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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

Additional Registrar
 of Assurances-IV, Kolkata

Additional Registrar of
 Assurances-IV, Kolkata



- 4 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT MADE THIS THE 1st DAY OF August, TWO THOUSAND AND TWENTY TWO ;

BETWEEN

For Case No. 3530 29/8/22
 JTH- 250
 JST- 248
 Total 498
 Paid on

A.R.A-IV
 Kolkata

306 03-8-2021

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নং. ডায়েরী নং.
 জেতার নাম ও মার
 ষোল্ল ভেড়ার স্বাক্ষর
 বিধান নং.
 :এটি ষোল্ল জন্ম তা:
 গালান নং.
 ডেয়ারী-বারাকপুর, ভেড়ার-মিতা মত

Cardinal Project HS LLP - 2021

AD- 160- Sec I

S/L 100-614

29 JUN 2021

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Mr. Kamal Haldar,
 31a Nandan Mulder
 Fairview Colony,
 P.O.-H.S. Kotwa, Burdwan,
 Pin-713130

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA

31-AUG 2022



(1) **CARDINAL PROJECTS LLP** (having PAN – AAQFC0554R) (2) **ELANZA PROPERTIES LLP** (having PAN – AAIFE8862G) (3) **BRIJDHARA REALESTATE LLP** (having PAN – AAXFB2107N) all above named are registered on due Conversion of Private Limited Companies to Limited Liability Partnership Firm and all Incorporated in Ministry of Corporate Affairs, having all its' registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata – 700 064 (4) **YELLOW SAND REALESTATE LLP** (having PAN – AACFY2854N) a Limited Liability Partnership Firm duly incorporated in Ministry of Corporate Affairs having its' registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata – 700 064, and all (1) to (4) are represented by a Common Partner namely **MR. SANJAY GUPTA** (having PAN No. **ADPRG6327Q** AND **AADHAAR** No. **7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, (5) **SUNGOLD BUILDCON PVT. LTD.** (having PAN – AANCS9528H) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD – 169, Salt Lake City, Sector – 1, Kolkata – 700 064, represented by its Authorized Signatory **MR. SANJAY GUPTA** (having PAN No. **ADPRG6327Q** AND **AADHAAR** No. **7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, (6) **TRILOK VINIMAY PVT. LTD.** (having PAN – AADCT0988J) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata – 700 064, represented by its Director **MR. SANJAY GUPTA** (having PAN No. **ADPRG6327Q** AND **AADHAAR** No. **7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, (7) **MR. SANJAY GUPTA** (having PAN No. **ADPRG6327Q** AND **AADHAAR** No. **7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, (8) **MRS. JYOTI GUPTA** (having PAN No. **AFVPG4781L** AND **AADHAAR** No. **8278 9747 3830**), wife of Sri Sanjay Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, both (7) & (8) residing at Dwarka Vedmani, AD-169, Sector-i, Salt Lake City, Kolkata – 700064 and all above are hereinafter jointly referred to and called as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their successors, executors, administrators, representatives and assigns and nominee or nominees) of the FIRST PART;

A N D

ASTDURGA CONSTRUCTION PVT. LTD. (having PAN - AALCA5946M) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata – 700 064 represented by its Director **MR. SANJAY GUPTA** (having PAN No. **ADPRG6327Q**, **AADHAAR** No. **7089 5093 7284**), son of Sri Gopal Prasad

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Gupta, by faith-Hindu, by occupation-Business, by Nationality-Indian, working for gains at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office-Bidhannagar, Police Station- North Bidhannagar, Pin-700064, hereinafter referred to as the 'DEVELOPER' (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor or successors at office, administrators, executors, legal representatives, and assigns) of the SECOND PART;

WHEREAS THE OWNERS HAVE REPRESENTED THE DEVELOPER :-

A. By a registered Deed of Conveyance dated 09.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khatians, all at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Kartick Chandra Seal, Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian Nos. 228 & 201 and; while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdah against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a proportions that the said Kartick Chandra Seal entitled to 2/3rd share and Anil Chandra Seal entitled to 1/3rd share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. Subsequently the said Kartick Chandra Seal and Anil Chandra Seal sold out the major part or portions of their aforesaid landed properties to the different purchasers time to time by several registered deed of conveyances and

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subsequently for better enjoyment of the residuary properties they mutually divided amongst themselves and as per such mutual arrangement some of the properties along with a part of Sali Land measuring 0.25 acre comprised in part of R.S. Dag No. 595 at Mouza: Sulanguri had been duly recorded in the name of said Kartick Chandra Seal who had been all along seized and possessed and in well enjoyment thereof as the absolute rayoti owner under the State Government without being interrupted by any person whosoever and or from any corner whatsoever and his name is till yet recorded under L.R. Khatian No.86.

D. By a Deed of Conveyance duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 17, Pages: 27 to 30, Being (Deed) No. 212 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.40 acre comprised in part of R.S. Dag Nos. 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 togetherwith 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Bhadrashwar Ghosh therein called as the Purchaser free from all encumbrances whatsoever, and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 06.07.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 68, Pages: 268 to 270, Being (Deed) No. 4591 for the year 1976, the said Sri Bhadrashwar Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 0.83 acre comprised in Part of said four Dags recorded under and Part of R.S. Khatian Nos. 228 & 201 all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Namita Bala Mondal wife of Sri Bhupati Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

E. By another Deed of Conveyance dated 30.01.1974 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 538 for the year 1974, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all

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encumbrances, All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre another part of Sali Land comprised in part of R.S. Dag Nos. 598, total admeasuring 0.48 acre in Part of said two Dags both under R.S. Khatian No. 228, at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh all therein jointly called as the Purchasers free from all encumbrances whatsoever, and after such purchase while jointly seized and possessed thereof, by a Deed of Conveyance dated 06.12.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 137, Pages: 57 to 59, Being (Deed) No. 7911 for the year 1976, the said Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh being the joint owners thereof therein as the Vendors jointly sold, conveyed and transferred free from all encumbrances, the entirety of their aforesaid purchased properties being All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre comprised in part of R.S. Dag Nos. 598 total admeasuring 0.48 acre comprised in Part of said two Dags both under R.S. Khatian No. 228, all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Sukhendu Ghosh son of Tarapada Ghosh therein called as the Purchaser free from all encumbrances whatsoever.

F. Since after the aforesaid purchased the Said Sukhendu Ghosh thus became seized and possessed of the aforesaid property being All That piece or parcel of Sali Land total admeasuring 0.48 acre comprised in R.S. Dag Nos. 597 & 598 both under R.S. Khatian No. 228, all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, as the absolute owner thereof and; while in seized and possessed thereof, by a Deed of Conveyance dated 15.11.1977 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 140, Pages: 103 to 105, Being (Deed) No. 6215 for the year 1977, the said Sri Sukhendu Ghosh therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased Sali Land total admeasuring 0.48 acre morefully described in the Schedule therein unto and in favour of Sri Bhupati Krishna Mondal the husband of aforesaid Namita Bala Mondal absolutely and forever.

G. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 4591/1976 and 6215/1977, the said Smt. Namita Bala Mondal and her husband Sri Bhupati Krishna Mondal thus became the owners of total Sali Land measuring 0.99 acre comprised in



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Part of R.S. Dag Nos. 539, 542, 597 & 598 all under and Part of R.S. Khatian No. 228 togetherwith 0.32 acre comprised in Part of R.S. Dag Nos. 540 & 541 both under and Part of R.S. Khatian No. 201 total admeasuring 1.31(0.99+0.32) acre of Sali Land all lying and situated at Mouza Sulangari, Police Station; Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; during L.R. Survey Settlement the name of said Smt. Namita Bala Mondal duly recorded under L.R. Khatian No. 204 and the name of said Bhupati Krishna Mondal duly recorded under L.R. Khatian No. 327 in respect of the aforesaid properties so purchased by each of them in the manners aforesaid.

