 5 (five) days' prior written notice specified to the other Parties). Any notice, demand or other communication so addressed to the relevant Party shall be deemed to have been delivered, (a) if delivered in person or by messenger, when proof of delivery is obtained by the delivering Party; (b) if sent by post, on the 5th (fifth) day following posting; (c) if given by electronic mail, on the date of dispatch.
- 18.2 The initial address, electronic mail id and telephone number of the Parties for the purposes of the Agreement is as follows:



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

[Faint signature]

2⁵ SEP 2025

25 SEP 2025

Owners

Attention : Rahul Kyal
 Address :
 Email : rahul@vinayakgroup.org
 Telephone : 9831151598

Developer

Attention : Umesh Kyal
 Address : 122/1R, Satyendranath Majumdar Sarani, Kolkata
 Email :
 Telephone : 9831151592

Article 19**Miscellaneous****19.1 Assignment**

None of the Owners shall be entitled to assign or transfer all or any of their respective rights and/or novate any of their respective obligations under this Agreement to any Third Party without the prior written consent of the Developer, which the Developer shall not unreasonably withhold. Further, the Developer shall also not be entitled to assign or Transfer all or any of its rights and/or novate any of its obligations under this Agreement to any Assignee/Third Party without the prior written consent of the Owners' Authorised Representatives. On Assignment by the Developer, subject to the above permission, all its rights, titles, interests, obligations and benefits of this Agreement shall absolutely and forever vest into the permitted Assignee/Third Party, to the end and intent that the said Assignee/Third Party shall be deemed to be the full, true and absolute holder of the rights and obligations under this Agreement. For the avoidance of doubt it is clarified that the exercise by the Developer of the specific rights granted elsewhere in this Agreement including but not limited to those stipulated in Clause 2.6 shall not be treated and/or construed as a breach of this covenant by the Developer.

19.2 Binding Effect

All the terms and conditions of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the successors-in-interest and permitted assigns of each of the Parties.

19.3 Severability

Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such, and in the event of any obligation or



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District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1508
Alipore, South 24 Parganas

25 SEP 2015

obligations being or becoming unenforceable in whole or in part, or to the extent that any provision of this Agreement is invalid or unenforceable or is prohibited by law, it shall for all purposes be treated as severed from this Agreement and ineffective to the extent of such invalidity or unenforceability, without in any manner affecting the remaining provisions hereof, which shall continue to be valid and binding, and the Parties shall negotiate in good faith to substitute the obligation/provision determined as being invalid or unenforceable, with such an obligation/provision which is as close as possible to the original intent of the Parties.

19.4 Waiver

No waiver of any term or condition or provision of this Agreement or of any breach of any provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach, being the Owners' Authorised Representatives in the case of the Owners. No failure or delay by a Party in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

19.5 Entire Agreement

This Agreement constitutes and sets forth the entire agreement between the Parties, and without prejudice to each of the several acts, deeds and things already done, executed and performed, this Agreement supercedes all earlier understandings (written or otherwise) between the Parties in respect of the Project Land, it being further clarified that all documents executed in writing in pursuance hereto and/or simultaneously hereto, whether registered or unregistered, shall be deemed to form and comprise an integral and inseparable part of this Agreement.

19.6 Amendment

No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by each of the Parties.

19.7 Relationship

None of the provisions of this Agreement shall be deemed to constitute a partnership between the Parties hereto, and each Party shall have the authority to bind or shall be deemed to be the agent of the other only in the manner specifically provided herein, it being clarified and understood that the Developer has not been appointed as an agent or contractor of the Owners (save as specifically stated herein), but to the contrary has been granted independent valuable rights and interest in/over each of the Land Parcels by virtue of and/or under these presents.



District Sub-Registrar
Registrar URS 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

19.8 Independent Rights

Each of the rights of the respective Parties under this Agreement are independent, cumulative and without prejudice to all other rights available to each of them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.

Notwithstanding anything contained elsewhere in this Agreement, no action shall be taken or notice shall be issued and no proceedings (including arbitration) shall be initiated by the Owners or any one of them against the Developer unless such action or notice or proceeding is consented to by at least owners of 75% area of the Project Land.

19.9 Covenants Reasonable

Each of the Parties agree that having due regard to all the circumstances, the covenants contained herein are reasonable and necessary for the protection of the Parties.

19.10 Costs and Expenses

19.10.1 All costs, charges and expenses towards stamp duty and the registration charges payable on this Agreement shall be borne and paid by Developer.

19.10.2 In the event any taxes and/or fees are payable by the Owners in relation to the development and/or implementation of the Project, the same shall be borne and paid respectively by the Owners. Similarly, in case any taxes and/or fees is payable by the Developer in relation to the development and/or implementation of the Project, the same shall be borne and paid by the Developer.

19.10.3 Each Party shall bear and pay the respective taxes payable by it, arising from or in respect of this Agreement, and shall keep each of the other Parties safe, harmless and indemnified in respect thereof.

19.11 Third Party Benefit

Nothing herein expressed or implied is intended to, nor shall it be construed to confer upon or give to any Third Party, any right, remedy or claim under or by reason of this Agreement or any part hereof.

