

SL-8350/24

I-5254/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 599052


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Q-(2) 2895498/24

Certified that the document in admitted
 to registration. The signature sheet
 and endorsement sheets attached to
 the document are the part of the
 document.


 Additional District Sub-Registrar
 Belghoria 24 Pgs. (N)

20 NOV 2024

DEVELOPMENT AGREEMENT WITH

DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT WITH DEVELOPMENT
 POWER OF ATTORNEY is made on this the 20th day of November, 2024 (TWO
 THOUSAND TWENTY FOUR) A.D.


 12

BETWEEN

1. "M/S. MOONCITY REAL ESTATE PRIVATE LIMITED, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block - B, Ground Floor, Panchsheel Housing Complex, 120 M.B.Road, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AAFCM6490C, represented by its Four Directors namely, i) SHRI GAUTAM KARANJAI, S/O Late Narendra Mohan Karanjai, PAN NO. AKNPK3652M, AADHAAR NO. 6393 3774 3968, VOTER ID NO. BWC0475962, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. - Birati, P.S. - Nimta, Kolkata - 700 051 ii) SRI ABHISEKH BOTHRA, Son of Sri Prakash Chand Bothra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 120, M.B.Road, Panchsheel Housing Complex, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKCPB8129R, AADHAAR NO. 9862 8624 0044, VOTER ID NO. XVM0854182, iii) SRI KESHAB SARDA, Son of Sri Bishnu Kumar Sarada, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Avani Oxford Phase 2, Block 2, Flat No. 12H, 136, Jessore Road, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata - 700055, within District North 24 Parganas, PAN NO. EHVPS3195G, AADHAAR NO. 3112 1765 9666, VOTER ID NO. WBE1730639, iv) SMT ANITA GOENKA, Wife of Sri Mahendra Kumar Goenka, by faith -

Hindu, by occupation – Business, by Nationality – Indian, residing at Rosedale Gardens, Flat No. 11C, Action Area – 3, Chhapna, P.O. & P.S.- New Town, Kolkata - 700135, within District North 24 Parganas, PAN NO. ADYPG7838D, AADHAAR NO. 6364 4256 6496, VOTER ID NO. WB/24/162/414403, 2) SRI RADHESHYAM SAHA, Son of Late Amulya Kumar Saha, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 67/45, Dr. Subodh Chandra Roy Sarani, P.O. Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKSPS8700R, AADHAAR NO. 5649 6946 7842, VOTER ID NO. WB/20/138/156391, herein after called as the LAND OWNERS (which expression shall unless excluded by or repugnant to the context deem to mean and include his legal heirs, executors, representatives and assigns) of the ONE PART.

AND

"M/S. MOONCITY REAL ESTATE PRIVATE LIMITED, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block – B, Ground Floor, Panchsheel Housing Complex, 120 M.B.Road, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AAFCM6490C, represented by its Four Directors namely, 1. SHRI GAUTAM KARANJAI, S/O Late Narendra Mohan Karanjai, PAN NO. AKNPK3652M,

AADHAAR NO. 6393 3774 3968, VOTER ID NO. BWC0475962, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. - Birati, P.S. - Nimta, Kolkata - 700 051

2. SRI ABHISEKH BOTHRA, Son of Sri Prakash Chand Bothra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 120, M.B.Road, Panchsheel Housing Complex, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKCPB8129R, AADHAAR NO. 9862 8624 0044, VOTER ID NO. XVM0854182,

3. SRI KESHAB SARDA, Son of Sri Bishnu Kumar Sarma, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Avani Oxford Phase 2, Block 2, Flat No. 12H, 136, Jessore Road, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata - 700055, within District North 24 Parganas, PAN NO. EHVPS3195G, AADHAAR NO. 3112 1765 9666, VOTER ID NO. WBE1730639,

4. SMT ANITA GOENKA, Wife of Sri Mahendra Kumar Goenka, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rosedale Gardens, Flat No. 11C, Action Area - 3, Chhapna, P.O. & P.S.- New Town, Kolkata - 700135, within District North 24 Parganas, PAN NO. ADYPG7838D, AADHAAR NO. 6364 4256 6496, VOTER ID NO. WB/24/162/414403, hereinafter referred to as the DEVELOPER/PROMOTER (which expression shall unless excluded by or repugnant to the context deem to mean and include it's executors, representatives, administrators and assigns) of the SECOND PART.

WHEREAS Lalit Mohan Das and others were recorded owners measuring an area 1.84 Acre land more or less under Khatian No 460 within Mouza Birati, J.L. No. 7, Touzi No 1140, P.S. Dum Dum, S.R.O. Cossipore Dum Dum, District North 24 Parganas, within the limits of North Dum Dum Municipality.

AND WHEREAS during enjoying the same said Lalit Mohan Das and others jointly transferred a portion of land measuring an area 13 anna share i.e. 1.495 Acre out of measuring an area 1.84 Acre land dated 27.11.1940 to Smt Bimala Sundari Dasi, which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 50, Pages from 21 to 24, Being Deed No 2912 for the year 1940.

AND WHEREAS during enjoying the same said Smt Bimala Sundari Dasi transferred a land measuring an area 10 Cottahs to Smt Saraswati Devi Kanuria, wife of Mahadev Prasad Kanuria, on 30.04.1941, which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 22, Pages from 80 to 82, Being Deed No 1067 for the year 1941.

AND WHEREAS one Amarnath Roy Chowdhury purchased 19.5 Decimals of land dated 28.11.1940 from Hazarilla Das and others, which was registered at the

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office of S.R. Cossipore Dum Dum and recorded in Book No I, Being Deed No 2924 for the year 1940.

AND WHEREAS during enjoying the same said Amarnath Roy Chowdhury sold and transferred the said land dated 30.05.1941 to Smt Saraswati Devi Kanuria, which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 27, Pages from 114 to 116, Being Deed No 393 for the year 1941 and the said Smt Saraswati Devi Kanuria, being the absolute owner of a piece or parcel of land admeasuring more or less 36 Decimals which she recorded in her name with the concern B.L. & L.R.O. under Khatian No 652, in Mouza Birati, seized and possessed otherwise well and sufficiently entitled to the said property.

AND WHEREAS during enjoying the said property said Smt Saraswati Devi Kanuria died intestate on 09.01.1959 leaving behind her husband Sri Mahadev Prasad Kanuria and one son namely Sri Gouri Shankar Kanuria as her legal heirs and successors and they jointly became the absolute owners of the land measuring about 36 Decimals with 5 Nos of Pucca Shop Room at J.L. No 7, Re. Su. No. 139, Touzi No. 1140, Jamider Khatian No 446, Praja Khatian No. 652, Sabek Khatian No. 60, Dag No. 235/1769 (27 Decimals), Dag No. 252/1728 (4 Decimals out of 13 Decimals) and Sabek Khatian No. 651, Dag No. 392/1770 (5 Decimals) i.e. total measuring an area 36 Decimals land but due to mistake said 5 Decimals of land



AND WHEREAS during enjoying the said property said Someswar Saha died intestate on 05.07.1994 leaving behind him his wife Smt Sandhya Rani Saha, three sons namely Sri Subrata Saha, Sri Subir Saha and Sri Subhendu Saha and one daughter namely Smt Ratna Saha as his legal heirs and successors and they become the absolute joint owners of undivided $1/5^{\text{th}}$ share of land i.e. 02 Cottahs 02 Chittaks 36 Sq Ft each out of 10 Cottahs 14 Chittaks bastu land more or less with old structure thereon and they mutated their names within the concern North Dum Dum Municipality.

AND WHEREAS during jointly enjoying the same said Smt Ratna Saha wife of Sri Samar Kumar Saha, Daughter of Late Someswar Saha, sold out her undivided $1/5^{\text{th}}$ share of land i.e. 02 Cottahs 02 Chittaks 36 Sq Ft along with 324 Sq Ft old structure thereon to M/S MOONCITY REAL ESTATE PRIVATE LIMITED on 24.04.2017 by virtue of a Deed of Conveyance Being No 1033, for the year 2017 which was registered at the office of A.D.S..R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 28186 to 28222.

AND WHEREAS during enjoying the said property said Smt Sandhya Rani Saha died intestate on 21.08.2018 leaving behind her three sons namely Sri Subrata Saha, Sri Subir Saha and Sri Subhendu Saha and one daughter namely Smt Ratna Saha as her legal heirs and successors and they become the absolute joint owners of

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AND WHEREAS during jointly enjoying the same said Sri Subrata Saha, Son of Late Someswar Saha, sold out his undivided $1/4^{\text{th}}$ share of land which he inherited from her mother's property i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft out of 02 Cottahs 02 Chittaks 36 Sq Ft along with 100 Sq Ft old structure thereon to M/S MOONCITY REAL ESTATE PRIVATE LIMITED on 28.09.2022 by virtue of a Deed of Conveyance Being No 5865, for the year 2012 which was registered at the office of A.D.S..R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 178278 to 178301.