H. The said Bhupati Krishna Mondal died intestate survived by his said wife Namita Bala, four sons namely Tarani, Satyajit, Swapan and Amiya Mondal, four daughters namely Mrs. Uma Mondal, Gouri Mondal, Parbati Nag and Miss Pratima Mondal all as the joint legal successors of said Late Bhupati Krishna Mondal and all those who since after his expiry became jointly seized and possessed of all the assets and properties including of the said 0.48 (0.24+0.24) acre of Sali Land comprised in R.S. Dag Nos. 597 & 598, at Mouza Sulangari, Police Station; Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, recorded under L.R. Khatian No. 327 so left by said Bhupati Krishna Mondal since deceased and; while in joint enjoyment thereof, the said Namita Bala Mondal along with all her aforesaid sons and daughters being the joint owners thereof demarcated their aforesaid landed properties into some plots and sold out some of the plots to some different purchaser/s.

I. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub-Registrar, Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 263 to 274, Being (Deed) No. 7001 for the year 1992, the said Smt. Namita Bala Mondal and others all being the joint owners thereof therein as the Vendors therein sold, conveyed and transferred free from all encumbrances, out of their aforesaid properties a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 04 Cottahs, 12 Chitaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 598, under and part of L.R. Khatian No. 327 and also; by and under the said same Deed of Conveyance the said Kartick Chandra Seal therein as the Vendor in Sl. No. (1) sold, conveyed and transferred free from all encumbrances out of his aforesaid Sali Land measuring 0.25 acre a demarcated portion thereof measuring 05 Cottahs, 04 Chittaks, comprised in Part of R.S. as well L.R. Dag No. 595 under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 86, total admeasuring 10 Cottahs, a little more or less in Part of said two Dags amalgamatedly & collectively marked



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as Scheme Plan Plot No. 8 alongwith common rights in and over 10' feet wide common passage, all at Mauza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also delineated in map or plan showing the said plot no. 8 bordered in Red colour and annexed thereto unto and in favour of Sri Prasanta Saha son of Late Subodh Kumar Saha therein called as the Purchaser free from all encumbrances whatsoever.

J. Since after the aforesaid purchase by dint of said Deed of Conveyance dated 13.07.1992 Being No. 7001, the said Prasanta Saha thus became seized and possessed of the said plot of land being Plan Plot Nos. 8 total admeasuring 10 Cottahs be the same a little more or less with all rights of easements and quasi-easements on and over all the common passages and others rights and benefits in connection thereto as the absolute owner thereof under the State Government and while in seized and possessed thereof, by a Deed of Conveyance Dated 18.07.2014 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, CD Volume No. 13, Pages from 3085 to 3101, being no. 08128 for the year 2014 the said Prasanta Kumar Saha therein called as the Vendor at the consideration mentioned therein sold, transfer and conveyed free from all sorts of encumbrances a demarcated part or portion of Land marked as Plan Plot No. P-BA, measuring 5 Cottahs 4 Chhitacks be the same a little more or less comprised in part of R.S/L.R Dag No. 595 under L.R. Khatian No. 86, with all other rights and benefits in connection thereto at Mouza-Sulanguri, P.S.- New Town morefully and particularly described in Part-II of the Schedule therein out of his aforesaid purchased total plot of Land being Plan Plot No. 8, admeasuring 10 Cottahs and described in Part-I of the Schedule therein unto and in favour of **Cardinal Projects Pvt. Ltd.** the Owrer in Sl. No. (1) herein therein referred to as the Purchaser.

K. Since then after purchase of the aforesaid Land marked as Plot No. 8A, the said Cardinal Projects Pvt. Ltd. thus has become absolutely seized and possessed of the said plot of land comprised in part of L.R. Dag No. 595 at Mouza – Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S. District North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated it's name in the Land Settlement Record in present L.R. Khatian No. 1858 and subsequently the said Cardinal Projects Pvt. Ltd. converted into **Cardinal Projects LLP** and duly registered with the Ministry of Corporate Affairs within section 58(1) of the LLP Act, 2008 vide Certificate of Registration on Conversion Dated 19.11.2020.

L. By another Deed of Conveyance Dated 18.07.2014 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, CD Volume No. 13, Pages from 3102 to 3118, being no. 08129 for the year 2014 the said Prasanta



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Kumar Saha therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances a demarcated part or portion of Land marked as Plot No. P-8B, measuring 4 Cottahs 12 Chhitacks be the same a little more or less comprised in part of R.S/L.R Dag No. 598 under L.R Khatian No. 327, with all other rights and benefits in connection thereto at Mouza- Sulanguri, P.S.- New Town, District: North 24 Parganas, morefully and particularly described in Part -II of the Schedule therein being the residuary demarcated part or portion out of his aforesaid purchased total plot of Land being Plan Plot No. 8, admeasuring 10 Cottahs and described in Part-I of the Schedule therein unto and in favour of **Elanza Properties Pvt. Ltd.** the Owner in Sl. No. (2) herein therein referred to as the Purchaser.

M. Since then after purchase of the aforesaid Land marked as Plot No. 8B, the said Elanza Properties Pvt. Ltd. thus has become absolutely seized and possessed of the said plot of land comprised in part of L.R. Dag No. 598 under L.R Khatian No. 327, with all other rights and benefits in connection thereto, at Mouza - Sulanguri, P.S.: formerly Rajarhat at present New Town P.S., District : North 24 Parganas free from all sorts of encumbrances whatsoever;

N. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 285 to 286, Being (Deed) No. 7003 for the year 1992, the said Smt. Namita Bala Mondal and others all being the joint owners thereof therein as the Vendors therein sold, conveyed and transferred free from all encumbrances, out of their aforesaid properties a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 04 Cottahs, 08 Chitaks a little more or less out of which 04 Cottahs, 02 Chitaks 08 Sq.ft. be the same a little more or less comprised in Part of R.S. as well L.R. Dag No. 597 and 05 Chitaks, 37 Sqft. comprised in part of R.S. as well L.R. Dag No. 598, under and part of L.R. Khatian No. 327 and also, by and under the said same Deed of Conveyance the said Kartick Chandra Seal therein as the Vendor in Sl. No. (1) sold, conveyed and transferred free from all encumbrances out of his aforesaid Sali Land measuring 0.25 acre, a demarcated portion thereof measuring 05 Cottahs, 08 Chittaks be the same a little more or less comprised in Part of R.S. as well L.R. Dag No. 595 under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 86, total Land comprise in part of said three Dags admeasuring 10 Cottahs be the same a little more or less amalgamatedly & collectively marked as Scheme Plan Plot No. 9 alongwith common rights on and over 10' feet wide common passage, all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also delineated in map or plan showing the said Plot No. 9

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bordered in Red colour and annexed thereto unto and in favour of Sri Prabir Kumar Saha son of Late Subodh Kumar Saha the Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

O. Since after the aforesaid purchase by dint of said Deed of Conveyance dated 13.07.1992 Being No. 7003, the said Prabir Kumar Saha thus became seized and possessed of the said plot of land being Plan Plot Nos. 9 total admeasuring 10 Cottahs, be the same a little more or less with all rights of easements and quasi-easements on and over all the common passages and others rights and benefits in connection thereto as the absolute owner thereof under the State Government and while in seized and possessed thereof, by a Deed of Conveyance Dated 08.06.2018 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, Volume No. 1523-2018, Pages from 221410 to 221437, Being no. 06488 for the year 2018 the said Prabir Kumar Saha therein called as the Vendor at the consideration mentioned therein sold, conveyed and transferred free from all encumbrances, a demarcated portion of aforesaid land marked as Plan Plot No. P-9A, consisting of a piece or parcel of Sali Land measuring 04 Cottahs, 08 Chitaks a little more or less out of which 04 Cottahs, 02 Chitaks 08 Sq.ft. be the same a little more or less comprised in Part of R.S. as well L.R. Dag No. 597 and 05 Chitaks, 37 Sqft. comprised in part of R.S. as well L.R. Dag No. 598, under and part of L.R. Khatian No. 327, with all other rights and benefits in connection thereto at Mouza- Sulanguri, P.S.- New Town, District: North 24 Parganas, morefully and particularly described in Part-II of the Schedule therein being a demarcated part or portion out of his aforesaid purchased total plot of Land being Plan Plot No. 9, admeasuring 10 Cottahs and described in Part-I of the Schedule therein unto and in favour of **Brijdhara Realestate Pvt. Ltd.** the Owner in Sl. No. (3) herein therein referred to as the Purchaser.