19.12 Further Assurance

The Parties to this Agreement have negotiated in good faith. Each Party shall co-operate with each other, and execute and deliver such instruments and documents and take such other actions as may be reasonably requested from time to time by any Party in order to carry out, evidence and confirm their rights and the purpose of this Agreement.



Registrar US 7 (2, n)
Registration 1008
Alipore, South 24 Parganas.

25 SEP 2025

19.13 Counterparts

This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed to be an original, but all of which will constitute one and the same instrument.

19.14 Supersession

This Agreement will supersede all other agreements and/or any other documents executed between the Owner and/or Owners with the Developer in this regard.

The First Schedule Above Referred To

[Project Land]

ALL THAT pieces and parcels of Bastu/ Bastu Commercial land admeasuring 1876 (One Thousand Eight Hundred Seventy Six) decimals, more or less, comprised in R.S. Dag Nos. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121 corresponding to L.R. Dag Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 respectively, R.S. Khatian Nos. 654, 367, 555, 532, 615, 661, 223, 643, 132, 128, 184, 185, 181, 562, 182, 186/1, 512, 391, 416, 403, 629, 188, 189, 630, 521, 629, 630, 187, 409, 557, 391, appertaining to several L.R. Khatian Nos. 4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319, situate at Mouza Jirangacha, Police Station Kashipur, District South 24 Parganas.

The Second Schedule Above Referred to

[Specifications]

SPECIFICATIONS OF THE APARTMENT	
Structure	: RCC framed structure
Living Room / Dining Area	
Flooring	: Vitrified Tiles
Wall	: Ready to paint
Ceiling	: Ready to paint



Office of the
Registrar (D/S)
Registration
Alipore, South 24 Parganas

25 SEP 2025

Main door	:	Doors Installed
Internal doors	:	Doors Installed
Windows/ Glazing	:	Aluminum windows
Electrical	:	Modular switches
Bedrooms		
Flooring	:	Vitrified Tiles
Wall	:	Ready to paint
Ceiling	:	Ready to paint
Internal doors	:	Doors Installed
Windows/ Glazing	:	Aluminum windows
Electrical	:	Modular switches
Balcony		
Flooring	:	Tiles
Wall	:	Painted
Ceiling	:	Painted
Railing	:	Railing Installed
Electrical	:	Modular switches
Kitchen		
Flooring	:	Tiles
Wall	:	Ceramic tiles up to 2ft height above kitchen counter
Door	:	Doors Installed
Windows/ Glazing	:	Aluminum windows
Electrical	:	Modular switches
Toilets		
Flooring	:	Anti-skid Tiles
Wall	:	Tiles up to false ceiling height
Door	:	Doors Installed
Windows/ Glazing	:	Aluminum windows with provision of exhaust fan
Sanitary ware	:	WC , Wash basin
Electrical	:	Modular switches
Helper's Room		
Flooring	:	Tiles



Office of the Dist Sub-Registrar IV
Alipore, South 24-Parganas, West Bengal

25 SEP 2025

Door	:	Door Installed
Helper's Toilet	:	
Flooring	:	Tiles
Wall	:	Tiles upto Lintel Level
Door	:	Doors Installed
Windows/ Glazing	:	Aluminum windows

The Third Schedule Above Referred To

[Powers]

1. To defend possession of each of the Land Parcels comprising the Project Land and every part thereof, and also to manage, maintain and administer the Project and all buildings and constructions to be constructed thereon and every part thereof.
2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey each of the Land Parcels comprising the Project Land.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other Person or Persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other Person in his/their/its place and stead for the aforesaid purposes, and to settle and pay their fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on any Land Parcel comprising the Project Land together with any modifications/ amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/ municipal corporation and/or Zilla Parishad and/or panchayat, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.
6. To appear and represent each of the Owners before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the concerned municipality/municipal corporation/panchayat, RERA Authority, West Bengal Housing Infrastructure Development Corporation Limited ("HIDCO"), Block Land & Land Reforms Office, Collector, Additional Collector Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the pollution



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District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

control board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with any of the Land Parcels comprising the Project Land, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.

7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
8. To submit and take delivery of all the deeds, documents etc. evidencing the respective ownership, right, title and interest of the concerned Owners to, over and in respect of their respective Land Parcels including those as identified by the Developer ("Title Deeds") and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
9. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Project Land and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer .
10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at is sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
11. To ask, demand, sue for recovery and receive, of and from all Persons and/or Governmental Authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning any of the Land Parcels comprising the Project Land and/or the proposed development thereof howsoever.
12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any of the Land Parcels comprising the Project Land, including acquisition/requisition/vesting of any part or portion of the Project Land, and if deemed fit by the Developer , to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such



1

District Sub-Registrar
Registrar U/S 7 (K)
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners in each of such legal proceedings etc.

