

Dado of ceramic tiles up to door height.
 Sanitaryware with *EWC with ceramic cistern* and basin of *Kohler/Parryware/Jaquar/Hindware**.
 Pipes of *Supreme/Skipper/Oriplast**

- Elevator** : Passenger Lifts of *Kone**.
- Electricals** :
- a) Concealed *Polycab/Mescab/Havells/RR Kabel** copper wiring with modular switches of *Anchor Roma/Schneider Electric/Havells**
 - b) TV & Telephone points in master bedroom and living room.
 - c) Two Light Points, one Fan Point, two 5A points in all bedrooms.
 - d) One 15A Geyser point in all toilets.
 - e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen.
 - f) One AC point in master bedroom.
 - g) One washing machine point in the balcony.
 - h) Modern MCBs and Changeovers of *Havells/HPL/Schneider Electric**
- Water Supply** : Underground and Overhead storage tanks of suitable capacity.
- Landscape** : Professionally designed and executed landscaping.
- Generator** : 24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats and 600 W for 2 bedroom flats.
- Security** : Intercom facility and 24/7 Security Personnel.

* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the Vendor is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Piece and Parcel of land measuring, more or less, 08 KATTAH (EIGHT) 10 (TEN) SQUARE FEET, being MUNICIPAL PREMISES NO. 3539, NAYABAD, KOLKATA – 700 094, under Mouza – Nayabad, under R. S. Dag No – 161 & 160 R. S. Khatian Nos. 2 & 75 Touzi No. 56, R. S. – 3, J. L. No. – 25, under Kolkata Municipal Corporation Ward No. - 109, P. S. – Purba Jadavpur, Dist: South 24 Parganas, West Bengal, which is butted and bounded as follows:-

- ON THE NORTH** : 20 Feet Common Passage and 3 Ft. wide Common Passage.
- ON THE SOUTH** : 12 Ft. wide Municipal Road & Vacant Plot of Land.
- ON THE EAST** : G+III Building, 10 Feet wide Common Passage, G+III, Building, Premises No. 3334, Nayabad, Kolkata.
- ON THE WEST** : Vacant land, G+III Building Premises No. 3180, Nayabad and 1 Storied Building Plot No. P-215

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED and DELIVERED

by the within named **OWNER** at Kolkata
in the presence of :

Debarati Sengupta

7/1, Lansdowne Terrace
Kol-700 026

SIGNED, SEALED and DELIVERED

by the within named **DEVELOPER**
at Kolkata in the presence of

Pakesh Sharma

Mirik Property Pvt. Ltd.

Madhur Enclave Pvt. Ltd.

Anup Gupta

Director / Authorised Signatory

.....
SIGNATURE OF OWNER

Nortech Property Pvt. Ltd.

Aditya...
Director / Authorized Signatory

.....
SIGNATURE OF DEVELOPER

Drafted by me on the basis of information
furnished by the Parties herein

Sanjay

Sanjay Kumar Jain
Advocate, High Court, Calcutta
Enrolment No. WB/444/2005.

DATED 17TH DAY OF DECEMBER, 2021

'JOINT DEVELOPMENT AGREEMENT'

BETWEEN

M/S. MIRIK PROPERTY PRIVATE LIMITED & OTHERS

-----OWNERS

AND

M/S. NORTECH PROPERTY PRIVATE LIMITED

-----DEVELOPER

'EDEN AURA'
3539, NAYABAD,
KOLKATA - 700 094.

SPECIMEN FORM FOR TEN FINGERPRINTS



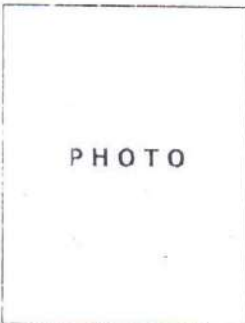
Akhya Agarwal

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



Anand Gupta

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



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



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

Meghban

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MIRIK PROPERTY PRIVATE LIMITED

27/01/2005
Permanent Account Number
AAECM1860B

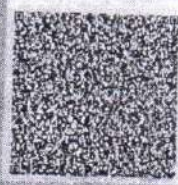
0602015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHMPG3857C