P. By another Deed of Conveyance Dated 24.07.2019 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, Volume No. 1523-2019, Pages from 347661 to 347690, being no. 08963 for the year 2019 the said Prabir Kumar Saha therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances a demarcated part or portion of Land marked as Plan Plot No. P-9B, measuring 5 Cottahs 8 Chhitacks be the same a little more or less comprised in part of R.S/L.R Dag No. 595, with all other rights and benefits in connection thereto at Mouza- Sulanguri, P.S.- New Town, District: North 24 Parganas, described in the Schedule therein being the residuary demarcated part or portion out of his aforesaid purchased total plot of Land being Plan Plot No. 9, admeasuring 10 Cottahs unto and in favour of **Eianza Properties Pvt. Ltd. & Brijdhara Realestate Pvt. Ltd.** the Owner in Sl. Nos. (2) & (3) herein therein jointly referred to as the Purchasers.



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Q. Since then after purchase of the aforesaid plots of Land by dint of the aforesaid two Registered Deed of Conveyances being Nos. 8129/14 & 8963/2019 the said Eianza Properties Pvt. Ltd. thus has become absolutely seized and possessed of the said plot of land being Plan Plot No. 8/B measuring 4 Cottahs 12 Chhitacks be the same a little more or less comprised in part of R.S./L.R Dag No. 598, and also measuring 2 Cottahs 12 Chhitacks be the same a little more or less comprised in part of R.S./L.R Dag No. 595, being the undivided half share of aforesaid Plan Plot No. 9/B, total admeasuring 7 Cottahs 8 Chhitacks a little more or less comprised in part of R.S./L.R Dag No. 598 & 595, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian Nos. 201 & 228, subsequently under and part of L.R. Khatian Nos. 86 & 327, at present recorded in the name of Eianza Properties Pvt. Ltd. under L.R. Khatian Nos. 1859 & 2847 lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever; and subsequently the said Eianza Properties Pvt. Ltd. converted into Eianza Properties LLP and duly registered with the Ministry of Corporate Affairs within section 58(1) of the LLP Act, 2008 vide Certificate of Registration on Conversion Dated 22.02.2021.

R. Since then after purchase of the aforesaid plots of Land by dint of the aforesaid two Registered Deed of Conveyances Being Nos. 6488/18 & 8963/2019 the said Brijdhara Realestate Pvt. Ltd. thus became absolutely seized and possessed of the said plot of land being Plan Plot No. 9/A measuring 04 Cottahs, 08 Chitaks a little more or less out of which 04 Cottahs, 02 Chitaks 08 Sq.ft. be the same a little more or less comprised in Part of R.S. as well L.R. Dag No. 597 and 05 Chitaks, 37 Sqft. comprised in part of R.S. as well L.R. Dag No. 598, under and part of L.R. Khatian No. 327, and also measuring 2 Cottahs 12 Chhitacks be the same a little more or less comprised in part of R.S./L.R Dag No. 595, being the undivided half share of aforesaid Plan Plot No. 9/B, total admeasuring 7 Cottahs 4 Chhitacks a little more or less comprised in part of R.S./L.R Dag No. 597, 598 & 595, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian Nos. 201 & 228, subsequently under and part of L.R. Khatian Nos. 86 & 327, at present recorded in the name of Brijdhara Realestate Pvt. Ltd. under L.R. Khatian Nos. 2651 & 2846 lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever; and subsequently the said Brijdhara Realestate Pvt. Ltd. converted into Brijdhara Realestate LLP and duly registered with the Ministry of Corporate Affairs within section 58(1) of the LLP Act, 2008 vide Certificate of Registration on Conversion Dated 11.11.2020.

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S. By a Deed of Conveyance dated 13/07/1992 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 335 to 346, Being (Deed) No. 7008 for the year 1992, the said Namita Bala Mondal and others being the joint owners thereof therein as the Vendors, sold, conveyed and transferred free from all encumbrances, out of their aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 03 Cottahs, 15 Chittaks, 05 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 598 under L.R. Khatain No. 327, **total Sali Land admeasuring 10 Cottahs, a little more or less in Part of said two Dags** under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, **amalgamatedly & collectively** marked therein as Scheme Plan Plot No. 5 alongwith common rights in and over **common passage**, at Mouza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the schedule therein and also described in Part-1 of the Schedule hereunder written and also delineated in map or plan showing the said plot of land thereby sold bordered in Red colour and annexed thereto unto and in favour of **Pratap Kumar Saha** therein called as the Purchaser free from all encumbrances whatsoever.

T. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No. 7008/1992 the said **Pratap Kumar Saha** thus became absolutely seized and possessed of his said Plot of Land marked as Plan Plot No. 05 measuring 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 03 Cottahs, 15 Chittaks, 05 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 598 under L.R. Khatain No. 327, **total Sali Land admeasuring 10 Cottahs, a little more or less in Part of said two Dags** with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, **subsequently under and part of L.R. Khatain No. 204 & 327**, lying and situated at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas as the absolute owner thereof and while seized and possessed thereof, by a Deed of Conveyance Dated 05.10.2020 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, Volume No. 1523-2020, Pages from 274444 to 274470, being no. 06737 for the year 2020 the said **Pratap Kumar Saha** therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances a demarcated part or portion of Land marked as Plot No. P-5A, measuring 6 Cottahs 40 Sq.ft. be the same a little more or less comprised in part of R.S./L.R. Dag No. 539 under L.R. Khatian No. 204, with all other rights and benefits in connection thereto at Mouza- Sulanguri, P.S.- New Town,

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ADDL REGISTRAR
OF ASSAM, DISPUR, ASSAM

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morefully and particularly described in Part-II of the Schedule therein out of his aforesaid purchased total plot of Land being Plan Plot No. 5, admeasuring 10 Cottahs and described in Part-I of the Schedule therein unto and in favour of **Yellowsand Realestate LLP** the Owner in Sl. No. (4) herein therein referred to as the Purchaser.

U. Since then after purchase of the aforesaid Land marked as Plan Plot No. 5A, the said **Yellowsand Realestate LLP** thus has become absolutely seized and possessed of the said plot of land comprised in part of L.R. Dag No. 539 at Mouza – Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated it's name in the Land Settlement Record in present L.R. Khatian No. 3076.

V. By another Deed of Conveyance Dated 05.10.2020 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, Volume No. 1523-2020, Pages from 274417 to 274443, being no. 06736 for the year 2020 the said Pratap Kumar Saha therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances a demarcated part or portion of Land marked as Plan Plot No. P-5B, measuring 3 Cottahs 15 Chhitacks 5 Sq.ft. be the same a little more or less comprised in part of R.S/L.R Dag No. 598, with all other rights and benefits in connection thereto at Mouza- Sulanguri, P.S.- New Town, morefully and particularly described in the Schedule therein being the residuary demarcated part or portion out of his aforesaid purchased total plot of Land being Plan Plot No. 5, admeasuring 10 Cottahs unto and in favour of **Sungold Buildcon Pvt. Ltd.** the Owner in Sl. No. (5) herein therein referred to as the Purchaser.

W. Since then after purchase of the aforesaid Land marked as Plan Plot No. 5B, the said **Sungold Buildcon Pvt. Ltd.** thus has become absolutely seized and possessed of the said plot of land comprised in part of L.R. Dag No. 598 at Mouza – Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated it's name in the Land Settlement Record in present L.R. Khatian No. 3077.