13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, plaints, petitions, written statement, memo of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners in pursuance of the powers granted herein.
14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or agreed between the Owners and the Developer .
15. To negotiate and sell and/or transfer and/or convey and/or assign and/or lease and/or let out and/or deal with and/or pledge and/or mortgage and/or charge and/or hypothecate and/or create a security interest and/or encumber and/or place in trust and/or exchange and/or gift and/or transfer by operation of law and/or in any other manner any part or portion of any of the Land Parcels comprising the Project Land and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, on such terms and to such persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer .
16. To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title defect and/or any other defect, issue etc. in any of the Land Parcels as identified by the Developer ,at the cost and expense of the Owners, such that the rights and interests of the Developer to/over the Project Land as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.
17. To sign, execute, deliver, enter into, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declarations and all other documents in connection with rectification of the title of any of the Land Parcels comprising the Project Land.
18. To sign, execute deliver, enter into, present for registration and admit execution of all papers and documents, as may be so required, to enable the Developer to effect gifting and/or transfer of lands out of the Project Land if required by the Developer , to the New Kolkata Development Authority/HIDCO and/or any other statutory authority and/or any other entity as agreed for the purpose of development and construction of road proposed under Land Use Development Control Plan (LUDCP) and/or any notification and/or request/order by the New Kolkata Development Authority/HIDCO and/or any other authority.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

19. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with any of the Land Parcels comprising the Project Land or any part or portion thereof, *inter alia*, for the sale, lease, license, assignment, mortgage, creation of any Encumbrance etc. (though not including and/or amounting to transfer / conveyance) in/over/in respect of any of the Land Parcels comprising the Project Land and/or any part or portion thereof and/or any undivided share and/or interest therein and/or any buildings/improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of this Agreement, on such terms and to such Persons as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer .
20. To arrange for financing from any banks and/or financial institutions upon such terms and conditions as may be applicable and to secure such finance by mortgaging the Project and/or parts/portions thereof and each of the Land Parcels comprising the Project Land and/or parts/portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the each Land Parcel comprising the Project Land and the originals of other deeds and documents by way of equitable mortgage and/or by executing simple mortgage and/or by creating English mortgage as also by creating a charge in respect of the Developer's share (as mutually agreed between the Owners and the Developer), and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.
21. To hand over and/or deliver the various parts and/or portions of any of the Land Parcels comprising the Project Land and/or the Project and/or the building(s)/improvements to be constructed on any of the Land Parcels comprising the Project Land including the units, parking spaces, etc. therein, to such Person(s), in terms of this Agreement, as the Developer may at its absolute discretion deem fit and proper.
22. To ask for, receive and recover from any person intending to acquire: (a) any manner/nature of right, title or interest in any identified unit/constructed space; and/or (b) the permission to park vehicle(s) at vehicle parking space(s), each constructed/situate at only such parts and portions of the Project which are comprised in/comprise of unit(s)/constructed space(s)/vehicle parking(s) constructed/situate on/at any part or portion of the Project Land, each as identified by the Developer , all consideration, charges, service charges, taxes and other charges and sums of moneys in respect of any part or portion of any of the Land Parcels comprising the Project Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Project Land and/or the spaces thereon/therein in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.



District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

23. to market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Developer may deem fit and to enter into agreements for transfer of such Units with the prospective transferees at and for such price or consideration and upon such terms and conditions as the Attorney shall deem fit and proper in accordance with the Development Agreement and for the same also to enter into for themselves and for and on behalf of the Owners the agreements for transfer of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf;
24. to launch the Project and make booking, take advances and, or, make transfer of all the Unit(s) and to exercise full, exclusive right and authority for marketing, leasing, licensing or transfer in respect of the Unit(s) of the Project to be developed on the Project Land and/or the Project by way of sale, transfer, lease, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such Intending Transferees, and on such marketing, transferring, leasing, licensing or assignment or transfer, to receive Transfer Proceeds as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use or occupation of the Units together with the proportionate, undivided and impartible interest in the Land on the Project Land and/or the Project;
25. to present for registration with the registering authority the transfer deeds and other document or documents for transfer of the Unit(s) and other spaces, in terms of the provisions herein and/or in the Development Agreement and to admit the execution thereof and to complete the registration procedure before the registering authority;
26. To appear and represent each of the Owners before all authorities for fixation and/or finalisation of the land revenue and/or valuation of each of the Land Parcels comprising the Project Land, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.
27. To make necessary representations including filing of complaints and appeals before all the concerned authorities including the courts of competent jurisdiction for/regarding the fixation of the land revenue and/or valuation of each of the Land Parcels comprising the Project Land and/or the rateable value of the new building(s) to be constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.
28. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of each of the Land Parcels comprising the Project Land and/or the Project and/or dealing with each of the Land Parcels comprising the Project Land and/or the constructions thereon.
29. To appear and represent each of the Owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Land Parcels comprising the Project Land, Metropolitan Magistrate, oath commissioner(s), any other



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

officers and/or government body(ies)and/or department(s), and to make submissions for and on behalf of each of the Owners.