AND WHEREAS during jointly enjoying the same said Sri Subir Saha, Son of Late Someswar Saha, sold out his undivided $1/4^{\text{th}}$ share of land which he inherited from her mother's property i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft out of 02 Cottahs 02 Chittaks 36 Sq Ft along with 100 Sq Ft old structure thereon to M/S MOONCITY REAL ESTATE PRIVATE LIMITED on 28.09.2022 by virtue of a Deed of Conveyance Being No 6089, for the year 2022 which was registered at the office of A.D.S..R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 187619 to 187643.

AND WHEREAS during jointly enjoying the same said Sri Subhendu Saha, Son of Late Someswar Saha, sold out his undivided $1/4^{\text{th}}$ share of land which he inherited from her mother's property i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft along with 100 Sq



Ft old structure thereon and undivided $1/5^{\text{th}}$ share of land which he inherited from his father's property i.e. 02 Cottahs 02 Chittaks 36 Sq Ft along with 300 Sq Ft old structure thereon, totally 02 Cottahs 11 Chittaks 22.5 Sq Ft along with 400 Sq Ft old structure thereon out of 10 Cottahs 14 Chittaks 00 Sq ft to M/S MOONCITY REAL ESTATE PRIVATE LIMITED on 12.02.2023 by virtue of a Deed of Conveyance Being No 555, for the year 2023 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 14813 to 14835.

AND WHEREAS during jointly enjoying the same said Sri Subrata Saha, Son of Late Someswar Saha, sold out his undivided $1/5^{\text{th}}$ share of land i.e. 02 Cottahs 02 Chittaks 36 Sq Ft along with 100 Sq Ft old structure thereon to M/S MOONCITY REAL ESTATE PRIVATE LIMITED on 23.08.2023 by virtue of a Deed of Conveyance Being No 3963, for the year 2023 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 109311 to 109334.

AND WHEREAS during jointly enjoying the same said Sri Subir Saha, Son of Late Someswar Saha, sold out his undivided $1/5^{\text{th}}$ share of land i.e. 02 Cottahs 02 Chittaks 36 Sq Ft along with 100 Sq Ft old structure thereon to M/S MOONCITY REAL ESTATE PRIVATE LIMITED on 13.12.2023 by virtue of a Deed of

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Conveyance Being No 5691, for the year 2023 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 161838 to 161864.

AND WHEREAS by virtue of above mentioned 7 Nos of Deed of Conveyance said M/S MOONCITY REAL ESTATE PRIVATE LIMITED, the Owner No. 1, became the absolute owner of a piece or parcel of land admeasuring more or less 10 Cottahs 14 Chittaks 00 Sq. ft i.e. 18 Decimals along with old structure thereon and mutated the same in its name with concern B.L. & L.R.O. vide L.R. Khatian No. 2613 and 2616 under R.S. & L.R. Dag No. 235/1769, 252/1728 and 392/1770 and also mutated the same with the concern North Dum Dum Municipality vide Holding No. 67(45), M.B.Road, under Ward No. 20.

AND WHEREAS Lakhman Chandra Das and others were the absolute owners of a piece or parcel of land admeasuring more or less 42 Decimals under Mouza Birati, J.L. No. 7, Re. Su. No. 139, Touzi No. 63, under R.S. Khatian No. 80, R.S. Dag No. 236 and during enjoying the same they jointly sold out the entire property to Smt Bimala Sundori Dasi on 07.03.1940 by virtue of a Deed of Conveyance Being No 1573, for the year 1940 which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 31, Pages from 23 to 27 and during enjoying the said property said Smt Bimala Sundori Dasi sold out the entire

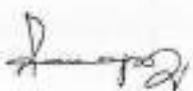


property to Sri Gour Sankar Kanoria on 14.02.1951, by virtue of a Deed of Conveyance Being No 939, for the year 1951 which was registered at the office of S..R. Cossipore Dum Dum and recorded in Book No I, Volume No 19, Pages from 93 to 94 and after purchased the said property said Sri Gour Sankar Kanoria mutated the said land in his name with the settlement records and had been paying rent to the Government and during enjoying the same he sold out a piece or parcel of land admeasuring more or less 24 Decimals to Sri Amulya Kumar Saha on 10.08.1964 by virtue of a Deed of Conveyance Being No 6622, for the year 1964 which was registered at the office of S..R. Cossipore Dum Dum and recorded in Book No I, Volume No 76, Pages from 274 to 276 and after purchased said 24 Decimals of land said Amulya Kumar Saha sold out a piece or parcel of land admeasuring more or less 07 Cottahs 05 Chittaks 05 Sq Ft out of 24 Decimals to his son Sri Radheshyam Saha on 04.08.1989 by virtue of a Deed of Conveyance Being No 4015, for the year 1989 which was registered at the office of A.D.S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 85, Pages from 169 to 174 and thereafter said Amulya Chandra Saha gifted out a piece or parcel of land admeasuring more or less 07 Cottahs 03 Chittaks 9.4 Sq Ft along with 300 Sq Ft R.T.S. thereon to his son Sri Radheshyam Saha on 10.09.2015, by virtue of a Deed of Gift Being No 139, for the year 2015 which was registered at the office of A.R.A. IV, Kolkata and recorded in Book No I, Volume No 1904, Pages from 3988 to 4011 and by the strength of above one Deed of Conveyance and one Deed of

Gift, the present Owner No. 2, Sri Radheshyam Saha, became the absolute owner of a piece or parcel of land admeasuring more or less 14 Cottahs 08 Chittaks 14.4 Sq Ft i.e. 24 Decimals along with 300 Sq Ft R.T.S. thereon and after purchased the said property said Sri Radheshyam Saha mutated the said land in his name under L.R. Khatian No. 1530, under R.S. & L.R. Dag No. 236 and also mutated his name with the concern North Dum Dum Municipality in respect of the said land.

THUS the present owners M/S MOONCITY REAL ESTATE PRIVATE LIMITED and SRI RADHESHYAM SAHA who are specifically mentioned in the first part herein became the absolute joint owners of the above mentioned and below A- Scheduled of property and the Land owners undertake that the property is not subject matter of any mortgaged, litigation, any agreement for sale, Acquisition and Requisition or anything else.

AND WHEREAS the Land owners are suffering from financial crisis and they are not in a position to undertake the construction of multistoried building on their land out of their own fund and source, as such the land owners M/S MOONCITY REAL ESTATE PRIVATE LIMITED and SRI RADHESHYAM SAHA express their desire to develop their land admeasuring more or less 25 Cottahs 06 Chittaks 14 Sq Ft along with 1460 Sq Ft pucca building thereon be the same little more or less which is specifically mentioned in the Schedule "A"



written herein after and the First Part herein the Owners already Amalgamated their land with the concern North Dum Dum Municipality vide one Holding being No. 67(45), M.B.Road, under Ward No. 20 and considering the position land owners proposed the PROMOTER/ DEVELOPER to assist them for construction of multistoried building on their land as mentioned in Schedule "A" written hereunder. Moreover the Land owners assured the PROMOTER/ DEVELOPER that they would co-operate with the PROMOTER/ DEVELOPER, to obtain permission from the competent authority if required for the construction of the multistoried building. As such they are entering into a Registered Development Agreement with the Developer. It should be as mentioned here that the PROMOTER/ DEVELOPER should cause the entire construction of multistoried building out of it's fund, and responsibility and though owners of the land as mentioned in Schedule "A" written hereunder but they have no right and authority to transfer the land in any way to any 3rd party.

NOW THIS AGREEMENT WITNESSETH THE TERMS AND CONDITIONS
AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLE 1 - DEFINITION

A) BUILDING : shall mean the said multistoried building on R.C.C. Foundation. Super structure on R.C. Column, beams and slab to be constructed on

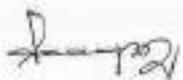
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the said land according to the drawing, plans and specification approved and duly sanctioned by the competent authority and constructed in conformity with the details of constructions given in the details hereunder written subject to load bearing capacity of the land.

B) BUILDING PLAN : shall mean drawing, plans and specification for the constructions of the said building to be sanctioned by the competent authority and shall include any renewal or amenities thereto and modifications thereon made or caused by the PROMOTER/DEVELOPER after approved and duly signed by the Owners or any other Government authority for the purpose of sanctioned plan.

COMMON AREA AND FACILITIES : shall mean the entrance passage and vacant space throughout the construction as permitted by the sanctioning authority for the proposed building while access to use the entrance passage unless the context otherwise require the items specified in section 3(d) of the West Bengal Apartment Ownership Act 1972.