X By a Deed of Conveyance Dated 13.07.1992 duly registered on 18.07.1992 at the Additional District Sub-Registration Office at Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 297 to 306, Being (Deed) No. 7004 for the year 1992, the said Sri Kartick Chandra Seal being the owners thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, All That small piece or parcel of Sali Land measuring 04 Chitacak comprised in part of R.S. Dag Nos. 595 under and Part



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of R.S. Khatian No. 228 at present under L.R. Khatian No. 86, at Mouza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the Schedule therein and also written in the Schedule hereunder unto and in favour of one **Sri Pratap Kumar Saha** the Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

Y. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No. 7004/1992 the said **Pratap Kumar Saha** thus became absolutely seized and possessed of his said Plot of Land measuring **04 Chitacks** a little more or less comprised in Part of R.S. as well L.R. Dag No. 595 under L.R. Khatian No. 86 with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, **subsequently under and part of L.R. Khatian No. 86**, lying and situated at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas as the absolute owner thereof, and while seized and possessed thereof, by a Deed of Conveyance Dated 05.10.2020 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, Volume No. 1523-2020, Pages from 274471 to 274493, being no. 06738 for the year 2020 the said Pratap Kumar Saha therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances a demarcated part or portion of Land measuring **4 Chhitack** be the same a little more or less comprised in part of **R.S/L.R Dag No. 595** under **L.R. Khatian No. 86**, with all other rights and benefits in connection thereto at Mouza- Sulanguri, P.S.- New Town morefully and particularly described in the Schedule therein unto and in favour of **Trilok Vinimay Pvt. Ltd.** the Owner in Sl. No. (6) herein therein referred to as the Purchaser.

Z. Since then after purchase of the aforesaid land the said **Trilok Vinimay Pvt. Ltd.** thus has become absolutely seized and possessed of the said plot of land measuring **4 Chhitacks** be the same a little more or less comprised in part of L.R. Dag No. 595 at Mouza – Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated it's name in the Land Settlement Record in present **L.R. Khatian No. 2859**.

AA. By a Deed of Conveyance dated 13/07/1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 359 to 370, Being (Deed) No. 7010 for the year 1992, the said **Namita Bala Mondal** and others being the joint owners thereof therein as the Vendors, sold, conveyed and transferred free from all encumbrances, out of their aforesaid Sali Land a demarcated portion thereof

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consisting of a piece or parcel of Sali Land measuring 03 Cottahs, 04 Chittaks, 03 Sq.ft. on physical measuring actual physical area 03 Cottahs, 05 Chittaks, 03 Sq.ft., a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 01 Cottahs, 05 Chittaks, 42 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 597 and 05 Chittaks, a little more or less comprised in part of 598 both under L.R. Khatain No. 327, **total Sali Land admeasuring 4 Cottahs 15 Chhitacks but on actual measurement found 05 Cottahs a little more or less in Part of said three Dags under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, amalgamatedly & collectively marked as Scheme Plan Plot No. 06 alongwith common rights in and over common passage, at Mauza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the schedule therein and also delineated in map or plan showing the said plot no. 06 bordered in Red colour and annexed thereto unto and in favour of Prakash Kumar Saha therein called as the Purchaser free from all encumbrances whatsoever.**

BB. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No. 7010/1992 the said **Prakash Kumar Saha** had thus became absolutely seized and possessed of his said Plot of Land being Plan Plot No. 06 measuring area about **4 Cottahs 15 Chhitacks but on actual measurement found 05 Cottahs** be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 597 & 598, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, subsequently under and part of L.R. Khatain No. 204 & 327, lying and situated at Mauza: Sulangari, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas; and while in seized and possessed thereof the Said **Prakash Kumar Saha** died intestate on 20.08.2017 survived by his widow **Sharmistha Saha** and two daughters namely **Seosri Saha** and **Rajosri Saha** as his only legal successors in respect of all the properties including of the aforesaid plot of land left by Said **Prakash Kumar Saha**;

CC. Since after expiry of Said late **Prakash Kumar Saha** according to Hindu Law of Succession his aforesaid successors thus became jointly seized and possessed of and or well and sufficiently entitle to the aforesaid plot of land measuring **4 Cottahs 15 Chhitacks but on actual measurement found 05 Cottahs** be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 597 & 598, Mouza – Sulanguri, as the absolute joint Owners thereof under the State Government and while jointly seized and possessed thereof; by a Deed of Conveyance Dated 27.07.2018 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, Volume No. 1523-2018, Pages from 286524 to 286551, being no. 08551 for the year 2018 the said **Sharmistha**



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Saha, Seosri Saha and Rajosri Saha therein jointly called as the Vendors at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances their said demarcated part or portion of Land marked as Plan Plot No. 6, measuring **4 Cottahs 15 Chhitacks** but on actual measurement found **05 Cottahs** be the same a little more or less out of which 03 Cottahs, 04 Chhitaks, 03 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 01 Cottahs, 05 Chhitaks, 42 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 597 and 05 Chhitaks, a little more or less comprised in part of 598 both under L.R. Khatain No. 327, **total Land admeasuring 4 Cottahs 15 Chhitacks** but on actual measurement found **05 Cottahs** a little more or less in Part of said **three Dags** with common easement rights on and over 10' feet wide common passage abutting the Said Land and also all others passages and all other rights, properties, benefits and appurtenances in connection to the Said Land being said Plot No. 06, under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, lying and situated at **Mouza - Sulanguri, J.L. No. 22, Touzi No. 178, P.S.- New Town**, morefully and particularly described in the Schedule therein unto and in favour of **Mr. Sanjay Gupta** the Owner in Sl. No. (7) herein therein referred to as the Purchaser.

DD. Since then after purchase of the aforesaid land the said Sanjay Gupta thus has become absolutely seized and possessed of the said plot of land measuring 03 Cottahs, 04 Chhitaks, 03 Sqft. a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 01 Cottahs, 05 Chhitaks, 42 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 597 and 05 Chhitaks, a little more or less comprised in part of 598 both under L.R. Khatain No. 327, **total Land admeasuring 4 Cottahs 15 Chhitacks** but on actual measurement found **05 Cottahs** a little more or less in Part of said **three Dags** at Mouza – Sulanguri, P.S.; formerly Rajarhat, at present New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated his name in the Land Settlement Record in present L.R. Khatian No. 2691.

EE. By a Deed of Conveyance dated 13/07/1992 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 347 to 358, Being (Deed) No. 7009 for the year 1992, the said Namita Bala Mondal and others being the joint owners thereof therein as the Vendors, sold, conveyed and transferred free from all encumbrances, out of their aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 03 Cottahs, 03 Chhitaks, 20 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs 12 Chhitaks 25 Sq.ft. a little more or less comprised in part of R.S. as well L.R. Dag No. 597, **total Sali Land admeasuring 05 Cottahs**, a

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little more or less in Part of said two Dags under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, amalgamatedly & collectively marked as Scheme Plan Plot No. 07 alongwith common rights in and over common passage, at Mauza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also described in the Schedule hereunder written and also delineated in map or plan showing the said plan plot no. 07 bordered in Red colour and annexed thereto unto and in favour of Smt. Sharmistha Saha therein called as the Purchaser free from all encumbrances whatsoever.

FF. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No. 7009/1992 the said Smt. Sharmistha Saha had thus became absolutely seized and possessed of her said Plot of Land being Plot No. 07 measuring area about 05 (Five) Cottahs, be the same a little more or less, comprised in part of R.S. Dag Nos. 539 & 597, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, subsequently under and part of L.R. Khatian No. 204 & 327, lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas, as the absolute owner thereof, and while seized and possessed thereof, by a Deed of Conveyance Dated 27.07.2018 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. 1, Volume No. 1523-2018, Pages from 286681 to 286685, being no. 08552 for the year 2018 the said Sharmistha Saha therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances a demarcated part or portion of Land marked as Plan Plot No. 07 measuring 03 Cottahs, 03 Chittaks, 20 Sqft. a little more or less comprised in Part of R.S. as well L.R. Dag No. 539, and 01 Cottahs, 12 Chittaks, 25 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 597, total Land admeasuring 05 Cottahs, a little more or less in Part of said two Dags with common easement rights on and over 8' feet wide common passage abutting the Said Land and also all others passages and all other rights, properties, benefits and appurtenances in connection to the Said Land being said Plot No. 07, lying and situated at Mouza-Sulanguri, J.L. No. 22, Touzi No. 178, under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, P.S.- New Town, morefully and particularly described in the Schedule therein unto and in favour of Mrs. Jyoti Gupta the Owner in Sl. No. (8) herein therein referred to as the Purchaser.