30. For the better doing and more effectually executing the powers and authorities aforesaid or any of them, to retain, employ and appoint advocates, pleaders, mukhtiar, agents etc., to terminate their appointment from time to time and to appoint other(s).
31. To do all acts, deeds and things concerning the authorities granted herein and/or in/under this Agreement in respect of each of the Land Parcels comprising the Project Land.
32. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and each of the Land Parcels comprising the Project Land including restating and reiterating the representations and warranties made by the Owners in/under this Agreement.
33. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

And Generally to do all other acts, deeds and things concerning each of the Land Parcels comprising the Project Land which each of the Owners could have done under their respective hands and seals.



Dist Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

In Witness Whereof each of the Parties hereto have set and subscribed their respective hands and seals on the day and the year first hereinbefore written.

Executed and Delivered by the Owners at Kolkata in the presence of:

1. Alamgi. Roy Adv
28/1, Judge's Court Road
KOL-27

2. Ananta Chesh
122/1R, S. M. Sarow
Kolkata-700026

[Handwritten signatures]
S. Kyal
Umra Kyal
Rishi Kyal
Priti Kyal
Ananta Kyal
Rishi Kyal
S. Kyal

Annexure 11

ANURAG KYAL HUF
[Signature]
KARTA
For RISHI KYAL (H. U. F.)
Rishi Kyal
KARTA
RAHUL KYAL HUF
Rahul Kyal
Karta

[Signature]
For Govind Ram Kyal & Others (H.U.F.)
[Signature]
KARTA
For Balkrishan Kyal & Others (H.U.F.)
[Signature]
KARTA
UMESH KYAL & OTHERS (H.U.F.)
Umesh Kyal
KARTA

Executed and Delivered by the Developer at Kolkata in the presence of:

1. Alamgi. Roy Adv

KYAL DEVELOPERS PRIVATE LIMITED
[Signature]
Director / Authorised Signatory

2. Ananta Chesh



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alloore, South 24 Parganas

25 SEP 2025

R E C E I V E D of and from the within-named Developer the within-mentioned sum of Rs.5,18,00,000/- (Rupees Five Crores Eighteen Lakhs) only being the interest free refundable Security Deposit amount as per Memo herein below:-

MEMO OF CONSIDERATION

Owner Name	Date	Bank Details	Cheque/RTGS Nos.	Amount (in Rupees)
BALKRISHAN KYAL	05-07-2023	Indian Overseas Bank	931860	5,00,000.00
BALKRISHAN KYAL	07-12-2023	Indian Overseas Bank	932251	45,00,000.00
SEEMA KYAL	05-07-2023	Indian Overseas Bank	931861	5,00,000.00
SEEMA KYAL	07-12-2023	Indian Overseas Bank	932256	45,00,000.00
BALKRISHAN KYAL & OTHERS (HUF)	05-07-2023	Indian Overseas Bank	931870	3,00,000.00
RISHI KYAL	05-07-2023	Indian Overseas Bank	931862	5,00,000.00
RISHI KYAL	07-12-2023	Indian Overseas Bank	932253	45,00,000.00
PRITI KYAL	05-07-2023	Indian Overseas Bank	931863	5,00,000.00
PRITI KYAL	07-12-2023	Indian Overseas Bank	932258	45,00,000.00
RISHI KYAL (HUF)	05-07-2023	Indian Overseas Bank	931873	3,00,000.00
RAHUL KYAL	05-07-2023	Indian Overseas Bank	931864	5,00,000.00
RAHUL KYAL	07-12-2023	Indian Overseas Bank	932255	45,00,000.00
SAKSHI KYAL	05-07-2023	Indian Overseas Bank	931865	5,00,000.00
SAKSHI KYAL	07-12-2023	Indian Overseas Bank	932260	45,00,000.00
RAHUL KYAL [HUF]	05-07-2023	Indian Overseas Bank	931875	3,00,000.00
UMESH KYAL	05-07-2023	Indian Overseas Bank	931866	5,00,000.00
UMESH KYAL	07-12-2023	Indian Overseas Bank	932252	45,00,000.00
UMA LYAL	05-07-2023	Indian Overseas Bank	931867	5,00,000.00
UMA LYAL	07-12-2023	Indian Overseas Bank	932257	45,00,000.00
UMESH KYAL & OTHERS (HUF)	05-07-2023	Indian Overseas Bank	931872	3,00,000.00
ANURAG KYAL	05-07-2023	Indian Overseas Bank	931868	5,00,000.00



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

25 SEP 2025

ANURAG KYAL	07-12-2023	Indian Overseas Bank	932254	45,00,000.00
SWETA KYAL	05-07-2023	Indian Overseas Bank	931869	5,00,000.00
SWETA KYAL	07-12-2023	Indian Overseas Bank	932259	45,00,000.00
ANURAG KYAL (HUF)	05-07-2023	Indian Overseas Bank	931874	3,00,000.00
GOVIND RAM KYAL & OTHERS (HUF)	05-07-2023	Indian Overseas Bank	931871	3,00,000.00
Total				Rs. 5,18,00,000.00/-

1. Alangir Raja Adv

2. Ananda Chak

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

DEVELOPER

Drafted by me

Alangir Raja

WB/1366/03

Alipore Judge Court
KOL-27




































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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Free</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Pri-S</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>vegel</i> <i>unna</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						



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District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Uma Kyal</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Anish</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Piti Kyal</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						




