C) LAND OWNER'S MEANS : 1. "M/S. MOONCITY REAL ESTATE PRIVATE LIMITED, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block - B, Ground Floor, Panchsheel Housing Complex, 120 M.B.Road, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within



District North 24 Parganas, PAN NO. AAFCM6490C, represented by its Four Directors namely, i) SHRI GAUTAM KARANJAI, S/O Late Narendra Mohan Karanjai, PAN NO. AKNPK3652M, AADHAAR NO. 6393 3774 3968, VOTER ID NO. BWC0475962, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. - Birati, P.S. - Nimta, Kolkata - 700 051 ii) SRI ABHISEKH BOTHRA, Son of Sri Prakash Chand Bothra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 120, M.B.Road, Panchsheel Housing Complex, P.O. - Birati, P.S. - Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKCPB8129R, AADHAAR NO. 9862 8624 0044, VOTER ID NO. XVM0854182, iii) SRI KESHAB SARDA, Son of Sri Bishnu Kumar Sarada, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Avani Oxford Phase 2, Block 2, Flat No. 12H, 136, Jessore Road, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata - 700055, within District North 24 Parganas, PAN NO. EHVPS3195G, AADHAAR NO. 3112 1765 9666, VOTER ID NO. WBE1730639, iv) SMT ANITA GOENKA, Wife of Sri Mahendra Kumar Goenka, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rosedale Gardens, Flat No. 11C, Action Area - 3, Chhapna, P.O. & P.S.- New Town, Kolkata - 700135, within District North 24 Parganas, PAN NO. ADYPG7838D, AADHAAR NO. 6364 4256 6496, VOTER ID NO. WB/24/162/414403, 2) SRI RADHESHYAM SAHA, Son of Late Amulya Kumar Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing

at 67/45, Dr. Subodh Chandra Roy Sarani, P.O. Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKSPS8700R, AADHAAR NO. 5649 6946 7842, VOTER ID NO. WB/20/138/156391.

D) DEVELOPER MEANS : "M/S. MOONCITY REAL ESTATE PRIVATE LIMITED, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block - B, Ground Floor, Panchsheel Housing Complex, 120 M.B.Road, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AAFCM6490C, represented by its Four Directors namely, i) SHRI GAUTAM KARANJAI, S/O Late Narendra Mohan Karanjai, PAN NO. AKNPK3652M, AADHAAR NO. 6393 3774 3968, VOTER ID NO. BWC0475962, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. - Birati, P.S. - Nimta, Kolkata - 700 051 ii) SRI ABHISEKH BOTHRA, Son of Sri Prakash Chand Bothra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 120, M.B.Road, Panchsheel Housing Complex, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKCPB8129R, AADHAAR NO. 9862 8624 0044, VOTER ID NO. XVM0854182, iii) SRI KESHAB SARDA, Son of Sri Bishnu Kumar Sarada, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Avani Oxford Phase 2, Block 2, Flat No. 12H, 136, Jessore Road, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata - 700055, within District North 24 Parganas,

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E) LAND OWNERS ALLOCATION : shall mean 47% of the construction area according to the sanctioned building Plan sanction by the North Dum Dum Municipality and out of said 47% constructed area the Owners No. 1 i.e. M/S MOONCITY REAL ESTATE PRIVATE LIMITED will get 23.5% constructed area ;

Owner No. 2, SRI RADHESHYAM SAHA, will get 23.5% of the constructed area as per sanction plan and the said area shall be divided as following manner :-

- i) From Block "A" (First building from M.B.Road side) two self contained Flat of Two BHK at the Second Floor and Fourth Floor,
- ii) From "B" Block rest of share from Ground Floor to Top Floor.

The Owner's Allocation shall be specifically demarcated within 15 days of the sanction of building Plan.

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Consideration money as a security deposit (refundable without interest) of Rs. 25,00,000/- (Rupees Twenty Five Lakh) only will be paid to the Owner No. 2 as per memo below :-

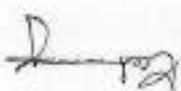
- a) Rs. 21,60,000/- (Rupees Twenty One Lakh Sixty Thousand) only already paid before signing of this Development Agreement,
- b) Rs. 3,40,000/- (Rupees Three Lakh Forty Thousand) only will be pay after First Floor Roof casting.

The said refundable security money will be refunded without interest to the Developer at the time of handing over of the possession of the Owner's Allocation (Owner No. 2) more fully described in the Second schedule "Part - B".

G. TRANSFER : With the grammatical variation shall mean transfer by way of sale of flat/flats/shops except the owner's allocation to be transferred by the PROMOTER/ DEVELOPER against consideration to the intending purchaser.

H. TRANSFeree/PURCHASERS MEAN : to whom any flat/flats/shop/ Garage and part with possession of the building to be transferred.

I. THE ARCHITECT : shall mean such architect or architects appoints by the developer of Architect for the building or such other architect or architects of



the building as may be appointed by the developer cost of which will be borne by the Developer.

- J. LAWYER; shall mean SHAMBHU GANGOPADHYAY only engaged by the parties to act on behalf of the Parties.
- K. THE SAID PLOT OF LAND ; shall mean all that piece and parcel of land particularly mentioned and described in the Schedule "A" written hereunder.
- L. PROMOTER/DEVELOPER'S ALLOCATION : The Landowners should be delivered vacant possession in favour of PROMOTER/DEVELOPER at the time of signing of this agreement and Second party hereby agreed to handover the owner's allocations to the Land owners within 36(Thirty Six) months from the date of Sanctioned of building plan. Provided in case any natural calamity if the PROMOTER/ DEVELOPER failed to provide the owner's allocation within the reasonable time as mentioned hereinbefore, in that event the time for completion of construction of multistoried building shall be extended for further period and Land owners shall not raise any objections. The construction of the multistoried building should be as specification of the sanction plan duly sanctioned by North Dum Dum Municipality. Except owner's allocation the remaining constructed area in the proposed Multistoried building on the said premises and/or amalgamated premises

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along with proportionate share in the common facilities on prorated basis along with proportionate undivided impartial share of the land in the scheduled property, herein called as PROMOTER'S/ DEVELOPER'S allocation.

M. SALEABLE SPACE : Shall mean and include the space in the proposed building available for independent use and occupations after making due provisions for common facilities and the space required there for.

TITLE DEED : Shall mean the deeds (1) on 24.04.2017 by virtue of a Deed of Conveyance Being No 1033, for the year 2017 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 28186 to 28222.

(2) on 12.02.2021 by virtue of a Deed of Conveyance Being No 802, for the year 2021 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 29915 to 29959.

(3) on 28.09.2022 by virtue of a Deed of Conveyance Being No 5865, for the year 2022 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 178278 to 178301.

(4) on 28.09.2022 by virtue of a Deed of Conveyance Being No 6089, for the year 2022 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 187619 to 187643.



- (5) on 13.02.2023 by virtue of a Deed of Conveyance Being No 555, for the year 2023 which was registered at the office of A.D.S..R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 14813 to 14835.
- (6) on 23.08.2023 by virtue of a Deed of Conveyance Being No 3963, for the year 2023 which was registered at the office of A.D.S..R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 109311 to 109334.
- (7) on 13.12.2023 by virtue of a Deed of Conveyance Being No 5691, for the year 2023 which was registered at the office of A.D.S..R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 161838 to 161834.
- (8) on 04.08.1989 by virtue of a Deed of Conveyance Being No 4015, for the year 1989 which was registered at the office of A.D.S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 85, Pages from 169 to 174.
- (9) on 10.09.2015 by virtue of a Deed of Gift Being No 139, for the year 2015 which was registered at the office of A.R.A. IV, Kolkata and recorded in Book No I, Volume No 1904, Pages from 3988 to 4011.

COMMON EXPENSES : Shall mean and include all expenses to be incurred by the unit owners for the management and maintenance after completion of the said building and the premises.



- N. PROJECT : Shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable conditions is taken over by the unit Owners.
- O. PROPORTIONATE : Shall mean with all its cognate variations shall mean such ratio the super built-up area of all the units in the said building.
- P. COVERED AREA : Shall mean and include the area of the flat including thickness of the wall therewith and stair, lobby and lift area.
- Q. SUPER BUILT-UP AREA : Shall mean and include the area which will be certified by the Architect of the Developer as stated earlier and the said super built-up area will be calculated as covered area of the unit plus proportionate share of the stair, lobby, lift, landing plus 25% of the service area/ common area.
- R. UNIT : Shall mean the flat and /or other covered area or open Car Parking space in the said Apartment/ buildings, which is capable of being exclusively owned, used and/or enjoyed by any unit owners and which will not be treated as common area, facility and common amenity.



S. UNIT OWNERS : Shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Owners and Developer of the project held by them, from time to time.

T. NOTE : :

- 1) Masculine Gender shall include the Feminine Gender and Neuter Gender and vice-versa.
- 2) Singular shall include the plural and vice-versa.