नाम / Name
ANUP GUPTA

पिता का नाम / Father's Name
SITAL PRASAD GUPTA

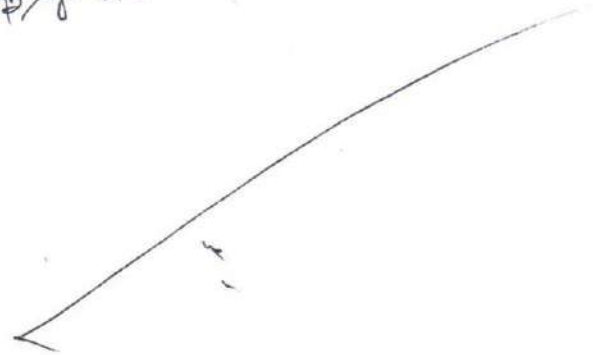
जन्म की तारीख
Date of Birth
15/01/1960

Anup Gupta

हस्ताक्षर / Signature

23022020

Anup Gupta



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ADITYA AGARWAL
 SUNIL AGARWAL

12/10/1985
 Permanent Account Number
 AFEPA7078D

Aditya Agarwal
 Signature



Aditya Agarwal

भारत सरकार
 Government of India

आदिता-आगरवाल
 ADITYA AGARWAL

पिता : सुनिल-आगरवाल
 Father : SUNIL AGARWAL

जन्मतिथि / DOB : 12/10/1985
 लिंग / Male




8252 4437 8016

आमार आधार, आमार परिचय

Aditya Agarwal

आधार
 Aadhaar

आदिता-आगरवाल प्राधिकरण
 Aditya Agarwal Authority of India

ठिकाना:
 16/1, गाम प्रडिनिट, बालिगुंग, बालिगुंग, कोलकाता, पश्चिम बंग, 700019

Address:
 16/1, PALM AVENUE, Ballygunge, Ballygunge, Kolkata, West Bengal, 700019

8252 4437 8016


भारत सरकार
GOVERNMENT OF INDIA


Anup Gupta
DOB: 15/01/1960
MALE




8648 1881 5513

MERA AADHAAR, MERI PEHCHAN


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Sital Prasad Gupta, P-5 EXTN, DR.
A,K, PAUL ROAD, Behala, Behala,
Kolkata,
West Bengal - 700034

8648 1881 5513 

 1947
1800 300 1947

 help@uai.gov.in

 www
www.uai.gov.in

P.O. Box No.1947,
Bengaluru-560 991

Anup Gupta

 भारत सरकार
GOVERNMENT OF INDIA



Sanjay Kumar Jain
DOB: 01/04/1966
Male / MALE



2476 8879 9042

आधार - साधारण मानुषेर अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O: Dalamchand Jain, Ideal Towers,
Block-B, Flat - 9B., 57 Diamond Harbour
Road, Khidirpore, Kolkata,
West Bengal - 700023



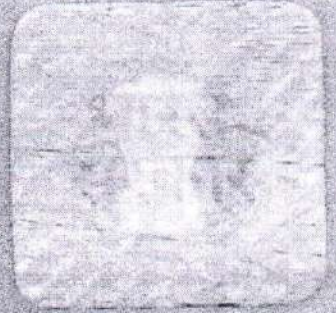
1800 300 1947  help@uidai.gov.in  www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 061

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADHUR ENCLAVE PRIVATE LIMITED



27/01/2005

Permanent Account Number

AAECM1851C

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NORTECH PROPERTY PRIVATE LIMITED



07/01/2005

Permanent Account Number

AACCN0602N

24042016



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

GRN Details

GRN: 192021220137971098 Payment Mode: Online Payment (SBI Epay)
GRN Date: 16/12/2021 14:37:38 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6849978679913 BRN Date: 16/12/2021 14:12:19
Gateway Ref ID: 213500723704 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002643063/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SANJAY KUMAR JAIN
Address: 57 D H ROAD
Mobile: 9051222000
Depositor Status: Advocate
Query No: 2002643063
Applicant's Name: Mr SANJAY KUMAR JAIN
Identification No: 2002643063/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002643063/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2002643063/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	2007
			Total	4008