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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Amir</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Amal Khatun</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Rahul Jha</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						

























7

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2015

[Signature]

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Sreyal</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Abhinav</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
<p align="center">PHOTO</p>						
	Little Ring Middle Fore Thumb					
	(Left Hand)					
Thumb Fore Middle Ring Little						
(Right Hand)						



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 SEP 2025



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



192025260287888591

GRN Details

GRN:	192025260287888591	Payment Mode:	Online Payment
GRN Date:	25/09/2025 11:06:37	Bank/Gateway:	ICICI Bank
BRN :	2051047959	BRN Date:	25/09/2025 11:07:14
GRIPS Payment ID:	250920252028788858	Payment Init. Date:	25/09/2025 11:06:37
Payment Status:	Successful	Payment Ref. No:	2002737308/2/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	KYAL DEVELOPERS PVT LTD
Address:	122/IR S N M SARANI KOLKATA, West Bengal, 700026
Mobile:	9007711037
Depositor Status:	Buyer/Claimants
Query No:	2002737308
Applicant's Name:	Mr DIPANKAR SARDAR
Identification No:	2002737308/2/2025
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	25/09/2025
Period To (dd/mm/yyyy):	25/09/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002737308/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2002737308/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	518600
			Total	593521

IN WORDS: FIVE LAKH NINETY THREE THOUSAND FIVE HUNDRED TWENTY ONE ONLY.

PAID


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPOB GHOSH
20/06/1991

Permanent Account Number
BLRPG8979F

Amrita Ghosh
 Signature



ভারত সরকার
Government of India

অমিতা ঘোষ
Amrita Ghosh
 পিতা : বিপ্লব ঘোষ
Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991
 পুংসব / Male

2744 4498 2164




ভারত সরকার
Unique Identification Authority of India

অধিদপ্তর
 ঠিকানা: S/O: Biplob Ghosh,
 BELIACHANDI, Gocharan,
 South 24 Parganas,
 Gocharan, West Bengal,
 743391

2744 4498 2164

Amrita Ghosh



Major Information of the Deed

Deed No :	I-1604-08032/2025	Date of Registration	16/10/2025
Query No / Year	1604-2002737308/2025	Office where deed is registered	
Query Date	24/09/2025 7:04:54 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokamee,Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,18,00,000/-]		
Set Forth value	Market Value		
Rs. 45/-	Rs. 14,07,00,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 5,18,632/- (Article:E, E, B)		
Remarks			




Land Details :










District: South 24-Parganas, P.S.- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135










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-60	RS-654	Bastu Shali	33.6205 Dec	1/-	25,21,538/-	
L2	RS-61	RS-555	Bastu Shali	31 Dec	1/-	23,25,000/-	
L3	RS-62	RS-615	Bastu Shali	29.4013 Dec	1/-	22,05,098/-	
L4	RS-63	RS-615	Bastu Shali	31 Dec	1/-	23,25,000/-	
L5	RS-64	RS-654	Bastu Shali	26 Dec	1/-	19,50,000/-	
L6	RS-65	RS-661	Bastu Shali	36 Dec	1/-	27,00,000/-	
L7	RS-66	RS-223	Bastu Shali	29 Dec	1/-	21,75,000/-	
L8	RS-67	RS-643	Bastu Shali	46 Dec	1/-	34,50,000/-	
L9	RS-68	RS-643	Bastu Danga	48 Dec	1/-	36,00,000/-	
L10	RS-69	RS-643	Bastu Shali	44 Dec	1/-	33,00,000/-	
L11	RS-70	RS-132	Bastu Danga	38 Dec	1/-	28,50,000/-	
L12	RS-71	RS-128	Bastu Danga	44.127 Dec	1/-	33,09,525/-	
L13	RS-89	RS-184	Bastu Danga	63 Dec	1/-	47,25,000/-	
L14	RS-90	RS-643	Bastu Danga	58 Dec	1/-	43,50,000/-	
L15	RS-91	RS-185	Bastu Danga	56 Dec	1/-	42,00,000/-	
L16	RS-92	RS-562	Bastu Shali	150 Dec	1/-	1,12,50,000/-	
L17	RS-93	RS-182	Bastu Shali	31 Dec	1/-	23,25,000/-	
L18	RS-94	RS-181	Bastu Danga	42 Dec	1/-	31,50,000/-	
L19	RS-95	RS-182	Bastu Danga	24 Dec	1/-	18,00,000/-	
L20	RS-96	RS-186	Bastu Shali	25 Dec	1/-	18,75,000/-	
L21	RS-97	RS-391	Bastu Shali	69 Dec	1/-	51,75,000/-	
L22	RS-98	RS-416	Bastu Shali	66 Dec	1/-	49,50,000/-	