U. The Owners herein have represented to the Developer as follows :

1. The Owners are the only and absolute Owners of the said premises, specifically described in the **SCHEDULE - A** hereto, free from all encumbrances whatsoever.
2. The entirety of the premises is in the Khas possession of the Owners and no other person or persons other than the Owners herein have any right, title and interest, occupancy, easement or otherwise on the premises or any part thereof.
3. There are no suits and/or proceedings and/or litigation pending in respect of the premises or any part thereof.



4. No person or persons other than the Owners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof.
5. The right, title and interest of the Owners in the premises is fully free from all sorts of encumbrances whatsoever and the Owners herein have good and marketable title thereto.
6. There are no Thika tenants and/or in the premises in question and the owners herein have not yet received any notice or any such claim or proceeding.
7. No part of the premises has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings are pending in respect thereof.
8. The premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners herein.
9. Neither the premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever.



10. The owners herein have not yet any way dealt with the premises whereby the right title and interest of the owners as to the ownership, use, development and enjoyment hereof is or may be affected in any manner whatsoever.
11. The owners herein shall have no difficulty in obtain Income Tax certificate and/or any permission for the completion of the transfer of the developers allocated portions to the developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written.
12. The Owners herein is fully and sufficiently entitled to enter into this agreement.
- X. The representations of the owners mentioned hereinabove are hereafter collectively called "**THE SAID REPRESENTATIONS**" and the owners confirm that the said representations are true and correct as per their knowledge and belief.
- Y. The owners herein have agreed to appoint the developer herein as the developer of the premises and the developer, replying upon the said representations, has agreed to develop the premises, to complete the project, pay the monies and to work as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HEREIN AND DECLARED IN THE PRESENCE OF THE FOLLOWING
WITNESSES :

1. The Owners herein has appointed the developer to develop the premises and the developer has accepted such appointment on the terms and conditions hereunder contained.
2. The development of the premises will be in the following manner :
 - a) Simultaneously herewith, the Owners herein have delivered vacant and peaceful possessions of the Premises to the developer at the time of signing of this agreement.
 - b) Upon execution of this agreement, the Owners herein shall hand over the original documents to the developer herein.
 - c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at it's own costs, expenses and supervision.
 - d) The Developer shall, at it's own costs, expenses cause the said building plans to be prepared and submitted to the Municipality for necessary sanction **SUBJECT TO** the owners herein paying all outstanding municipal and other Taxes in respect of the schedule "A" property till the



date thereof and causing mutation of the name of the owners and conversion the said land on the cost of the Developer in the record of the North Dum Dum Municipality or any other concerned authorities as required for.

- e) Upon receiving sanction of the plan of the said building from the competent Authority as well as the local Authority, the developer shall notify the owners herein about the same within 3 (Three) days from the date of getting the sanctioned plans and handed over a copy of sanctioned plan to the owners.
- f) The developer shall hold and remain in possession of the premises and it shall always be deemed that the developer is in possession of the entirety of the premises in part performance of this Agreement during the subsistence hereof.
- g) Subject to force majeure and reasons beyond the control of the developer, within 36 months thereafter i.e. after the developer receives sanction of the said building plans, the developer shall complete the project by constructing the said building and/or otherwise the deliver possession of the owners allocated area to the owners herein in a habitable condition as per the particulars mentioned in the SCHEDULE "B" hereto, with such reasonable changes as be advised by the Architect.

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- h) The said building shall be for residential cum commercial purpose or such other purpose as may be decided by the Developer hereto.
 - i) The amalgamation of all plots as well as the adjacent plot of the land either north, south, east, west side if the said premises are to be allowed by the owners for construction of multi storied building.
 - j) That the owners and/or their nominee or representative shall not lodge any claim, demand and/or put any right over the developers allocation after delivery the owners allocations.
3. The Developer before entering into this Agreement took all copies of necessary documents and taken inspection of the connected documents, all facilities, owner's marketable title to the property and on being satisfied the Developer with all requisitions made by the Advocate for the establishing the title of the owners to the premises executing this agreement.
4. The owners herein shall gives such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the developer for smooth running of the construction and completion of the said buildings, i.e. the project.
5. In connection with the aforesaid, it is agreed and clarified as follows :



- A) The Developer shall cause such changes to be made in the plans as the Architect may approved and/or as shall be required by the concerned authorities, from time to time.
- B) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity connections if any, in the premises, as its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the owners herein, shall sign and execute all papers and documents necessary there for.
- C) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building.
- D) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the developer, exclusively.
6. The Owners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party **SUBJECT TO HOWEVER** the general restriction for mutual



advantage inherent in the ownership unit schemes. They will also be at liberty to enter into an agreement for sale of their respective allocated areas **SAVE THAT** the owners shall adopt the same covenants as the developer may adopt in its agreement with the unit owners of the developers allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the parties shall be such as be drawn by the Advocate of the Parties.

7. That the owners shall be entitled to all monies that be received from the unit of the owners respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developers allocated area **PROVIDED HOWEVER THAT** the monies payable and/or deposits for common purpose and common expenses shall be receivable only by the Developer from all the unit owners fully mentioned hereafter.

8. The Owners through their constituted attorney i.e. the developer herein shall sell and convey to the developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the



developer allocated area and the consideration for the same shall be the cost of the construction of the owners allocated area and no other amount shall be payable to the Owners. The cost of the preparation, stamping and the registration of the conveyances shall be borne and paid by the transferees; the form of such conveyance shall be decided by the Developer as its sole discretion. The Owners and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 a of the **INCOME TAX ACT, 1961.**

9. It is further clarified as follows :-

- A) The Developer will provide electricity connection for the entirety of the said building including the Owners allocated area and the Owners and/or their respective nominee or nominees shall reimburse the Developer, proportionate, the total amount of deposits and expenses as be required to obtain electricity from **C E S C LIMITED/W.B.S.E.B** or otherwise.
- B) Upon completion and handed over the Owners allocated area to the Owners of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocate and as be in conformity with other building containing Ownership units. The Developer and the Owners and/or their respective transferees, if any, shall comply with the said rules and/or

regulation and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management.

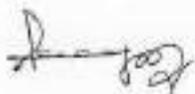
C) That the name of the said building shall be decided by the Developer.

10. The Owners shall, on the day to be fixed by the Developer, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered general Power of Attorney, authorizing the Developer do all acts as be necessary for the project and/or in pursuance hereof and/or on behalf of the Owners. However, the Owners shall, from time to time, grant such further powers or authorities to the Developer and/or its nominees, concerning the project, for the Developers doing the various works envisaged hereunder, including, entering into Agreements for sale and/or constructed of the said building and/or portions thereof and receiving all amounts in pursuance thereof.

11. The Developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid.

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12. The Owners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonable required by the Developer, from time to time, for the project, at the costs and expenses of the Developer.
13. In case any outgoing or encumbrances relating to title or ownership be found on the premises till the date of completion of the project in terms hereof, then and in such event, the Owners shall be liable to remove the same at their own costs. In case the Owners do not, then the Developer shall be at liberty to do so and recover the costs from the Owners.
14. During the continuance of this agreement the owners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the developer but the owners shall have full right to enter into the said building and to inspect the construction work carried on there by the developer and to check the materials used in the owners allocated portion.
15. That if the developer modify, alter and/or convert the entire ground floor of a building within the said project into commercial/residential space and/or flat from the car parking space as to be shown in the sanctioned plan in that event



the owners will not raise any objection thereto but lodge claim and/or demand for extra consideration for the said modification and/or conversion and also pay proportionally for extra charges to be paid to the Municipality or other concern if they charges any for modification and conversion.

16. That the roof along with stair & chilakotha surrounded with barricade wall of the newly constructed building shall remain the property of the owner and the developer.

17. In case any of the parties hereto commit and default in fulfillment of its objections contained herein then and in such event, the other party shall be entitled to specific performance and/or damages.

18. The developer shall be at liberty to assign/transfer its rights and objections hereunder to any other company or persons it think fit and proper and if requested by the developer, the owners shall join and confirm such assignment/transfer, if required without signature of the land owners, the developer shall not transfer the portion/ part of the premises individually which is under the owners allocation, if any accident occurs during the course of construction, the developer/ it's heirs/ successors/ representative will be

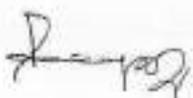


liable for the same as well as if any situation arise to make payment of the compensation of the said accident, same shall be paid by the developer.

19. All dispute and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereto shall be referred for arbitration to Sri Shambhu Gangopadhyay, Advocate by the both parties decided amicably and the decision made by him both the party should accepted the same mutually, failing which, sole arbitrator. Such arbitration shall otherwise be in accordance with the conciliation and Arbitration Act, 1996 as amended till the date disputes and/or difference.