GG. Since then after purchase of the aforesaid land the said Jyoti Gupta thus has become absolutely seized and possessed of the said plot of land measuring 05 Cottahs be the same a little more or less comprised in part of L.R. Dag No.

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TO THE REGISTRAR
OF ASSURANCES IN NEW YORK
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539 & 597 at Mouza – Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated her name in the Land Settlement Record in present L.R. Khatian No. 2684.

HH. Since after the aforesaid purchase by virtue of the respective Deed of Conveyances stated above the First Parties herein have thus become seized and possessed of each of their respective portions of land as aforesaid and which are contiguous and amalgamated in nature total admeasuring a land area about 40 cottahs 04 Chitacks, be the same a little more or less comprised in part of R.S as well L.R Dag Nos. 539, 595, 597 & 598, R.S. Khatian No: 201 & 228, corresponding to L.R Khatian Nos. 86, 327 & 204, at present severally recorded in the respective names of the First Parties herein comprised under respective L.R. Khatian Nos. 1858, 1859, 2647, 2651, 2846, 3076, 3077, 2859, 2691 & 2684, all lying and situated at Mauza: Sulanguri, Police Station: Rajarhat at present P.S.: New Town, under Jyangra-Hatiara Gram Panchyat-II, District: North 24 Parganas morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the 'Said Land/ Said Demised Land' and the First Parties herein are jointly seized and possessed thereof and are well and sufficiently entitled thereto free from all charges, claims, demands, attachments, liens, lispenses, acquisitions, suits, injunctions and free from all sorts of encumbrances of whatsoever nature.

AND WHEREAS the Owners herein have severally converted the nature and character of each of their portion in the land under the First Schedule and obtained the Conversion Orders from Sali to Bastu for the purpose of Housing Complex from the B.L. & L.R.O Rajarhat in Conversion Case Nos. 197/BL/RAJ/15, Dated 08.05.2015, 199/BL/RAJ/15, Dated 08.05.2015, CN/2019/1507/2184, Dated 23.12.2019, CN/2018/1507/1764, Dated 05.10.2018, CN/2019/1507/2183, Dated 23.12.2019, CN/2021/1507/368, Dated 25.03.2021, CN/2021/1507/369, Dated 25.03.2021, CN/2021/1507/370, Dated 25.03.2021, CN/2018/1507/1885, Dated 12.11.2018 & CN/2018/1507/1887, Dated 12.11.2018.

AND WHEREAS the Owner/s herein are desirous of development and construction of multi-storied building/s comprised of self-contained modern flats on ownership basis with car parking spaces on their said land under the **First Schedule** by or through a reputed Developer having vast experience and working in the same locality.

AND WHEREAS the Second Party herein is a reputed Developer Company dealing with development and construction of multi-storied buildings and



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Housing Enclave / Complex for selling of residential self-contained flats with car parking facilities and commercial units to the public intending to purchase so and in urge of the same ASTDURGA CONSTRUCTION PVT. LTD. the DEVELOPER herein have acquired landed properties some by way of purchase and some by way of several joint Ventures Agreement with several Land Owners in the said locality at the same Mouza-Sulanguri beside and surroundings the plots hereunder the First Schedule for development and construction of a Housing Enclave / Complex comprised of series of buildings such as Block – A, B, C, D, E, F and onwards comprised self-contained residential flats, car-parking spaces, commercial spaces and others in the locality and have already commenced the construction of some blocks / buildings within the complex Meena Aurum.

AND WHEREAS having knowledge of the Developer's such intention for development and construction of the aforesaid Housing Complex / Enclave by the Developer in the same locality the owner/s herein have approached the Developer to acquire their said plot of land under the First Schedule hereto within the pool of said Development and Construction of said Housing Complex; and having been approached by the owner/s herein in respect of his/her/their aforesaid proposal and also relying on the above representations made by the Owner/s herein to be true, the Developer hereto has agreed with the Owner/s for acquiring his/her/their Said Land under the First Schedule in the said pool of Development of the Housing Complex/Enclave by way of construction of multi-storied buildings consists with various numbers of self-contained residential flats, car parking spaces, shops and others on the said plot of land under the First Schedule hereto including other adjacent plots of land by amalgamating the plots acquired and or so to be acquired by the Developer herein and as per drawing plan and specifications to be signed by the owner/s and sanctioned by the competent authorities.

AND WHEREAS the owners hereby declare that the land is free from all encumbrances and the Owners have marketable title thereto.

AND WHEREAS the Developer has prior to this agreement made independent investigations about the title of the Owners on the said land and has approved and accepted the same and the Developer or its nominee or nominees or the Purchaser of floors, to be constructed by the Developer and Developer shall not be entitled to raise any objection to the title of the Owners to the said plot of land any further. But the Developer or its nominee or the transferee may inspect with prior notice to the Owners for the owner's deeds, documents, etc. in connection with the said plot of land in possession of the Owners.

Now the parties herein to avoid any litigation in future have agreed to enter into this Agreement which contains the lawful terms and condition herein below :-

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1 AUG 1922

AND WHEREAS in this Agreement expression used herein shall unless it be contrary and/or repugnant to the context have the following meanings:

HEADINGS: In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any Clause and shall consequently not affect the construction of this Development Agreement.

"THE OWNERS" shall mean the Persons/Company/Firms namely (1) **CARDINAL PROJECTS LLP** (2) **ELANZA PROPERTIES LLP** (3) **BRIJDHARA REALESTATE LLP** (4) **YELLOW SAND REALESTATE LLP** (5) **SUNGOLD BUILDCON PVT. LTD.** (6) **TRILOK VINIMAY PVT. LTD.** (7) **SANJAY GUPTA** (8) **JYOTI GUPTA** described as the parties of the **FIRST PART** hereto holding 100% rights, title and interest of the **"SAID LAND/ AMALGAMATED LAND"** described under "First Schedule" hereto.

"DEVELOPER" Shall mean **ASTDURGA CONSTRUCTION PVT. LTD.** (having PAN-AALCA5946M) a company incorporated under Indian Companies Act, 1956 having its registered office at AD-169, Salt Lake City, Sector-1, Kolkata - 700 064, dealing with business of Real Estate and Development and Construction of Building or Buildings and selling of flats/units to the public and referred to as the Second Party herein and have been appointed by the First Party herein as their exclusive Authorized Agent for the purpose of Development Work on and upon the 'Said Demised Land' of the First Party described in the First Schedule hereunder.

"SAID LAND" OR "DEMISED LAND" ALL THAT piece and parcel of land total admeasuring an area of 40 cottahs 04 Chitacks, be the same a little more or less comprised in part of R.S as well L.R Dag Nos. 539, 595, 597 & 598, R.S. Khatian No: 201 & 228, corresponding to L.R Khatian Nos. 86, 327 & 204, at present severally recorded in the respective names of the First Parties comprised under L.R. Khatian Nos. 1858, 1859, 2847, 2651, 2846, 3076, 3077, 2859, 2691 & 2684, lying and situated at Mauza Sulanguri, Police Station: Rajarhat at present P.S.: New Town, under Jyangra-Hatiyara Gram Panchyat-II, District: North 24 Parganas morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

"PROPOSED AMALGAMATED LAND"/"AMALGAMATED PROPERTY" shall mean the 'Said Land' and/or the said property described in the First Schedule hereunder and other surrounding or adjacent land or plots and/or properties already acquired and/or so may be acquired by the Developer and so to be amalgamated and/or adjoined with the Said Land and or Said Property by the Developer at any point of time either before or after fulfilling this contract and for



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the said purpose the developer shall be entitled to execute all lawful Deeds including Deed of Amalgamation at its sole costs and expenses.