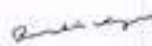





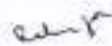


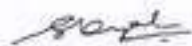
L23	RS-99	RS-403	Bastu	Shali	55 Dec	1/-	41,25,000/-
L24	RS-100	RS-629	Bastu	Shali	101 Dec	1/-	75,75,000/-
L25	RS-101	RS-186	Bastu	Shali	38 Dec	1/-	28,50,000/-
L26	RS-102	RS-629	Bastu	Danga	154 Dec	1/-	1,15,50,000/-
L27	RS-103	RS-188	Bastu	Danga	27 Dec	1/-	20,25,000/-
L28	RS-104	RS-189	Bastu	Danga	27 Dec	1/-	20,25,000/-
L29	RS-105	RS-188	Bastu	Danga	3 Dec	1/-	2,25,000/-
L30	RS-106	RS-189	Bastu	Danga	3 Dec	1/-	2,25,000/-
L31	RS-107	RS-630	Bastu	Danga	5 Dec	1/-	3,75,000/-
L32	RS-108	RS-630	Bastu	Danga	52 Dec	1/-	39,00,000/-
L33	RS-109	RS-630	Bastu	Danga	53 Dec	1/-	39,75,000/-
L34	RS-110	RS-630	Bastu	Danga	4 Dec	1/-	3,00,000/-
L35	RS-111	RS-629	Bastu	Danga	9.88 Dec	1/-	7,41,000/-
L36	RS-112	RS-629	Bastu	Danga	40.2975 Dec	1/-	30,22,313/-
L37	RS-113	RS-629	Bastu	Shali	9.6737 Dec	1/-	7,25,528/-
L38	RS-114	RS-630	Bastu	Shali	20 Dec	1/-	15,00,000/-
L39	RS-115	RS-630	Bastu	Shali	21 Dec	1/-	15,75,000/-
L40	RS-116	RS-630	Bastu	Shali	11 Dec	1/-	8,25,000/-
L41	RS-117	RS-187	Bastu	Shali	11 Dec	1/-	8,25,000/-
L42	RS-118	RS-629	Bastu	Danga	131 Dec	1/-	98,25,000/-
L43	RS-119	RS-409	Bastu	Shali	26 Dec	1/-	19,50,000/-
L44	RS-120	RS-416	Bastu	Shali	21 Dec	1/-	15,75,000/-
L45	RS-121	RS-557	Bastu	Shali	33 Dec	1/-	24,75,000/-
					TOTAL :	1876Dec	45 /- 1407,00,002 /-
Grand Total :					1876Dec	45 /-	1407,00,002 /-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	UMESH KYAL (Presentant) Son of Late GOVIND RAM KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	 <small>25/09/2025</small>	 <small>25/09/2025</small> Captured	 <small>25/09/2025</small>
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	UMA KYAL Wife of UMESH KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx9B, Aadhaar No: 71xxxxxxxx5923, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	ANURAG KYAL Son of UMESH KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	SWETA KYAL Wife of ANURAG KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
5	UMESH KYAL & OTHERS HUF City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
6	ANURAG KYAL HUF City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

7	Name	Photo	Finger Print	Signature
	SEEMA KYAL Wife of BALKRISHAN KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	 25/09/2025	 Captured LTI 25/09/2025	 25/09/2025
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9286, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	BALKRISHAN KYAL Son of Late GOVINDRAM KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	 25/09/2025	 Captured LTI 25/09/2025	 25/09/2025
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office				
9	Name	Photo	Finger Print	Signature
	BALKRISHAN KYAL & OTHERS HUF City:- , P.O:- SART BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
10	Name	Photo	Finger Print	Signature
	PRITI KYAL Wife of RISHI KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	 25/09/2025	 Captured LTI 25/09/2025	 25/09/2025
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0898, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office				







11	Name	Photo	Finger Print	Signature
	RISHI KYAL Son of BALKRISHAN KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
12	Name	Photo	Finger Print	Signature
	UNNATH KYAL Son of RISHI KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX1 , PAN No.:: IAxxxxxx6J, Aadhaar No: 73xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
13	Name	Photo	Finger Print	Signature
	RISHI KYAL HUF City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
14	Name	Photo	Finger Print	Signature
	RAHUL KYAL Son of BALKRISHAN KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office		 Captured	
	09/10/2025	LTI 09/10/2025	09/10/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office			
15	Name	Photo	Finger Print	Signature
	SAKSHI KYAL Wife of RAHUL KYAL Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	

	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office
16	RAHUL KYAL HUF City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	GOVINDRAM KYAL & OTHERS HUF City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	KYAL DEVELOPERS PRIVATE LIMITED City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx0E,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	KYAL DEVELOPERS PRIVATE LIMITED City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	UMESH KYAL Son of Late GOVINDRAM KYAL Date of Execution - 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 <small>Sep 25 2025 2:44PM</small>	 <small>LTI 25/09/2025</small> Captured	 <small>25/09/2025</small>
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : UMESH KYAL & OTHERS HUF (as KARTA), KYAL DEVELOPERS PRIVATE LIMITED (as DIRECTOR), KYAL DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	ANURAG KYAL Son of UMESH KYAL Date of Execution - 10/06/2025 , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 <small>Sep 25 2025 1:31PM</small>	 <small>LTI 25/09/2025</small> Captured	 <small>25/09/2025</small>

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:-700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxx8314 Status : Representative, Representative of : ANURAG KYAL HUF (as KARTA)