ARTICLE II

That the Land owners should grant exclusive right and possession to the developer for making construction of the multistoried building on the plot of land as specified in the Schedule "A" written hereunder, accordingly the sanction plan duly sanctioned by the competent authority and in conformity with the said details of the constructions and to sale the flat/shop/Garage to the intending purchasers except owner's allocation and to obtain necessary advance from the intending purchasers at their sole description on such terms and conditions as the Developer think fit and proper. Provided the developer shall not be entitled to transfer in any manner whatsoever or encumbrance the owner's allocation which will be handed over to the owner's by the Promoter, inconsideration of these presents of the property as



specified in Schedule "A" written hereunder subject to written consent of Land owners. The Developer shall bear all necessary charges to obtain the sanction plan for the construction of the multistoried building from the competent authority and shall comply with the sanctioned provision clearance or approval as may be required. All the application and other necessary papers and documents drawing plan etc. in connection with the construction of the multistoried building shall be signed by the Owners and the same will be submitted by the Developer before the competent authority for approval and smooth running of the construction of the building.

ARTICLE - III BUILDING ALLOCATTOON

That immediately upon the completion of the construction of the said building on the plot of land as specifically described in the Schedule "A" written hereunder in all respect water connection, electric connection, sewerage with all sanitary fittings, grills, etc. in accordance with the sanctioned building plan also in conformity with details of the construction of the building have been constructed, the Developer shall deliver to the land owners the owner's allocation as stated hereinbefore which will absolute belong to the Owners with every right title and interest claiming and/or demand thereon and the remaining constructed area will be Developer's allocation thereof. The Developer have right to deliver possession of the other shops/flats/office spaces in the said multistoried building and developer will



handover possession of owners allocation, within 36 months from the date of sanction plan or handing over peaceful vacant possession to the Developer by the Owners which will be the later. It should be mentioned here that due to obstruction of natural calamity if the PROMOTER/DEVELOPER fail to deliver possession of owners allocation within the stipulated time as mentioned hereinbefore in that case further time should allotted to the PROMOTER/DEVELOPER, otherwise the Promoter/Developer will compensate the Owners after completion the stipulated time to till handing over possession.

ARTICLE : IV COMMON EXPENSES

The owners and the intending purchaser shall pay and bear proportionate share of the expenses of the property maintenance charges, including Municipal charges and/or all outgoing expenses for the proper welfare, maintenance of multistoried building as per West Bengal Apartment Ownership Act. In respect of the respective flat owners as may be determined jointly by the owners and developers as association of the flat owners so to be formed by the intending purchasers of the flat of the said multistoried building. The flat Owners as well as the owners of the land until formation of the association of flat owners, particularly and regularly pay their respective share of maintenance charges and common expenses to the PROMOTER/ DEVELOPER but after formation thereof to the association, if any flat Owners neglect to do so in that event all the flat owners shall



be liable for all claims, action demand and keep the PROMOTER/DEVELOPER indemnified and harmless consequent upon such default in that behalf. That the Owners shall permit the developer and its employee and agents with or without workmen and others to enter into and upon the owners allocations and every part thereof for the purpose of maintenance of building and/or for the purpose of maintenance of rebuilding and/or for the purpose of rebuilding, repairing, cleaning, lightening and keep in order and good conditions all common facilities and/or for the purpose of pulling done the maintenance repairing and testing drain, water pipes, electric wiring and for any similar purpose.

ARTICLE V – OWNERS OBLIGATION

The Owners shall clear up the Municipal taxes payable in respect of the said plot of land up to date of this presence. During the commencement of these agreement, the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said building by the developer but the Owners shall have right to enter into the building and to inspect the construction work carried on thereby the developer. The Owners shall convey and/or transfer the proportionate share of the land for the flats and any units to the intending purchasers in their own allocations of the building. The owners shall be members of the association to be formed by the intending purchasers of the flats and shall abide by the rules and regulations as well as resolutions adopted by the

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association. The OWNERS hereby declare that the under mentioned "A" Schedule of the property is free from all encumbrances and it undertakes to indemnify and to keep indemnified from against any claim, action and demand over the plot of land whatsoever. To mentioned here if the land is not found free from all encumbrances the developer shall be entitled to rescind this agreement by giving clear one month notice to the Owners. Within the reasonable time, the land owners shall refund the developer the advance security money within 15 days actually given to the land owner by the developer without any interest thereof and the incidental cost already paid by the Developer would be clear by the Owners and if failed then the Owners would be liable to pay interest @ 12% per annum upon the un-cleared amount and if the Developer by paying it's own fund keep the property free from all encumbrances then the Owners should be liable to pay the Developer which the Developer already expended by paying cash or adjustment from their allocation.

The Owners undertake not cause any objection if any intending purchasers subject to the approval of the developer to do mortgage the flats/Shops/garages along with its proportionate shares of the land and proportionate share of common area of the said building, to be allotted by the developer to the intending purchaser.

That to enable the PROMOTER/DEVELOPER, to develop the said property the Owners shall grant and execute a power of attorney in favour of the developer for completion of the construction of the multistoried building.



The Owners shall handover the vacant possession of the "A" Schedule property to the PROMOTER/DEVELOPER at the time signing of this agreement. The land owners shall execute a registered Development power of attorney.

ARTICLE -VI DEVELOPERS OBLIGATION

The developer shall make construction of the multistoried building. At it's own cost and responsibilities and it may appoint architect, manson and laborer for carrying on and proceed with the construction of the building and other common spaces according to the approval and as per specification of the sanctioned plan and in conformity with the said sanctioned plan. The said developer shall procure and arrange building materials etc. for smooth running of the construction work. The construction work shall be the sole risk and responsibility of the PROMOTER/DEVELOPER and it is mutually agreed clearly and understood that the Owners shall not be responsible for any defect, in construction for which the PROMOTER/DEVELOPER shall be sole responsible. The developer shall complete in all respect the construction work according to the sanction plan duly sanctioned by the competent authority within 36 months from the date of sanctioned plan or handing over vacant possession which will be the later and deliver vacant possession of the owners allocation of the said building to the Owners unless if prevented from doing so by act of God of other forces beyond the control of the



developer in that event the Owners may allow further time for completion of the construction work as mutually agreed upon, otherwise the Promoter/Developer will compensate the Owners after completion the stipulated time to till handing over possession. That the developer undertakes to keep the owners indemnified against all claim, act on from any person out of any sort of act and/or omission from construction of the building. The developer shall choose the name of the said building. The promoter/developer have entered into this agreement purely on principle to principle basis and nothing status therein deemed to be construction as partnership between the developer and the land owners for such promotion of the multistoried building. This agreement is not a partnership agreement nor a profit sharing agreement between the parties herein. The approval and specification of the building plan, for construction of the said multistoried building shall be final and binding on the parties hereto and no objection will be raised during construction work done in accordance with the sanctioned plan.

It is also agreed by the developer that all expenses relating to conversion, dressing, mutation, brokerage, donation and any other expenses what so ever for developing the "A" scheduled of property shall have to be borne by the promoter only.

ARTICLE -VII LEGAL PROCEEDING

All disputes and differences between the party hereto arising out of this Agreement regarding the construction or interpretation of any of the terms and

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conditions herein contained or determination on or any liability or touching these presents shall be referred to the sole Arbitration if the party shall agree upon and in the event of disagreement between the party the same shall be referred to the Arbitrator Sri Shambhu Gangopadhyay, Advocate hereby appointed by the Owners and Developer/ Promoter and the same shall be deemed to be a reference within the meaning of the Indian Arbitration Act 1940 or any statutory enactment or modification there under and the award given by such Arbitrator shall be binding and conclusive on the party hereto.

ARTICLE -VIII JURISDICTION:

Courts at North 24 Parganas alone shall have jurisdiction to try and entertain in all actions suits and proceedings arising out of this Agreement and all costs, charges and expenses on respect thereof.

