

13910/2023

13577/2023

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL



87AB 395259

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

Development Agreement

1. Date: 20th September-2023
2. Nature of Document: Development Agreement.
3. Parties:

3.1 (1) JAYGRIH NIRMAN PVT. LTD. (PAN- AAACJ7480J) CIN- U70101WB1988PTC043636 a company incorporated under the Companies Act 1956/2013, having its registered office at 11, Crooked Lane, Kolkata, P.O. Espianade, P.S. Hare Street, Pincode - 700069, represented by its Director Mr. Harsh Vardhan Kajaria (PAN - AKBPK6113N, ADHAR 473441603220), (Mobile - 9831134500,) son of Mr Arun Kumar Kajaria, by faith Hindu, by Nationality - Indian, by Profession - Businessman and residing at 114, Regent Park, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092

20 SEP 2023

18/09/23
09/09/23
20/09/23

20/09/23 25/09/23
148 701677

1917/1

13 SEP 2023

No.....Rs.....Date..

Name **B.C. Lahiri, Advocate**

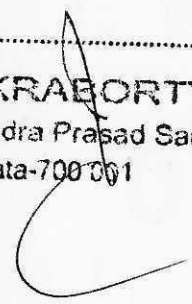
Address **ALIPORE JUDGES' COURT, KOL-27**

Vendor.....

I. CHAKRABORTY

65, Dr. Rajendra Prasad Sarani

Kolkata-700 001





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200920232022783657

GRIPS Payment Detail

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRIPS Payment ID: | 200920232022783657 | Payment Init. Date: | 20/09/2023 14:02:25 |
| Total Amount: | 40041 | No of GRN: | 1 |
| Bank/Gateway: | State Bank of India | Payment Mode: | Online Payment |
| BRN: | CKY0488902 | BRN Date: | 20/09/2023 14:06:25 |
| Payment Status: | Successful | Payment Init. From: | GRIPS Portal |

Depositor Details

Depositor's Name: MOON RAKER CONSTRUCTION PVT. LTD.
Mobile: 9831429000

Payment (GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192023240227836581 | Directorate of Registration & Stamp Revenue | 40041 |
| Total | | | 40041 |

IN WORDS: FORTY THOUSAND FORTY ONE ONLY.

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



Government of New South Wales
Office of the Auditor-General
Sydney



MEMORANDUM

TO : The Hon. the Treasurer
FROM : The Auditor-General
SUBJECT: [Illegible]

[Illegible text]

[Illegible text]



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



192023240227836581

GRN Details

GRN: 192023240227836581 Payment Mode: Online Payment
GRN Date: 20/09/2023 14:02:25 Bank/Gateway: State Bank of India
BRN : CKY0488902 BRN Date: 20/09/2023 14:06:25
GRIPS Payment ID: 200920232022783657 Payment Init. Date: 20/09/2023 14:02:25
Payment Status: Successful Payment Ref. No: 2002317816/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: MOON RAKER CONSTRUCTION PVT. LTD.
Address: 11, CROOKED LANE, KOLKATA-700069
Mobile: 9831429000
EMail: happyhomes@live.in
Contact No: 9831047505
Depositor Status: Others
Query No: 2002317816
Applicant's Name: Mr SUJIT ROY
Identification No: 2002317816/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 20/09/2023
Period To (dd/mm/yyyy): 20/09/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2002317816/2/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 40020 |
| 2 | 2002317816/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| | | | Total | 40041 |

IN WORDS: FORTY THOUSAND FORTY ONE ONLY.



3

3.2 (2) **PAHARI CONSTRUCTION PVT. LTD.** (PAN- AABCP7480K) CIN- U70101WB1989PTC046835 a company incorporated under the Companies Act 1956/2013, having its registered office at 11, Crooked Lane, Kolkata, P.O. Esplanade, P.S. Hare Street, Pincode - 700069, represented by its Director **Mr. Harsh Vardhan Kajaria** (PAN - AKBPK6118N, ADHAR 473441603220) (Mobile - 9831134500,) son of Mr Arun Kumar Kajaria, by faith Hindu, by Nationality - Indian, by Profession - Businessman and residing at 114, Regent Park, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092