"SAID BUILDING"/"SAID BUILDINGS" shall mean Multi-Storied building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the Sanctioned Plan or Revise Plan in the name of the Owner and to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality on the owner/s "Said Land" described hereunder in the First Schedule AND / OR on the said proposed 'Amalgamated Land' as stated hereinabove.

"SAID PREMISES" shall mean the official identity of the "Said Land" with "Said Building/Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the official identity of the collective from of the said "Amalgamated Land" with one or more Buildings collectively thereon.

"SANCTIONED PLAN" shall mean "Building Plan OR Plans" for a Multi-Storied buildings on the "Said Land" OR a composite Plans showing several Multi-Storied buildings on the proposed "Amalgamated Land" and or "Amalgamated Property" as defined above and so to be prepared and submitted by the Developer at its sole discretions and own costs; and so would be sanctioned by the Competent Authorities such as Local Panchayet, Zilla Parisad and / or by other Authority if so concern any And shall also mean any/or all revise plans subsequently prepared by the Developer at its sole discretion without requiring any further consent from the Landowner/s and sanction by the Authorities concerned.

"SAID HOUSING COMPLEX" shall mean a Complex namely 'Meena Aurum' consisting of several buildings comprised of residential self-contained flats, garages, shops etc. in several blocks with internal roads or passages with car-ways and of other common facilities so have been already constructed in others Phases of construction on others adjacent landed properties and so to be constructed and erected on the said demised land of Landowner/s herein described in the First Schedule hereunder written and/or on the proposed amalgamated landed property as defined hereinabove.

"LANDOWNERS' ALLOCATION" shall mean that the First Party herein as the Landowners shall be entitle to get 35% (Thirty Five percent) built up area out of the total constructed areas of the proposed building/s in the manner of several numbers of residential flats & garages distributed proportionately in all floors both on the front and back portions in the proposed buildings so to be



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constructed by the Developer on the Owner's Said Demised Land under the First Schedule with proportionate and undivided common shares in all common areas common amenities and common facilities in a complete finished and in habitable conditions together with proportionate and undivided impartable right, title and interest as co-owners on the 'Said Land' described in the First Schedule and the said Owners' Allocation morefully and collectively described in Part-I of the Second Schedule hereunder written and shall mean the consideration for the residue all constructed areas (save and except common areas) in all the proposed buildings togetherwith residue undivided impartable proportionate share of the entire demised land under the First Schedule collectively allocable to the Developer (hereinafter referred to as the "Developer's Allocations".

"DEVELOPER'S ALLOCATION" Shall mean and include save and except the portions allocable to the Owners and also the common areas, the entire remaining area in the new buildings consists of the residential flats, shops, other commercial spaces and garage/car parking space so to be constructed on and upon the Owner's Land mentioned hereunder the First Schedule alongwith undivided and proportionate share of the ultimate roof and common facilities togetherwith undivided, impartable and proportionate share of ownership in the entire 'Said Land' under the First Schedule collectively allocable to the Developer and described under Part-II of the Second Schedule hereto which shall absolutely belongs to the Developer and or its nominee/s or assignees under the terms and conditions of this Development Agreement.

"BUILT UP AREA" Shall, according to its context, mean the plinth area of an Unit/Flat including the area of stair-case, landing with lifts space on the same floor whereon a flat/unit is situated and also the thickness of the outer walls, internal walls and pillars and also of such outer walls which are common between two Units/Flats adjacent to each others.

"PHASES" with their grammatical variations shall mean the different Phases of Constructions in the said Housing Complex on Blocks-wise within which the Development of the Project Site shall be carried out in terms hereof, providing provisions for extension of Project Site by way of inclusion of adjacent land of the present Owners, or others for the convenient of expanding the volume or area of the complex, however without affecting the terms herein contained.

"TRANSFEREES" shall mean and include all persons to whom any Transferable Areas are transferred or agreed to be so done.

"Units" shall mean and include:-



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- a) "Residential Units" meaning the flats for residential use in any building and in any Phase or Block at the Project Site in the First Schedule property;
- b) "Non-Residential Units" meaning office spaces, shops, constructed/covered spaces demarcated parking spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;

"FORCE MAJURE" Shall mean any natural calamities such as floods, earth quake, riots, severe labour disputes, and restraintion by the Order of any Court of Law, Statutory Authorities and any or all irresistible circumstances beyond the control of the Developer.

"TAX LIABILITIES" The Landowner/s shall liable to pay the arrear dues if so shall be payable to Gram Panchayet, and other statutory tax and outgoings liability till the period of execution of these presents and also the liability of payment of apportioned shares of tax in respect of his/her/their Allocable portions from the date of delivery of the physical possession thereof by the Developer to the Landowner/s.

"COMMON PORTIONS" / "COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installation comprised in the said building and in the said premises for practical use and enjoyment of the Owner/s with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or may be provided by the Developer for common use and enjoyment of the Owner herein with future co-owners of the building individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Owner/s herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owners.

"COMMON PURPOSES" shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual rights and obligations for the purpose of unit/units.

"PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the super built-up area of any single flat would bear to the entire undivided built-up-areas of all the flats collectively for



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the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the "Said Land"/"Said Demised Land" and/or "Said Amalgamated Land"/ "Amalgamated Property" in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the "Said Premises" or comprised in the said proposed "Amalgamated Land"/"Amalgamated Property" in the said proposed "Amalgamated Premises".

"SINGULAR" shall include the "PLURAL" and vice-versa.

AND

"MASCULINE" shall include the "FEMININE" and vice-versa.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owners herein has/have hereby grant an exclusive License to the Developer to enter upon the said land under First Schedule hereto and also hereby permit the Developer herein to construct one or more building or buildings comprised on the "Said Land" OR on the said proposed "Amalgamated Land" according to building plan or plans to be prepared by the Developer at its sole choice, discretion and at the cost of the Developer and according to sanction of the Building plan and/or any revised plan or plans so may be prepared, submitted and obtained only by the developer and sanctioned by the competent authority. It is expressly mentioned hereby that the Developer shall be fully entitled to prepare building plan in connection to the Said Land OR composite buildings plans by adjoining any other adjacent land or properties with the said demised land hereunder the First Schedule and as mentioned hereinabove as "Amalgamated Land" at the sole choice discretion and at the cost of the Developer for which the Owner/s herein declare hereby their free consent and hereby given unfettered exclusive rights to the Developer to the extent of their rights, title and interest in the said proposed Amalgamated Land and the Owner/s also hereby declare that during whole time of preparations of Said Plan or Plans, and obtaining sanction thereto; constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the "Developer's Allocation" the owners shall not interfere in anyhow by any means and shall not

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be entitled to raise any objection and also shall not be entitled to create any obstructions thereof. It has been clearly agreed by and between the parties hereto that during the time of construction and or after completion of the building if any additions or alterations in constructions deviating from the sanction plan are found then it shall be the bound and duty and responsibility of the Developer to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan at the Developer's own cost and expenses and by paying necessary Fees and or Fine as shall be requisite by the concerned Authority. The owners however Neither shall be liable to pay any amount on account of such deviations nor shall be entitle to claim any amount OR any additional constructed areas other than the said "Owners' Allocations" agreed and stated hereinabove and described in Part-II of the Second Schedule hereunder.