DEVELOPMENT POWER OF ATTORNEY

THAT in continuation and also according to the terms of this Development Agreement We, 1. "M/S. MOONCITY REAL ESTATE PRIVATE LIMITED, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block - B, Ground Floor, Panchsheel Housing Complex, 120 M.B.Road, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AAF6CM6490C, represented by its Four Directors namely, i) SHRI

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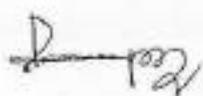
GAUTAM KARANJAI, S/O Late Narendra Mohan Karanjai, PAN NO. AKNPK3652M, AADHAAR NO. 6393 3774 3968, VOTER ID NO. BWC0475962, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. - Birati, P.S. - Nimta, Kolkata - 700 051 ii) SRI ABHISEKH BOTHRA, Son of Sri Prakash Chand Bothra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 120, M.B.Road, Panchsheel Housing Complex, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKCPB8129R, AADHAAR NO. 9862 8624 0044, VOTER ID NO. XVM0854182, iii) SRI KESHAB SARDA, Son of Sri Bishnu Kumar Sarada, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Avani Oxford Phase 2, Block 2, Flat No. 12H, 136, Jessore Road, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata - 700055, within District North 24 Parganas, PAN NO. EHVPS3195G, AADHAAR NO. 3112 1765 9666, VOTER ID NO. WBE1730639, iv) SMT ANITA GOENKA, Wife of Sri Mahendra Kumar Goenka, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rosedale Gardens, Flat No. 11C, Action Area - 3, Chhapna, P.O. & P.S.- New Town, Kolkata - 700135, within District North 24 Parganas, PAN NO. ADYPG7838D, AADHAAR NO. 6364 4256 6496, VOTER ID NO. WB/24/162/414403, 2) SRI RADHESHYAM SAHA, Son of Late Amulya Kumar Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 67/45, Dr. Subodh Chandra Roy Sarani, P.O. Birati, P.S.- Nimta, Kolkata -

700051, within District North 24 Parganas, PAN NO. AKSPS8700R, AADHAAR NO. 5649 6946 7842, VOTER ID NO. WB/20/138/156391 do hereby appoint, engage, nominate and depute a law-full attorney "M/S. MOONCITY REAL ESTATE PRIVATE LIMITED, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block - B, Ground Floor, Panchsheel Housing Complex, 120 M.B.Road, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AAFCM6490C, represented by its Four Directors namely, i) SHRI GAUTAM KARANJAI, S/O Late Narendra Mohan Karanjai, PAN NO. AKNPK3652M, AADHAAR NO. 6393 3774 3968, VOTER ID NO. BWC0475962, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. - Birati, P.S. - Nimta, Kolkata - 700 051 ii) SRI ABHISEKH BOTHRA, Son of Sri Prakash Chand Bothra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 120, M.B.Road, Panchsheel Housing Complex, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKCPB8129R, AADHAAR NO. 9862 8624 0044, VOTER ID NO. XVM0854182, iii) SRI KESHAB SARDA, Son of Sri Bishnu Kumar Sarada, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Avani Oxford Phase 2, Block 2, Flat No. 12H, 136, Jessore Road, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata - 700055, within District North 24 Parganas, PAN NO. EHVPS3195G, AADHAAR NO. 3112 1765 9666, VOTER ID NO. WBE1730639, iv) SMT ANITA GOENKA, Wife of Sri



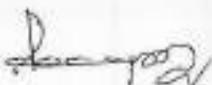
Mahendra Kumar Goenka, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rosedale Gardens, Flat No. 11C, Action Area - 3, Chhapna, P.O. & P.S.- New Town, Kolkata - 700135, within District North 24 Parganas, PAN NO. ADYPG7838D, AADHAAR NO. 6364 4256 6496, VOTER ID NO. WB/24/162/414403, the Company for the time being and it's heirs, executors, administrators representatives and assigns as our true and lawful attorney for our behalf to do, execute and perform all or any of the following acts, deeds, matter and things which as are follows:-

1. To look after and to take necessary steps and to enable it to requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities, in connections with the above and below schedule property.
2. To approach, appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned authorities including Government Departments, Municipalities, Town Planning Departments and other concerned authorities in connection with the development, construction, sale of Apartments and Management thereof.
3. To prepare site/building plans through Architect/Engineer for development of the said property and to sign, submit and withdraw the same on

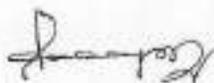


behalf of us to the North Dum Dum Municipality and also to sign, submit, withdraw the revise plan to the Municipality and other concerned authorities for obtaining approval to the same and any amendments thereto.

4. To enter upon the land and premises with men and materials to do all things necessary for constructing the multistoried building and to apply for and to obtain from the authorities concerned permits for cement, steel and other materials, water supply, electricity connection and all other things to carry out the said construction work.
5. To apply for and obtain electricity and water connection from WBSEB LTD./CESC LTD and North Dum Dum Municipality and to execute the necessary documents including agreement in respect of a portion of the said premises for installation of electrical equipment for supply to the entire apartments building and to install separate meter for each apartment.
6. To apply for and obtain from Government Departments and Municipality NO OBJECTION CERTIFICATE, permission or sanction for carrying out the construction of the said building, completion thereof, Exemption Certificate, Completion Certificate and Occupation Certificate in respect of the said multistoried apartment buildings.



7. To enter into agreements for sale of the flats or apartments to be constructed at the said premises on ownership basis and to take advances or payments in respect thereof, give possession and execute conveyance and when necessary permission on such terms and conditions as the Attorney may think proper and in consonance with the law, save and except the Owner's Allocation.
8. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short -circuits, bursting of gas cylinders and floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of multi storied building and other assets and lives therein as the Attorney may think proper.
9. To ask, receive and realize from all occupiers or purchasers of flats, charges, expenses, rates, cesses and other sums due or that might become due and payable by them and on nonpayment to take appropriate steps for realization thereof.
10. To receive from the intending purchaser/s any earnest money and/or advance/advances and also the balance of purchase money and to give good value receipt and discharge for the same which will protect the purchaser/s without seeing the application of the money.



11. To sign and execute all other Deeds, instruments and assurance which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the developer's portion of the said property as we could do ourselves if personally present.
12. To execute any deed of lease, mortgage, partition or any such deed or monuments that may be required to acquit, release, transfer or alienate our property unto any Vendee/Vendees which may be considered proper by our said attorney.
13. To present our such conveyance/s for registration to admit execute and receipt of consideration before the sub-registrar or registrar having authority for and to have the said conveyance registered and do all acts, Deeds and things which our said attorney shall consider necessary for conveyance the said property, save and except the portion/share proposed to allocate to us, to the said purchaser/s as fully and effectually in all respect as we could do the same for ourselves.
14. To file any suit or suits and application or applications in any Court of Law on our behalf and sign the plaint or petition and affirm affidavits on



our behalf or to defend any suit on our behalf and sign Vakalatnama on our behalf and appoint any Advocate, Pleader on our behalf.

15. To attend and submit any written application or complaint for modification, cancellation, rectification or to follow up all applications and matters connected with the said land at the office of B.L & L.R.O, A.D.M.L.R.O., Municipality or any other Government or semi Government concern.

16. To sign any application or affidavit and affirm the same on our behalf which may be necessary for the said land and property.

17. That the said attorney being so constituted by this indenture shall be at liberty to possess transfer and /or to deal with all or any part / portion of the 'Developers Portion/Allocation' to be so attributable to our said constituted attorney as developer but shall be strictly debarred from interfering with or to deal with the 'Owners Allocation'.

AND We, hereby agree to ratify and confirm all whatsoever other act or acts our said Attorney shall lawfully, execute or performed in connection with the development and sale of proposed flats and apartment in the said above and below mentioned property, save and except the proposed portion

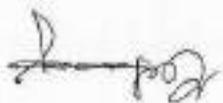


allocated to us, by virtue of this power of attorney and we hereby declare that we shall not do anything inconsistent with the Power of Attorney.

SCHEDULE "A" REFERRED TO HEREINBEFORE

ALL THAT a piece or parcel of land admeasuring more or less 25 Cottahs 06 Chittaks 14 Sq Ft i.e. 42 Decimals along with 1460 Sq Ft old building thereon (out of which, 13.5 Decimals of Bagan land under R.S. & L.R. Dag No. 235/1769, 02 Decimals of Shali land under R.S. & L.R. Dag No. 252/1728, 2.5 Decimals of Danga land under R.S. & L.R. Dag No. 392/1770, totally 18 Decimals of land under R.S. Khatian No. 651 and 652, Modified R.S. Khatian No. 405 and 406, L.R. Khatian No. 2613 and 2616, and 24 Decimals of Bastu land under R.S. & L.R. Dag No. 236, R.S. Khatian No. 80, Modified R.S. Khatian No. 54, L.R. Khatian No. 1530, within Mouza - Birati, J.L. No. 7, Re. Su. No. 139, Touzi No. 63, P.S. Nimta, A.D.S.R.O. Belgharia, District North 24 Parganas, within the limits of North Dum Dum Municipality under amalgamated Holding No. 67(45), M.B.Road, under ward No. 20, which is butted and bounded by:

- ON THE NORTH : 40 Feet M.B.Road,
ON THE SOUTH : Land of Indrabhusan Shil,
ON THE EAST : Land of Narendra Nath Saha,
ON THE WEST : Land and building of Mr. Ghosh.