3.3 (3) **MOONRAKER CONSTRUCTION PVT. LTD.** (PAN- AABCM9001H) CIN- U70200WB1988PTC044993 a company incorporated under the Companies Act 1956/2013, having its registered office at 11, Crooked Lane, Kolkata, P.O. Esplanade, P.S. Hare Street, Pincode - 700069, represented by its Director **Mr. Harsh Vardhan Kajaria** (PAN - AKBPK6118N, ADHAR 473441603220) (Mobile - 9831134500,) son of Mr Arun Kumar Kajaria, by faith Hindu, by Nationality - Indian, by Profession - Businessman and residing at 114, Regent Park, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092 hereinafter collectively referred to as the **"OWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns)

AND

3.4 **MOONRAKER CONSTRUCTION PVT. LTD.** (PAN- AABCM9001H) CIN- U70200WB1988PTC044993 a company incorporated under the Companies Act 1956/2013, having its registered office at 11, Crooked Lane, Kolkata, P.O. Esplanade, P.S. Hare Street, Pincode 700069, represented by its Director **Harsh Vardhan Kajaria** (PAN - AKBPK6118N, ADHAR 473441603220) (Mobile - 9831134500,) son of Mr Arun Kumar Kajaria, by faith Hindu, by Nationality - Indian, by Profession - Businessman and residing at 114, Regent Park, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **Other Part**.

(The terms "Owner" and "Developer" shall include each of their respective successors-in-interest, executors, legal representative, nominees and assigns.)

4. **Subject matter:** The "Project" being development by constructing a complex comprising of residential and commercial units to be exclusively used and enjoyed for residential and commercial purposes and other spaces and parking spaces etc. (collectively the "UNITS") as also common areas (the "Facilities") for beneficial use and enjoyment of such Units and Facilities to be built by the developer on the land owned by the Owner.

5. **Background:**

- 5.1 The Owners is the absolute owner of the premises morefully and particularly described in the Schedule hereunder written (the "PROPERTY").
- 5.2 The Owner and the Developer have since agreed to mutually accepted terms and conditions which are recorded below:

WHEREAS

- A. The Owners are seized and possessed of and are the absolute owners of ALL THAT the piece and parcel of land admeasuring an area of 18 Cottahs 9 chittaks 24 sq.ft more or less comprised in Dag no. 867 and 864 under khatian no. 862, J.L. No. 47 Touzi No.59 and J.L. No. 48, at Premises no. 750, Mouza - Brahmapur , within the limit of Kolkata Municipality Ward no. 111, Borough No. XI, Post Office - Brahmapur Police Station- Bansdroni, Kolkata - 700096 District : 24 parganas (South) which they had acquired as stated hereunder.
- B. By virtue of a Deed of Conveyance dated 08.05.1991, Registered in Book no. 1, Volume no. 13, Page 351- 363 being no. 736 for the year 1991 at ADSR, Alipore, one Sri. Madhab Chandra Das and Smt. Amodini Das sold and transfer their right, title and interest, in respect of All that Piece and parcel of land admeasuring 6Katha 0chittack 36sqft more or less comprised in Dag no. 867 and 864 under khatian no. 862, J.L. No. 48, in Mouza - Brahmapur within the limit of Kolkata Municipality Ward no. 111, Police Station- Regent park , Kolkata - 700084 District : 24 parganas (South) along with all easementary Right attached thereto unto and in favour of M/s. Jaygrih Nirman Private limited.
- C. By virtue of a Deed of Conveyance dated 08.05.1991, Registered in Book no. 1, Volume no. 13, Page 364- 376 being no. 737 for the year 1991 at ADSR, Alipore, one Sri. Madhab Chandra Das and Smt. Amodini Das sold and transfer their right, title and interest, in respect of All that Piece and parcel of land admeasuring 6Katha 2Chittack 33sqft more or less comprised in Dag no. 867 under khatian no. 862, J.L. No. 48, in Mouza - Brahmapur within the limit of Kolkata Municipality Ward no. 111, Police Station- Regent park, District : 24 parganas (South) along with all easementary Right attached thereto unto and in favour of M/s. Pahari Construction Private limited.
- D. By virtue of a Deed of Conveyance dated 26.04.2007, Registered in Book no. 1, Volume no. 126, Page 176- 177 being no. 01663 for the year 2007 at ADSR, Alipore, one Sri. Ramchandra Baidya sold and transfer his right, title and

interest, in respect of All that Piece and parcel of land admeasuring 6Katha 6Chittack more or less comprised in Dag no. 867 under khatian no. 862, J.L. No. 47, Touzi No.59 in Mouza - Brahmapur lying and situated at Premises no. 98, Naskar Para within the limit of Kolkata Municipality Ward no. 111, Police Station- Tollygung ,now Regent park, District : 24 parganas (South) along with all easementary Right unto and in favour of M/s. Moonraker Construction Private Limited