IN WORDS: FORTY THOUSAND EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1901-10131/2021	Date of Registration	17/12/2021
Query No / Year	1901-2002643063/2021	Office where deed is registered	
Query Date	16/12/2021 1:59:52 PM	1901-2002643063/2021	
Applicant Name, Address & Other Details	SANJAY KUMAR JAIN HIGH COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, 700001, Mobile No. : 9051444035, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,29,82,497/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,101/- (Article:48(g))	Rs. 20,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Us area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3539, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	8 Katha 10 Sq Ft	10,00,000/-	1,29,82,497/-	Property is on Road
Grand Total :				13.2229Dec	10,00,000 /-	129,82,497 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MADHUR ENCLAVE PRIVATE LIMITED 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx1C,Aadhaar No Not Provided by UIDAI, S :Organization, Executed by: Representative, Executed by: Representative
2	MIRIK PROPERTY PRIVATE LIMITED 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx0B,Aadhaar No Not Provided by UIDAI, S :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>NORTECH PROPERTY PRIVATE LIMITED 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr ADITYA AGARWAL Son of Mr SUNIL AGARWAL Date of Execution - 17/12/2021, , Admitted by: Self, Date of Admission: 17/12/2021, Place of Admission of Execution: Office</p>	<p>Photo  Dec 17 2021 12:45PM</p>	<p>Finger Print  LTI 17/12/2021</p>	<p>Signature  17/12/2021</p>
<p>17/1, LANSDOWNE TERRACE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx8D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NORTECH PROPERTY PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>				
2	<p>Name Mr ANUP GUPTA (Presentant) Son of Late Sital Prasad Date of Execution - 17/12/2021, , Admitted by: Self, Date of Admission: 17/12/2021, Place of Admission of Execution: Office</p>	<p>Photo  Dec 17 2021 12:21PM</p>	<p>Finger Print  LTI 17/12/2021</p>	<p>Signature  17/12/2021</p>
<p>17/1, Lansdowne Terrace, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx7C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MADHUR ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), MIFE PROPERTY PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SANJAY KUMAR JAIN Son of Late D JAIN HIGH COURT, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>	<p></p>	<p></p>	<p></p>
	17/12/2021	17/12/2021	17/12/2021
Identifier Of Mr ADITYA AGARWAL, Mr ANUP GUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MADHUR ENCLAVE PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-6.61146 Dec
2	MIRIK PROPERTY PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-6.61146 Dec

On 17-12-2021

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

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

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

Presented for registration at 11:55 hrs on 17-12-2021, at the Office of the A.R.A. - I KOLKATA by Mr ANUP GUPTA

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 1,29,82,497/-

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

Execution is admitted on 17-12-2021 by Mr ADITYA AGARWAL, AUTHORISED SIGNATORY, NORTECH PROPERTY PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late D JAIN, HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 17-12-2021 by Mr ANUP GUPTA, AUTHORISED SIGNATORY, MADHUR ENCLAVE PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY MIRIK PROPERTY PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late D JAIN, HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,105/- (B = Rs 20,000/- ,E = Rs 21/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 98/-, by online = Rs 20,007/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 16/12/2021 2:39PM with Govt. Ref. No: 192021220137971098 on 16-12-2021, Amount Rs: 20,007/-, by SBI EPay (SBlePay), Ref. No. 6849978679913 on 16-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10,010/- by online = Rs 20,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6226, Amount: Rs.100/-, Date of Purchase: 02/11/2021, Vendor name: S D Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 16/12/2021 2:39PM with Govt. Ref. No: 192021220137971098 on 16-12-2021, Amount Rs: 20,001/-, by SBI EPay (SBlePay), Ref. No. 6849978679913 on 16-12-2021, Head of Account 0030-02-103-003-02

Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 524170 to 524211

being No 190110131 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.12.29 16:53:11 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2021/12/29 04:53:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)