SCHEDULE "B" REFERRED TO ABOVE OWNER'S ALLOCATION

F) shall mean 47% of the construction area according to the sanctioned building Plan sanction by the North Dum Dum Municipality and out of said 47% constructed area the Owners No. 1 i.e. M/S MOONCITY REAL ESTATE PRIVATE LIMITED will get 23.5% constructed area ;

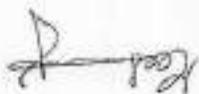
Owner No. 2, SRI RADHESHYAM SAHA, will get 23.5% of the constructed area as per sanction plan and the said area shall be divided as following manner :-

- iii) From Block "A" (First building from M.B.Road side) two self contained Flat of Two BHK at the Second Floor and Fourth Floor,
- iv) From "B" Block rest of share from Ground Floor to Top Floor.

The Owner's Allocation shall be specifically demarcated within 15 days of the sanction of building Plan.

Consideration money as a security deposit (refundable without interest) of Rs. 25,00,000/- (Rupees Twenty Five Lakh) only will be paid to the Owner No. 2 as per memo below :-

- c) Rs. 21,60,000/- (Rupees Twenty One Lakh Sixty Thousand) only already paid before signing of this Development Agreement,
- d) Rs. 3,40,000/- (Rupees Three Lakh Forty Thousand) only will be pay after First Floor Roof casting.



The said refundable security money will be refunded without interest to the Developer at the time of handing over of the possession of the Owner's Allocation (Owner No. 2) more fully described in the Second schedule "Part - B".

SCHEDULE 'C' ABOVE REFERRED TO

(Common Parts and Facilities)

1. The Foundation, Columns, Beams, Supports.
2. Boundary Walls of the premises including outside of the walls of the building and main gate.
3. Drainage and sewerage lines and other installations, water sewerage and Drainage connections pipe from the flat to drains and sewers common to the premises.
4. Electrical installation, Wiring, Meters, Fittings and Fixtures for lighting, the stair case, Lobby and other common areas excluding those as that are installed within the exclusive area of any particular flat/unit, and/or space required for use of occupiers or owners.
5. Right to use the staircase up to the roof and access to the overhead tank for attending the existing common overhead tank meant for the purchaser/co-owner of the building and the water distribution line.
6. Space for water pump and motor, staircase, underground water reservoir, overhead tanks, water pipes and other common pumping installations and space required thereof for carriage of water.



7. Rooflop of the building of the said premises and all common and open spaces, passages as available in the said premises will be the common for all flat owners.

SCHEDULE 'D' ABOVE REFERRED TO

(Common expenses between the parties)

1. All cost and maintenance, operations, repairs, replacement, services and white washing, painting, re-building, re-constructing, decorating, redecorating of all other common areas-parts, its fixtures & fittings, electrical wiring and equipment's in indoor or open the building enjoyment or used common by the occupiers of the building.
2. The proportionate cost of salaries and other expenses incurred for and payable to any person employed for common purpose including security, electrification, maintenance, plumber, administration of the building, accountant, Clerks, sweepers etc.
3. Expenses for suppliers of common utilities, electricity water charges etc. payable to any concerned authorities and/or organizations and payment of all charges incidental thereto.
4. Municipal tax, Water tax and other levies in respect of the land and the building save those separately assessed on the Purchaser/Co-owners.

SCHEDULE "E" FOR SPECIFICATION OF WORK

- A. STRUCTURE : Building designed with R.C.C. framed structure of foundation with pilling.

P. 127

- B. BRICK WORKS : All brick works are with conventional bricks as 5" or 3" (inside) and outside wall 8" or 5" thick wherever necessary.
- C. FLOORING : All floor will be floor tiles/marble.
- D. KITCHEN : Marble flooring cooking platform with black stone steel sink stainless steel and glazed tiles up to 3'-0" above cooking platform taps etc. complete with exhaust fan hole.
- E. TOILET : Floor Marble/ Repol with wall dado of glazed tiles up to 6'-0" height with standard fittings and concealed plumbing systems with ½" PVC pipes with PVC door.
- F. DOORS : All doors will be flush door. All frames will be good quality wood.
- G. WINDOW : All windows are Aluminum sliding with grill with glass fittings.
- H. ELECTRICAL : All wiring will be concealed with good quality,
- a) Bedrooms : One tube light point, two light point, one fan point, two 5amp plug point on switchboard and one AC point.
 - b) Living/Dining : Two light points, two fan points and two 5 amp plug point on switchboard and one 15 amp plug point for freeze.
 - c) Kitchen : One light point, one exhaust point, one 15 amp plug point.
 - d) Toilets : One light point, one plug point.
 - e) Balcony : One light point.
- I. WATER SUPPLY : Deep tube-well and overhead water-tank and good quality PVC pipe line water with pump and motor.
- J. WALL PAINTING : Interior wall finished with plaster of Paris and outside wall furnished with weather coat.
- K. EXTRA WORK : Any extra work other than our standard specification shall be charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additional alteration work have to be given in writing before starting of brickwork. Thereafter no request shall be entertained.

D. Kumar

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands and seals on this the day month and year first above written without any provocation from any corner.

Signed, sealed and executed in the presence of:

1. Pradip Das
94, M.B ROAD
KAL-700049

Rohitgambhira
Moocity Real Estate Pvt. Ltd. Moocity Real Estate Pvt. Ltd.
Gaurav Ranjan Abhisekh Bothra
Director Director

2. Anur Basu
Nimta, Kal-49

Moocity Real Estate Pvt. Ltd. Moocity Real Estate Pvt. Ltd.
Keshab Sarda Aneta Goenka
Director Director

SIGNATURE OF THE LAND OWNERS

Moocity Real Estate Pvt. Ltd. Moocity Real Estate Pvt. Ltd.
Gaurav Ranjan Abhisekh Bothra
Director Director

Moocity Real Estate Pvt. Ltd. Moocity Real Estate Pvt. Ltd.
Keshab Sarda Aneta Goenka
Director Director

SIGNATURE OF DEVELOPER

Drafted & prepared by
Shambhu Gangopadhyay
SHAMBHU GANGOPADHYAY
ADVOCATE

Judges Court Barasat, North 24 Parganas
Registration No. WB/700/ 1999

MEMO OF CONSIDERATION

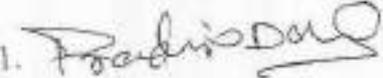
RECEIVED a sum of Rs. 21,60,000/- (Rupees Twenty One Lakh Sixty Thousand) only from the within mentioned Developer in full in the following manner :-

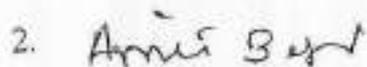
1. By an Account Payee Cheque No. 052307, Dt. 07.03.2018 Rs. 3,50,000/-
The Federal Bank Ltd. Park Street Branch.
2. By an Account Payee Cheque No. 052308, Dt. 19.03.2018 Rs. 16,50,000/-
The Federal Bank Ltd. Park Street Branch.
3. By an Account Payee Cheque No. 052319, Dt. 03.12.2018 Rs. 1,00,000/-
The Federal Bank Ltd. Park Street Branch.
4. By an Account Payee Cheque No. 052328, Dt. 01.10.2019 Rs. 60,000/-
The Federal Bank Ltd. Park Street Branch.

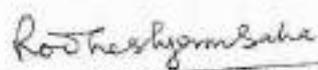
Total :- Rs. 21,60,000/-

(Rupees Twenty One Lakh Sixty Thousand) only

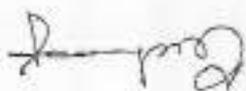
WITNESSES :-

1. 

2. 



SIGNATURES OF THE LAND OWNER NO. 2



UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Ratan Shyam Saha

Ratan Shyam Saha
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Anita Goswami

ডান হাত

Anita Goswami
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Abhishek Bhatia

ডান হাত

Abhishek Bhatia
Signature of the Presentant

N.B.: L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Gausiyan

Signature of the Presentant

Executant/Creditor/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Keshab Sarda

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



191120242028094290

GRIPS Payment Detail

GRIPS Payment ID:	191120242028094290	Payment Init. Date:	19/11/2024 14:00:34
Total Amount:	96542	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4516330482917	BRN Date:	19/11/2024 14:00:58
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Amit Basu
Mobile: 8617216552

Payment (GRN) Details

Sl. No	GRN	Department	Amount (₹)
	19202420280942928	Directorate of Registration & Stamp Revenue	96542
Total			96542

IN WORDS: NINETY SIX THOUSAND FIVE HUNDRED FORTY TWO ONLY.