E. In the view of the aforesaid all abovementioned owners namely M/s. Jaygrih Nirman Private limited, M/s. Pahari Construction Private limited and M/s. Moonraker Construction Private Limited became owners of First, Second and Third properties and /or land. The said properties and /or land amalgamated and are collectively known as "PROPERTY" morciully and particularly mentioned in Schedule hereunder

F. The Following table of Amalgamation:

| Name of the Companies | Dag No. | Area of Land |
|--|---------|----------------------------|
| Jaygrih Nirman Private limited | 867,864 | 6 katha, 0 Chittack 36sqft |
| Pahari Construction Private limited | 867 | 6 katha, 2 Chittack 33sqft |
| Moonraker Construction Private Limited | 867 | 6 katha, 6Chittack |
| Total Area of Land | | 18 Katha 9Chittack 24sqft |

G. The said Owners have duly mutated their names being Assessee no. 311110607500 in respect of Municipal premised no. 750, Brahmapur

6. NOW IT IS AGREED AND DECLARED:

- 6.1 **Agreement:** It is agreed by and between the Parties that the Developer will develop the Property by costruction and development of the Project and the Developer hereby agrees on the terms and conditions mentioned below.
- 6.2 **Obligations of the Developer:** The Developer shall:
- 6.2.1 **Costs and expenses:** Bear and pay all the expenses related to the execution of the Project on the Property, which will, inter alia, include:
- 6.2.2 **Plan:** Having the plan of the Project on the Property for constructing the Units and the Facilities (the "Plan"); prepared, sanctioned and if necessary modified by

the appropriate sanctioning authority (the "Sanctioning Authority") in such manner as may be thought appropriate by the Developer.

- 6.2.3 **Appointment:** Appointing architects, contractors, sub-contractors or any other person or persons and their emoluments.
- 6.2.4 **Permissions:** Obtaining all clearances, licenses and permissions required for executing the Project as may be so required under prevailing law(s).
- 6.2.5 **Construction:** Developing and/or Constructing the Project comprising the Units and/or the Facilities and/or completing the Project in all respect in conformity with the Plan and making it ready within 60 (sixty) months (the "Completion Date") from the date of obtaining permission to construct the Project (the "PossessionDate").
- 6.2.6 **Payment of Owner's entitlement:** pay the Owner's Allocation (mentioned in Clause 6.4 below), to the Owner within the Completion Date, or within such time as agreed, subject, however, to delay due to force majeure.
- 6.2.7 **Utilities:** Obtaining all utilities for implementing the Project as also those that will be required by the ultimate users/occupants of the Units within the Project.
- 6.2.8 **Occupancy Certificate:** Obtaining Occupancy Certificate from the Sanctioning Authority and all other certificates and permissions required for occupation of the Units within the Project.
- 6.2.9 **Title Deeds:** keep or cause to be kept in safe custody all the Title Deeds (under accountable receipts) to produce the same before authority as may be so required or for serving any loan or financial accommodation for development and construction of the Project , if handed over to the Developer till such time the Project is completed.
- 6.2.10 **Indemnity:** To keep the Owner (at all times from the Possession Date till the Completion Date) saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.
- 6.3 **Obligation of the Owner:** The Owner at its costs and expenses shall:
 - 6.3.1 **Marketable Title:** Make out a clear and marketable title of the Property and answer all requisition of the Developer in this regard.
 - 6.3.2 **Allow entry:** allow the Developer and its men, servants and agents to enter the Property, as and when required for and in connection with this agreement and for such other necessities connected with the Project.
 - 6.3.3 **Permission to enter:** Grant permission to the Developer to enter upon the Property for the purpose of carrying out the development in terms of this agreement.