2. It is agreed by and between the parties hereto that subject to a perfect marketable title is found and/or made out by the owner/s, the owner/s shall be entitle to get 35% (Thirty Five percent) total built up area out of the total constructed areas of the proposed building/s in a manner of several numbers of residential flats & garages distributed proportionately in all floors both on the front and back portions in the proposed building/s so to be constructed by the Developer on the Owners' Said Land under the First Schedule and the said 35% (Thirty Five percent) total built up area out of the total constructed areas of the proposed building/s in the proposed Housing Complex allocable to the owner/s shall be constructed by the Developer morefully and collectively described in Part-I of the Second Schedule hereunder written and as described hereinabove as "Owners' Allocations" in fully complete and in habitable nature togetherwith the facilities of water and electricity connection togetherwith the proportionate undivided interest or share in the Said Land hereunder the First Schedule along with common easement rights of all common areas, common facilities in the proposed building or buildings and at the said Housing Complex. The said "Owners' Allocable Area" described in Part-I of the Second Schedule hereto togetherwith undivided proportionate shares in all common areas described in the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule and all the rights, benefits and appurtances in connection to the said owners' allocable portions are collectively for the sake of brevity hereinabove and hereunder referred to as the "Owners' Allocation". It has been also agreed by and between the parties herein that in addition to the said Owners' Allocations the Owner/s shall not be entitled to any additional area and or any cash consideration Provided a marketable title of the entire said land and or each and every part thereof hereunder the First Schedule is found or made out by the First Party.

3. Simultaneously with the execution of these presents the Owner/s herein shall sign, execute and a Power of Attorney for the purpose of implementation of

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this agreement and execution of the entire work of development of multi-storied building and also for selling of Developer's Allocation in favour of the Second Party and also of Sanjay Gupta the nominated director of the Developer and all the costs and expenses on account of such registration shall be incurred by the Developer. It is expressly mentioned hereto that the Developer shall be uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions together with the undivided and impartable share of the said land under the First Schedule and or any portions thereof save and except the portions allocable to the Owner/s viz. a. viz. the said "Owners' Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper and the Owner/s however, in that event shall not be entitled to raise any objections and or to create any obstructions thereof at any point of time whatsoever either before or after delivery of the Owners' Allocations are made by the Developer. It is understood that to facilitate the construction of Development at the Project Site by the Second Party and for obtaining necessary connections and utilities therein or therefor, various acts deeds matters and things not herein specified may be required to be done by the Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the Second Party for the purpose and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party. The said power or powers of attorney so to be granted by the First Party/Land Owners to the Second Party/Developers/Builders and/or its nominee/s shall be exercised jointly or severally by the said Attorney Sri Sanjay Gupta and also any of the authorized director of the Second Party herein for the time being in force and shall form a part of this agreement and the said Power or Powers of Attorney shall be fully valid, enforceable and binding on the First Party till the "SAID PROPERTY" and the entire Housing Project is fully and properly developed by the Developers/Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.

4. After execution of these presents the Developer shall be entitled to enter into the said land for measurement of the land area for the purpose of preparation of Building Plans and also shall be entitled to fix sign board etc. for

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display of the proposed Housing Project. Subject to availability of the marketable title of the said land hereunder the First Schedule is found and or made out by the owner/s and immediate after the name/s of the owner/s is/are mutated and also the necessary Conversion Certificate is/are obtained as aforesaid by the Owner/s, the developer shall proceed for obtaining sanction of the Building Plan or Plans and immediate after sanction of the building plan or plans by the concerned authorities and after obtaining work order the Developer shall commence the work of construction of the proposed building/s and shall hand over the said "Owners' Allocations" in the proposed building/s within 48 (forty-eight) months with a grace period of further (6) six months from the date of obtaining necessary sanction of the Buildings Plan or Plans.

5. The said owners' allocation in the new proposed building/s shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the owner/s has/have made out a perfect and indefeasible marketable title of the entire said land hereunder the First Schedule hereby conferred upon the developer and subject to all the terms, conditions, stipulations, covenants and obligations covered under this agreement and also under the law of land is properly and carefully fulfilled and observed by the owner/s. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architects fees and all other costs which may be incurred towards development are to be borne solely by the developer who shall be liable to pay the Land Taxes payable to B.L. & L.R.O. and also Panchayet taxes and other outgoings w.e.f. the date hereof till the Development work is completed. Any dues on such accounts if found subsequently shall be payable by the owner/s.

6. Other than the said owners' allocable portions under the Part-I of the Second Schedule togetherwith the undivided proportionate share of the said land described under the First Schedule viz: a viz. the Owners' Allocation allocable to the Owner/s, the Developer other than the common areas shall be exclusively entitle to all residue flats, floor parking spaces and other portions etc. with sole and exclusive rights of the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities alongwith undivided proportionate share of the 'Said Land'. The said residue portions (other than the "Owners' Allocations") of all the flats, floors, shops, parking spaces etc. togetherwith the common rights and undivided share of the 'Said Land' hereunder the First Schedule in the manners stated hereinabove and hereinafter for the sake of brevity referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to withhold the said Developer's Allocation and further shall be exclusively entitle to dispose of the said allocation or any portion thereof to any person/persons, firm/firms, company/ companies by way of sale/mortgage/lease



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against any price and/or Selami at its sole discretion. And out of such sale proceeds, the owner/s however shall not be entitled to any part out of the said Developer's Allocation as well as in the self-proceeds of the Developer's Allocation and shall have no further claims or demands of whatsoever nature. Reciprocally the Owner/s shall not be liable for any amounts and or loss or damages if any arises or coming out of any dispute between the Developer and the intending purchaser for any flat/floor/ shop/car parking space in the new proposed building or buildings on the Owner/s 'Said Land' as the Developer shall be solely responsible and or liable for any loss, damages, penalty and or suits, actions, claims or demands arising out of Developer's activities in the Said Premises save and except the Owner/s shall be solely responsible and liable for making out perfect and marketable title of the said Land under the First Schedule hereto.

7. The Developer from the date hereof shall be entitle to enter into any or all agreement with any person/persons relating the said land without hampering the owners' interest to obtain the owner's allocations as agreed hereinabove and hereto in the proposed building or buildings on the said land/said property or on the said amalgamated land/amalgamated property. The Developer shall be fully entitle to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer/buyers, lessee/lessees and/or mortgagee/mortgagees without hampering the owner/s interest covered under this Agreement.

8. The Developer shall be entitle to appoint Architect for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete, underground/overhead reservoirs, electrical and plumbing fixtures and materials used for constructions, and sewerage, systems etc. and the Developer shall have the right to do so but exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market will be used for construction of the entire building and the Owner shall not be liable / responsible in any manner whatsoever regarding the construction materials used by the Developer.

9. The Owners from the date hereof shall always extend and offer all possible necessary facilities to Developer for preparing submitting and obtaining sanction plan and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion or the proposed multi-storied buildings hazards free and in well habitable conditions for all the residents at the cost and expenses of the Developer, and shall sign and execute all such necessary



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Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

10. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be appointed by the Developer and it (developer) shall be responsible for marking payment to each and all of them. The land-owners shall have no liability for making any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

11. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the developer shall keep the land-owner/s, his/her/their estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of the such eventualities.

12. It is agreed that whenever it becomes necessary and asked by the Developer, the owner/s shall sign all the papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building till completion thereof and also in connection to the disposal and sale of any and or all units/portions of the said multi-storied building or buildings if so required and asked by the Developer save and except the owners' allocable portions, by the developer without raising any objection, thereto. It is agreed that immediate after sanction of the Building Plan and prior to commencement of construction work, the Owner/s shall deliver and handover all the Original Deeds of Title as well as all the relevant documents thereof to the Developer for practical purposes of implementation of this agreement and for investigation of Titles by the intending purchasers of the flats, portions in the proposed buildings or by their Advocates time to time. The Developer shall keep and preserve all such relevant Deeds of Title and the documents related thereto unobliterated and upon completion of the development work and after transfer of all the portions under the Developer's Allocations shall handover all such Deeds and Documents to the Owner Association or Committee or Syndicate so shall be formed in the proposed Housing Complex at the said premises or at the amalgamated premises.