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





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



192024250280942928

GRN Details

GRN:	192024250280942928	Payment Mode:	SBI Epay
GRN Date:	19/11/2024 14:00:34	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4516330482917	BRN Date:	19/11/2024 14:00:58
Gateway Ref ID:	CHR6860061	Method:	State Bank of India NB
GRIPS Payment ID:	191120242028094290	Payment Init. Date:	19/11/2024 14:00:34
Payment Status:	Successful	Payment Ref. No:	2002895493/2/2024 (Query No**Query Year)

Depositor Details

Depositor's Name:	Mr Amit Basu
Address:	Barasat Court, Kol-700124, By Cash
Mobile:	8617216552
Period From (dd-mm-yyyy):	19/11/2024
Period To (dd-mm-yyyy):	19/11/2024
Payment Ref ID:	2002895493/2/2024
Dept Ref ID BRN:	2002895493/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002895493/2/2024	Property Registration-Stamp duty	0030-02-103-003-02	74921
2	2002895493/2/2024	Property Registration-Registration Fees	0030-03-104-001-16	21621
			Total	96542

IN WORDS: **NINETY SIX THOUSAND FIVE HUNDRED FORTY TWO ONLY.**

Major Information of the Deed

Deed No.:	1-1526-05254/2024	Date of Registration	20/11/2024
Query No./Year	1526-2002895493/2024	Office where deed is registered	
Query Date	14/11/2024 5:53:01 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Amit Basu Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8617216552, Status :Solicitor firm		
Transaction	Additional Transaction		
(0110) Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 21,60,000/-]		
Set Forth value:	Market Value:		
	Rs. 4,37,87,872/-		
Stampduty Paid(50)	Registration Fee Paid		
	Rs. 21,628/- (Article E, E. E.)		
Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)			

Land Details :

District: North 24-Parganas, P.S. - Nimta, Municipality: NORTH DUM DUM, Road: Madhusudan Banerjee Road, Mouza: Sit. Nvd. P.Code 700051

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
01	RS-1789	RS-405	Bastu	Bagan	13.5 Dec		1,37,22,709/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
02	RS-252/1728	RS-405	Bastu	Shali	2 Dec		20,32,994/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
03	RS-392/1770	RS-406	Bastu	Danga	2.5 Dec		25,41,243/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
04	RS-236	RS-54	Bastu	Bastu	24 Dec		2,43,95,928/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :					42Dec	0/-	426,92,872/-	
Grand Total					42Dec	0/-	426,92,872/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
5	On Land L4	1460 Sq Ft.	0/-	10,95,000/-	Structure Type: Structure
On Floor Area of floor: 1460 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Flata, Extent of Completion: Complete					
Total		1460 sq ft	0/-	10,95,000 /-	

Land Lord Details :

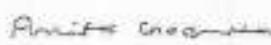
Sl No	Name,Address,Photo,Finger print and Signature			
1	MOONCITY REAL ESTATE PRIVATE LIMITED ROOM NO I, BLOCK B GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Date of Incorporation:XX-XX-XXXX, PAN No. : AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
	Name	Photo	Finger Print	Signature
	Mr RADHESHYAM SAHA Son of Late AMULYA KUMAR SAHA Executed by: Self, Date of Execution: 20/11/2024 Admitted by: Self, Date of Admission: 20/11/2024, Place : Office			
	20/11/2024	20/11/2024	20/11/2024	20/11/2024
5	45 DR SUBODH CHANDRA ROY SARANI, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AKxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MOONCITY REAL ESTATE PRIVATE LIMITED ROOM NO I GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Date of Incorporation:XX-XX-20XX, PAN No. : AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details:

Sl No	Name,Address,Photo,Finger print and Signature		
Name	Photo	Finger Print	Signature
1	<p>Mr GAUTAM KARANJAI Son of Late NARENDRA MOHAN KARANJAI Date of Execution - 20/11/2024, Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office</p>   <p>Nov 20 2024 12:34PM LTI 20110224</p>	 <p>20110224</p>	
<p>67 SIBACHAL ROAD, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AKxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR), MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR)</p>			
2	<p>Mr ABHISEKH BOTHRA (Presentant) Son of Mr. PRAKASH CHANDHOT-RA Date of Execution - 20/11/2024, Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office</p>   <p>Nov 20 2024 12:37PM LTI 20110224</p>	 <p>20110224</p>	
<p>120 M B ROAD PANCHASHEEL HOUSING COMPLEX, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR), MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR)</p>			
	<p>Mr KESHAB SARDA Son of Mr BISHNU KUMAR SARDA Date of Execution - 20/11/2024, Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office</p>   <p>Nov 20 2024 12:38PM LTI 20110224</p>	 <p>20110224</p>	
<p>AVANI OXFORD PHASE 2 BLOCK 2 FLAT NO 12H 136 JESSORE ROAD, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: EMxxxxxx5G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR), MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR)</p>			

Name	Photo	Finger Print	Signature
Smt ANITA GOENKA Wife of Smt. MAHENDRA KUMAR GOENKA Date of Execution :- 20/11/2024. Admitted by: Smt. Date of Admission: 20/11/2024. Place of Admission of Execution: Office		 Captured	
	Nov 20 2024 13:00PM	LTI 20/11/2024	20/11/2024

ROSEDALE GARDENS FLAT NO 11C ACTION AREA 3 CHHAPNA, City:- , P.O:- NEW TOWN, P.S:-
 New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste:
 Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.::
 ADxxxxxxBD, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of :
 MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR), MOONCITY REAL ESTATE
 PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT BASU Smt. Mrs. TARAS BASU 27, TARA PARADISE CO- OP SOCIETY, KUMBA CHANDI, NORTH 24 PARGANA, West Bengal, India PIN 700044		 Captured	
	20/11/2024	20/11/2024	20/11/2024

For the DT Mr RADHESHYAM SAHA, Mr GALTAM KARANJAI, Mr ABHISEKH BOTHRA, Mr KESHAB SARDA, Smt
 ANITA GOENKA

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	MOONCITY REAL ESTATE PRIVATE LIMITED	MOONCITY REAL ESTATE PRIVATE LIMITED-13.5 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	MOONCITY REAL ESTATE PRIVATE LIMITED	MOONCITY REAL ESTATE PRIVATE LIMITED-2 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	MOONCITY REAL ESTATE PRIVATE LIMITED	MOONCITY REAL ESTATE PRIVATE LIMITED-2.5 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Mr RADHESHYAM SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-24 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	MOONCITY REAL ESTATE PRIVATE LIMITED	MOONCITY REAL ESTATE PRIVATE LIMITED-730,000,000 Sq Ft
2	Mr RADHESHYAM SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-730,000,000 Sq Ft

Endorsement For Deed Number : I - 152605254 / 2024

On 20-11-2024

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

Admissible under the provisions of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 49
of Indian Stamp Act 1899.

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

Presented for registration at 12:27 hrs on 20-11-2024, at the Office of the A.D.S.R. Beighoria by Mr ABHISEKH BOTHRA

Certificate of Market Value (WB PUV rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,37,87,872/-

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

Execution is admitted on 20/11/2024 by Mr RADHESHYAM SAHA, Son of Late AMULYA KUMAR SAHA, 67/45 DR SUBODH CHANDRA ROY SARANI, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051 by caste Hindu, by Profession Business

Indetified by Mr AMIT BASU, . . Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-11-2024 by Mr GAUTAM KARANJA, DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I, BLOCK B GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, City:- P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051. DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Indetified by Mr AMIT BASU, . . Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-11-2024 by Mr ABHISEKH BOTHRA, DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I, BLOCK B GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, City:- P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051. DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Indetified by Mr AMIT BASU, . . Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-11-2024 by Mr KESHAB SARDA, DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I, BLOCK B GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, City:- P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051. DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Indetified by Mr AMIT BASU, . . Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-11-2024 by Smt ANITA GOENKA, DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I, BLOCK B GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, City:- P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051. DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO I GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Indetified by Mr AMIT BASU, . . Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

Payment of Fees:

Certified that required Registration Fees payable for this document is Rs 21,628.00/- (B = Rs 21,600.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21,628/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/11/2024 2:00PM with Govt. Ref. No: 192024250280942928 on 19-11-2024, Amount Rs: 21,621/-, Bank:

SBI EPay (SBIPay), Ref. No: 4516330462917 on 19-11-2024, Head of Account 0030-03-104-001-16

Online on 20/11/2024 12:31PM with Govt. Ref. No: 192024250282244948 on 20-11-2024, Amount Rs: 7/-, Bank: SBI

EPay (SBIPay), Ref. No: 6122376202356 on 20-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 75,071/- by online = Rs 74,971/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 941, Amount: Rs.100.00/-, Date of Purchase: 24/10/2024, Vendor name: Subrata Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/11/2024 2:00PM with Govt. Ref. No: 192024250280942928 on 19-11-2024, Amount Rs: 74,921/-, Bank:

SBI EPay (SBIPay), Ref. No: 4516330462917 on 19-11-2024, Head of Account 0030-02-103-003-02

Online on 20/11/2024 12:31PM with Govt. Ref. No: 192024250282244948 on 20-11-2024, Amount Rs: 50/-, Bank: SBI

EPay (SBIPay), Ref. No: 6122376202356 on 20-11-2024, Head of Account 0030-02-103-003-02

Sougata Das

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Beighoria

North 24-Parganas, West Bengal