- 6.3.4 **Clearances:** Obtain clearances that are or may be required by the Owner for obtaining sanction of the Plan.
- 6.3.5 **Hindrances:** Not create any hindrances or obstruction to the Developer during or in execution of the Project.
- 6.3.6 **Encumbrances:** Not, in any manner, deal with, charge, encumber or induct any person in occupation of the Property and/or in any portion thereof or enter into any agreement relating thereto until the completion of the Project.
- 6.3.7 **Powers and authorities:** Grant to the Developer and/or the authorized nominated persons of the Developer all such powers and authorities that will be required by the Developer for execution of the Project and/or to enable the Developer to exclusively deal, sale, transfer and/or lease out the Units/ construction to be made and to receive all receipts there from and to distribute the receipts in the manner agreed under this agreement.
- 6.3.8 **Taxes:** Pay all rates, taxes and fees that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto.
- 6.3.9 **Execution:** Execute and admit registration of the Units, (if required by the Developer or when needed) before the concerned Registrar, as also sign and execute such forms and other documents as may be required for the Project however the costs and expenses for these will not be borne by the Owner.
- 6.3.10 **Indemnity:** Indemnify and keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual, prior to the Possession Date.
- 6.4 **Entitlement of the Owners :**The Owners shall be entitled to 30% of the sale proceeds (Entitlement of 10% to each Owner of the property) (of Units and other spaces) to be built by the Developer on the Property. (the "Owners Allocation") shares of Revenue. It is clarified that that the Owners allocation shall include undivided, impartiable and proportionate share in the common portions.
- 6.5 **Entitlement of the Developer:** The Developer shall be entitled to the remainder 70% of the sale proceeds and/or revenue of the Units and/or the entire remaining built-up areas of the Property. It is clarified that that the Developers allocation shall include undivided, impartiable and proportionate share in the common portions. (the "Developers Allocation").
- 6.6 **Sale Proceeds :** The Owner hereby agrees to authorise the Developer to collect the sale proceeds on their behalf and reimburse the same as per mutual understanding periodically.

- 6.7 **Rates and Taxes and utilities:** All rates and taxes, whatever payable to the authorities under the relevant law(s) and also outgoings if any, in respect of the Property shall be borne and paid by the Owner up to the date hereof and by the Developer on and from the date hereof or Developer will pay on behalf of Owner.
7. **Tax Liabilities on development:**
All applicable tax liabilities both present and future in relation to the development on the Property shall be borne and paid by the Developer.
8. **Miscellaneous:**
- 8.1. **Documentation:** All documents and agreements of every nature related to the Project (the "Documents") shall be as drawn by the Advocates as appointed by the Developer and the same shall be final and binding on such Parties.
- 8.2. **Name of the Project:** The name of the Project shall be decided by the Developer.
9. **Default:**
- 9.1.1. In case the Owner is unable to fulfill any of its Obligations or in case any liability or encumbrance is found relating to the Property Owner fails to remove the same within 30 days from receiving notice from the Developer to do so, then the Developer, at its discretion, may incur the cost of removing such liability or encumbrance, as the case may be. In such an event, the Owner shall forthwith reimburse the costs so incurred by the Developer but if the Owner fails to do so, then the Developer, after giving 30 days notice to the Owner shall become entitled to withhold such portion or the entirety of the revenue/sale proceeds of the Owner's Allocation as may be necessary and till the time such reimbursement is received by the Developer, so much of the sale proceeds of the Owner's Allocation or the entirety of such allocation, as the case may be, as be sufficient for realizing such costs and notified by the Developer to the Owner, shall remain charged with the Developer and the Owner shall not be entitled to receive such sale proceeds/Owner's Allocation.
- 9.1.2. In case, however, the default or breach be such which cannot be remedied from the expected sale proceeds from the sale of entirety of the Owners' Allocation, then, and in such event, the Developer shall (besides being entitled to sell the entirety of the Owners Allocation to realise its dues) be also entitled to recover its remaining dues by filing

money suit and/or by such other legal process as the Developer may be so advised.

- 9.1.3. If the Developer delays or fails to pay the Owner' Allocation to the Owner within the Completion Date or such other time, as agreed, in spite of each of the Owner fulfilling all its Obligations the Owner shall be entitled, to take possession of the Property in the state it may be at that time without any demur or protest and shall also be entitled to sue the Developer for damages.
- 9.1.4. None of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to force majeure or circumstances beyond its control including, but not limited to, tempest, earthquake, fire, shortage of power, civil commotion, riot, strike, labour unrest or any political or communal unrest.
- 9.2. **Breach of Contract:** In case of breach of any of the provisions herein, the party in breach shall be liable to pay such damages as determined by the Tribunal mentioned in Clause 6.11, but no party shall be entitled to terminate this Agreement without the consent of the other parties in writing.
- 9.3. **Arbitration:** All disputes between the Parties relating to this Agreement or its interpretation shall be referred to the Arbitration of such persons as mutually agreed (the "Tribunal"). In case no agreement can be reached in selecting such persons, the Tribunal shall consist of three arbitrators one each to be appointed by the Parties and the third to be appointed by the two arbitrators so appointed. The Tribunal shall proceed summarily, need not give any reason for its Award and may give interim Awards and/or directions. The Tribunal may avoid such rules, procedures and/or evidences which can be lawfully avoided by the mutual consent of or directions of the Parties, such consent or direction will be deemed to have been hereby given. The language of the Tribunal shall be English and its proceedings will be held in Kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the Parties.
- 9.4. **Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.

**THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

ALL THAT the piece and parcel of Land measuring an area of 18 Cottahs 9 chittaks 24 sq.ft. be the same a little more or less, comprised in Dag no. 867 and 864 under khatian no. 862, J.L. No. 47 Touzi No.59, Naskar Para and J.L. No. 48, at Premises no. 750 in Mouza - Brahmapur, within the limit of Kolkata Municipality Ward no. 111, Borough No. XI Post Office - Brahmapur Police Station. Bansāra, Kolkata - 700096 District : 24 parganas (South) butted and bounded as follows:

| | | |
|--------------|---|---|
| ON THE NORTH | : | R.S. Dag no. 867 by Premises no. 191, Brahmapur |
| ON THE SOUTH | : | By Premises no. 175, Sardar Para Street. |
| ON THE EAST | : | Open land by Premises no. 4, Charu Nagar |
| ON THE WEST | : | By Brahmapur Road R.S. Dag no. 867 |

8. Execution: In witness whereof the Parties have executed these presents at Kolkata on the Date.

Signed, executed and delivered by
the Owner in the presence of:

Anand Kumar Pateng
11, Crooked Lane Kol- 700069

Bafai Gisi
11, Crooked Lane,
Kolkata - 700069.

JAYGRIH NIRMAN PVT. LTD.
PAHARI CONSTRUCTION PVT. LTD.
MOON RAKER CONSTRUCTION PVT. LTD.


Director

Signed, executed and delivered by the
Developer in the presence of:

Anand Kumar Pateng
Bafai Gisi

MOON RAKER CONSTRUCTION PVT. LTD.


Director

Drafted by me
as per declaration in
documents by the parties.
K. C. Karmaker
Advocate
High Court, Calcutta
WB/8671/83.

SPECIMEN FORM FOR TEN FINGERPRINTS



| | | | | | | |
|--|------------|---------------|---------------|---------------|---------------|---------------|
| | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] |



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



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



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

Major Information of the Deed

| | | | |
|---|---|--|---|
| Deed No : | I-1904-13577/2023 | Date of Registration | 20/09/2023 |
| Query No / Year | 1904-2002317816/2023 | Office where deed is registered | |
| Query Date | 12/09/2023 8:22:23 AM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | SUJIT ROY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9875340936, Status : Advocate | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | Additional Transaction | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] |
| Set Forth value | | Market Value | Rs. 1,48,70,167/- |
| Stamp duty Paid(SD) | | Registration Fee Paid | Rs. 101/- (Article:E, E) |
| Rs 40,030/- (Article:48(g)) | | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskarpara, , Premises No: 750, , Ward No: 111 Pin Code : 700096

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|---------------------|
| 11 | (RS :-) | | Bastu | 18 Katha 9 Chatak 24 Sq Ft | | 1,48,70,167/- | Property is on Road |
| Grand Total : | | | | 30.6831Dec | 0/- | 148,70,167 /- | |










Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | JAY GRIHNIRMAN PVT LTD 11 CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | PAHARI CONSTRUCTION PVT LTD 11 CROOKED LANE, City:- Kolkata, P.O:- ESPLANACE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 3 | MOONRAKER CONSTRUCTION PVT LTD 11, CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |




Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>MOON RAKER CONSTRUCTION PVT LTD 11 CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|--|--|--|--------------|-----------|---|--|--|--|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr HARSH VARDHAN KAJARIA (Presentant) Son of Mr ARUN KUMAR KAJARIA Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office</p> </td> <td>  <small>Sep 20 2023 5:12PM</small> </td> <td>  <small>LTI 20/09/2023</small> </td> <td>  <small>20/09/2023</small> </td> </tr> </tbody> </table> <p>114 REGENT PARK, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8N, Aadhaar No: 47xxxxxxxx3220 Status : Representative, Representative of : JAY GRIHNIRMAN PVT LTD (as DIRECTOR), PAHARI CONSTRUCTION PVT LTD (as DIRECTOR), MOONRAKER CONSTRUCTION PVT LTD (as DIRECTOR), MOON RAKER CONSTRUCTION PVT LTD (as DIRECTOR)</p> | Name | Photo | Finger Print | Signature | <p>Mr HARSH VARDHAN KAJARIA (Presentant) Son of Mr ARUN KUMAR KAJARIA Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office</p> |  <small>Sep 20 2023 5:12PM</small> |  <small>LTI 20/09/2023</small> |  <small>20/09/2023</small> |
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| <p>Mr HARSH VARDHAN KAJARIA (Presentant) Son of Mr ARUN KUMAR KAJARIA Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office</p> |  <small>Sep 20 2023 5:12PM</small> |  <small>LTI 20/09/2023</small> |  <small>20/09/2023</small> | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|--|
| <p>Mr SANJAY KUMAR GANERIWAL Son of Late GIRIDHARILAL GANERIWAL 493/C/A, G.T.ROAD, City:- Not Specified, P O - SHIBPUR, P S:-Shibpur, District:-Howrah West Bengal, India, PIN:- 711102</p> |  <small>20/09/2023</small> |  <small>20/09/2023</small> |  <small>20/09/2023</small> |

Identifier Of Mr HARSH VARDHAN KAJARIA

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------------|---|
| 1 | JAY GRIHNIRMAN PVT LTD | MOON RAKER CONSTRUCTION PVT LTD-10.2277 Dec |
| 2 | PAHARI CONSTRUCTION PVT LTD | MOON RAKER CONSTRUCTION PVT LTD-10.2277 Dec |
| 3 | MOONRAKER CONSTRUCTION PVT LTD | MOON RAKER CONSTRUCTION PVT LTD-10.2277 Dec |

Endorsement For Deed Number : I - 190413577 / 2023

On 20-09-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:58 hrs on 20-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr HARSH VARDHAN KAJARIA .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,48,70,167/-

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

Execution is admitted on 20-09-2023 by Mr HARSH VARDHAN KAJARIA, DIRECTOR, JAY GRIHNIRMAN PVT LTD, 11 CROOKED LANE, City - Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069; DIRECTOR, PAHARI CONSTRUCTION PVT LTD, 11 CROOKED LANE, City:- Kolkata, P.O:- ESPLANACE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069; DIRECTOR, MOONRAKER CONSTRUCTION PVT LTD, 11, CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069; DIRECTOR, MOON RAKER CONSTRUCTION PVT LTD, 11 CROOKED LANE, City:- Kolkata, P.O. ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Identified by Mr SANJAY KUMAR GANERIWAL, , Son of Late GIRIDHARILAL GANERIWAL, 493/C/A, G.T.ROAD, P.O: SHIBPUR, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- .M(a) = Rs 21.00/ ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 2:06PM with Govt. Ref. No: 192023240227836581 on 20-09-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0488902 on 20-09-2023, Head of Account 0030-03-104-001-16

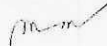
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 40,020/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 191727, Amount: Rs.10.00/-, Date of Purchase: 13/09/2023, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 2:06PM with Govt. Ref. No: 192023240227836581 on 20-09-2023, Amount Rs: 40,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0488902 on 20-09-2023, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

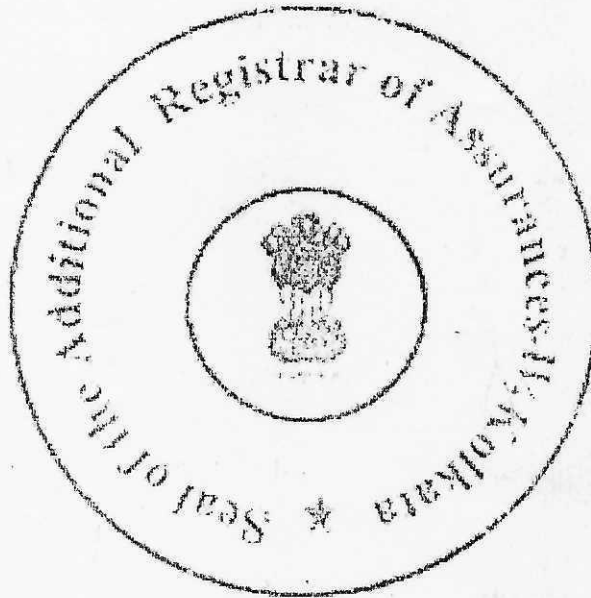
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 763042 to 763062

being No 190413577 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.03 12:20:39 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 03/10/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.