3	Name	Photo	Finger Print	Signature
	BALKRISHAN KYAL Son of Late GOVINDRAM KYAL Date of Execution - 10/06/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 Sep 25 2025 1:34PM	 Captured LTI 25/09/2025	 25/09/2025
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:-700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxx6204 Status : Representative, Representative of : BALKRISHAN KYAL & OTHERS HUF (as KARTA), GOVINDRAM KYAL & OTHERS HUF (as KARTA)				
4	Name	Photo	Finger Print	Signature
	RISHI KYAL Son of BALKRISHAN KYAL Date of Execution - 10/06/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 Sep 25 2025 1:27PM	 Captured LTI 25/09/2025	 25/09/2025
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:-700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxx0434 Status : Representative, Representative of : RISHI KYAL HUF (as KARTA)				
5	Name	Photo	Finger Print	Signature
	RAHUL KYAL Son of BALKRISHAN KYAL Date of Execution - 10/06/2025, , Admitted by: Self, Date of Admission: 09/10/2025, Place of Admission of Execution: Office	 Oct 9 2025 2:46PM	 Captured LTI 09/10/2025	 09/10/2025
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:-700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxx4912 Status : Representative, Representative of : RAHUL KYAL HUF				

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPOLO GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	25/09/2025	25/09/2025	25/09/2025
Identifier Of UMESH KYAL, UMA KYAL, ANURAG KYAL, SWETA KYAL, SEEMA KYAL, BALKRISHAN KYAL, PRITI KYAL, RISHI KYAL, UNNATH KYAL, RAHUL KYAL, SAKHSHI KYAL, UMESH KYAL, ANURAG KYAL, BALKRISHAN KYAL, RISHI KYAL, RAHUL KYAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
15	SAKHSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec
18	KYAL DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.86781 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec

9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
15	SAKHSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.58824 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
15	SAKHSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec

12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.59571 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.70588 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec

16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.41176 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.29412 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-8.82353 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.47059 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec

3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.41176 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec
18	KYAL DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.72222 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec

5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.47059 Dec

Transfer of property for L21

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-4.05882 Dec

Transfer of property for L22

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec



8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.88235 Dec

Transfer of property for L23

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.23529 Dec

Transfer of property for L24

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec

11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-5.94118 Dec

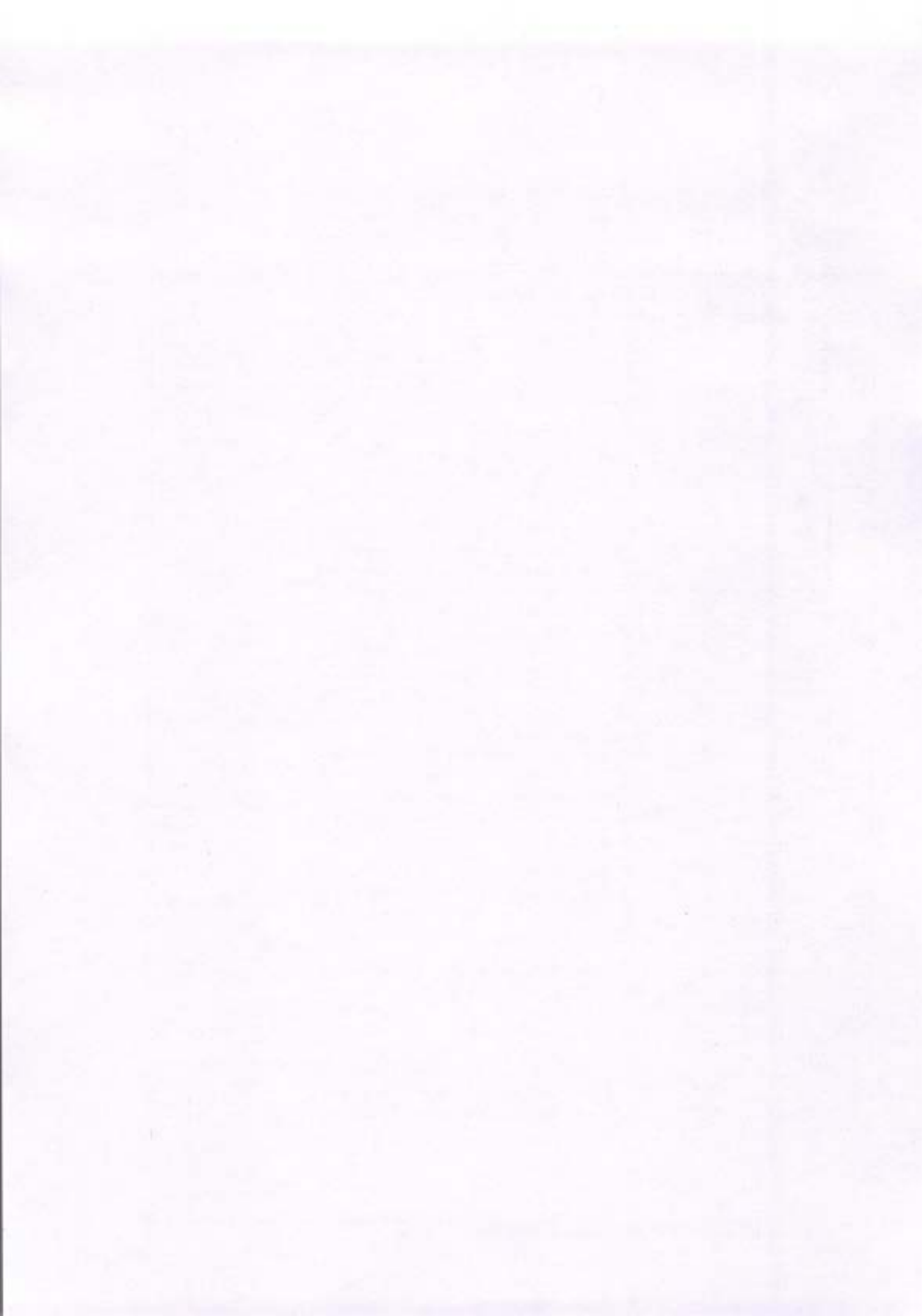
Transfer of property for L25

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.23529 Dec

Transfer of property for L26

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec

15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-9.05882 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.58824 Dec



Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.72949 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec



3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.176471 Dec

Transfer of property for L31

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.294118 Dec

Transfer of property for L32

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec



6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.05882 Dec

Transfer of property for L33

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-3.11765 Dec

Transfer of property for L34

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec



9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.235294 Dec

Transfer of property for L35

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.581176 Dec

Transfer of property for L36

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec

12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.37044 Dec

Transfer of property for L37

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.569041 Dec

Transfer of property for L38

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec

16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.17647 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.82353 Dec



Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-0.647059 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec



3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-7.70588 Dec

Transfer of property for L43

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec

Transfer of property for L44

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec

6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.23529 Dec

Transfer of property for L45

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.94118 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec



9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.52941 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.11765 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec

12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-1.70588 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.70588 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	UMESH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
2	UMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
3	ANURAG KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
4	SWETA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
5	UMESH KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
6	ANURAG KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
7	SEEMA KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
8	BALKRISHAN KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
9	BALKRISHAN KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
10	PRITI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
11	RISHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
12	UNNATH KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
13	RISHI KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
14	RAHUL KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
15	SAKSHI KYAL	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec



16	RAHUL KYAL HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec
17	GOVINDRAM KYAL & OTHERS HUF	KYAL DEVELOPERS PRIVATE LIMITED-2.82353 Dec



Endorsement For Deed Number : I - 160408032 / 2025

On 25-09-2025

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

Presented for registration at 12:39 hrs on 25-09-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by UMESH KYAL, one of the Executants.

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 14,07,00,002/-

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

Execution is admitted on 25/09/2025 by 1. UMESH KYAL, Son of Late GOVIND RAM KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. UMA KYAL, Wife of UMESH KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. ANURAG KYAL, Son of UMESH KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 4. SWETA KYAL, Wife of ANURAG KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 5. SEEMA KYAL, Wife of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 6. BALKRISHAN KYAL, Son of Late GOVINDRAM KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 7. PRITI KYAL, Wife of RISHI KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 8. RISHI KYAL, Son of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 9. UNNATH KYAL, Son of RISHI KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 10. SAKHSHI KYAL, Wife of RAHUL KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Identified by AMRITA GHOSH, , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

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

Execution is admitted on 25-09-2025 by UMESH KYAL, DIRECTOR, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; DIRECTOR, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; KARTA, UMESH KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by AMRITA GHOSH, , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Execution is admitted on 25-09-2025 by ANURAG KYAL, KARTA, ANURAG KYAL HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by AMRITA GHOSH, , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Execution is admitted on 25-09-2025 by BALKRISHAN KYAL, KARTA, BALKRISHAN KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; KARTA, GOVINDRAM KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by AMRITA GHOSH, , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Execution is admitted on 25-09-2025 by RISHI KYAL, KARTA, RISHI KYAL HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by AMRITA GHOSH, , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,18,632.00/- (B = Rs 5,18,000.00/- , E = Rs 600.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 5,18,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2025 11:07AM with Govt. Ref. No: 192025260287888591 on 25-09-2025, Amount Rs: 5,18,600/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 2051047959 on 25-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 37372, Amount: Rs.100.00/-, Date of Purchase: 30/05/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2025 11:07AM with Govt. Ref. No: 192025260287888591 on 25-09-2025, Amount Rs: 74,921/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 2051047959 on 25-09-2025, Head of Account 0030-02-103-003-02

B. Dasgupta

Baishali Dasgupta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-10-2025

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

Execution is admitted on 09/10/2025 by RAHUL KYAL, Son of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by AMRITA GHOSH, , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

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

Execution is admitted on 09-10-2025 by RAHUL KYAL,

Indetified by AMRITA GHOSH, , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

B. Dasgupta

Baishali Dasgupta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 16-10-2025

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.

Bdasgupta

**Baishali Dasgupta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 227984 to 228076
being No 160408032 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.10.17 12:01:44 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 17/10/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.