13. It is agreed by the land owner/s that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land owner's in respect of the said landed property mentioned in the first schedule, the developer shall have the liberty to proceed against the same on behalf on the land owner/s and all costs and expenses if so incurred by the Developer on and behalf of the Owner/s herein defending or proceeding such



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suit/disputes and or to make such defects, shall be adjusted by the Developer from the "Owners' Allocations" at the time of delivery of the same to the Owners herein. However the owner/s herein hereby indemnify and further shall cause to make indemnified the developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through them. However, it is clear that due to any defects in title and or defects in Land Settlement Records in respect of the nature and character of the property and or due to non-fulfillment of all the necessary obligations on the part of the Land-owner/s covered under these presents and also covered under the Law of Land, if this Agreement is not implemented or however not practicable to carried over and as such if this agreement is determined or terminated by either the party herein or by in effect of any Court's Order/s then the Land-owners shall be bound to pay of all the cost and expenses till then incurred by the Developer forthwith the Developer claim to have payment of the same by a written notice and in such event the physical possession of the said property hereunder the First Schedule shall remained with the Developer till such amounts are recovered by the Developer from the Owner/s.

14. Both the parties hereby agreed that the time specified in clause 4 (four), hereinabove for completion and the delivery of the portions allocable to the owner/s is/are subject to force-majeure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, war, riots and/or labour dispute, crisis of materials in the market and for any order made by any Court of Law and or by any Government/Semi-Government/Statutory Authorities/Local Authorities and for any or all irresistible circumstances beyond the control of the Developer, the time specified for such delivery of owners' allocations shall be extended upto a period considerable by such circumstances whereby the Developer is prevented to handover the owners' allocable said portions within the period specified in clause 4 (four) hereinabove. It is expressively mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owners' allocable portions and shall intimate the Owner/s through Registered Post offering the Owner for taking delivery of Owners' allocable portions within 15 days from the date of such intimation AND in failure or negligence on the part of the Owner/s to take delivery their allocation within said noticed period of 15 days, the Developer after fulfilling its obligation in a manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or means-profit whatsoever and further shall be entitle to continue with exercising of its absolute rights and authority to dispose of the developers allocations by handing over the possession of the unit/units out of the developer's allocations to the intending purchaser and or the purchasers or



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lessee, lessees with fully entitle to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's allocation in the Said Premises and in the said proposed amalgamated premises and the owner/s herein shall not be entitled to raise any objections or create any obstructions by any means in any manners whatsoever. Be it mentioned hereto that since the said General Power of attorney so to be executed by the Landowners is in relation to this Development agreement, the same shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

15. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein in the most cordial and friendly manners. If any complications arises beyond the agreed terms and conditions incorporation in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The owners hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the owner/s agreed hereby are fulfilled by the Developer in the manners as stated in Clause 4 (four) and Clause 14 (Fourteen) hereinabove.

16. The Landowner/s hereby agree and covenants with the Developer to pay proportionate Panchayet, rates, taxes, the Rent or Khajna payable to the Collectorate North 24 Parganas and all other outgoings including service-tax, vat and others as applicable and payable time to time under statu and laws for the time being in force and also the monthly common maintenance charges in respect of the Land Owners' Allocable Portions on and from the date of delivery of the possession of the Land Owners' Allocation to the Landowner/s by the Developer so as the Developer and or its nominee/s and or assignee/s also shall cause to pay the same to the extent of the Developer's Allocations.

17. The Landowner/s shall cause to be joined such person or persons as Vendor/s and or Confirming Parties as may be required in law and also by the Developer in the Agreements and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.

18. Upon the Developer constructing and delivering possession to the Landowner/s of his/her/their allocation, the Landowner/s shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.



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19. The Landowners' Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new buildings intended for the common benefits of all occupiers of the new building or buildings which shall include the following: -

20. The Landowner/s shall not use or permit to use the Landowners' Allocation/ Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.

21. Landowner/s shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or made any structural alteration therein without the previous consent and/or permission from appropriate authorities.

22. THE LANDOWNERS FIRST PARTY DOTH HEREBY COVENANT WITH THE DEVELOPER SECOND PARTY:

i) That each and every representation made by the First Party/Land Owner/s hereinabove are all true and correct and agrees and covenants to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the First Party/Land Owner/s.

ii) That with effect from the date of execution hereof, the First Party/Land Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

iii) That The First Party/Land Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Second Party/Developer/Builder.

iv) That the First Party shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this agreement in any manner.

v) That the First Party/Land Owners shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms

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hereof, construction and development at the Project Site by the Second Party and/or Transfer of the Second Party's Allocation and not to do any act deed or thing whereby any right of the Second Party hereunder may be affected nor make any claim whatsoever in any other part or portion of the Project Site except the First Party's Allocation.

vi) That for all or any of the purposes contained in this agreement, the First Party shall render all assistance and co-operation to the Second Party and sign execute, submit and deliver at the costs and expenses of the Second Party all plans, specifications, undertakings, declarations, no objections, disclaimers, releases, papers, documents, powers and authorities as may be lawfully or reasonably required by the Second Party from time to time.

vii) That it is bi-laterally agreed in between the parties hereto that the First Party/Land-Owners shall bear proportionate costs or charges for installation of electrical transformer within the project for the reasons of consumption of electricity within the allocated areas of the First Party/Land Owners.

viii) That The Second Party doth hereby agree and covenant with the First Party not to do any act deed or thing whereby any right or obligation of the First Party hereunder may be affected or the First Party is prevented from making or proceeding with the compliance of the obligations of the First Party hereunder.

23. The parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and each of the parties herein shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye Laws, Rules and Regulations if made by each of them.

24. The respective allottees shall keep the interior and external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

25. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building/s harmless and indemnified from and against the consequence of any breach.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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26. No combustible goods or other items/materials shall be kept by the Landowner/s or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused by the Developer or the Landowner/s and/or their respective nominees/assignees, as the case may be shall entitled to remove the same at the risk and cost of each of them.

27. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new Building or Buildings or in the compounds corridors or any other portion or portions of the new Building or buildings.

28. The landowner/s shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for new similar purposes.

29. On or before taking delivery of the "Owners' Allocations" the Land Owner/s shall cause to pay and deposits to the Developer the necessary mandatory charges as hereunder:-

- A. (i) Proportionate cost of Installation of main meter or Transformer / Electrical equipments costs, deposits and others.
- (ii) Power Backup Charges.
- (iii) Club membership charge.

- B. (i) Pay and Deposit in advance 6 months of monthly common maintenance charges.
- (ii) Pay and Deposit a sum of Rs. 10,000/- as a Security Deposit towards temporary consumption of electricity for his/her/their Owners' Allocation from the Main Service connection.
- (iii) The actual amount of Security Deposit charged by the WBSEDCL Authority is payable by the Land Owner in respect of individual meter for the Owner's Allocable Portions.

30. IT IS FURTHER agreed and understood between the parties hereto as follows:-



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
31 AUG 1979



i) The Landowner/s and the Developer have entered into this agreement purely for construction and delivery of Owners' Allocable portions by the Developer to the Landowners as well as selling of residuary areas as Developer's Allocable portion by the Developer and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowners in any manner nor it shall be construed that the parties hereto constitute as an association of persons in any manner whatsoever since it is a contract made by and between the parties herein for the subject and objects contained hereto and hereunto.

ii) The "Landowners' Allocation" shall be handed over with peaceful possession after compliance with all the obligations on the part of the Developer i.e. immediately on completion of the internal finishing works of all the Landowners' allocable portions in each of all the respective buildings subject to due compliance of all the obligations on the part of the Landowner/s under the terms and conditions of this Agreement and under the Law Of Land and also under all prevailing laws for the time being in force; and it is clearly understood by and between the parties hereto that during taking delivery of their allocable portions in each of the Buildings the Landowner/s shall not raise any objection and or create any obstruction if some common portions and common facilities are not completed during such materials time of delivery of possession in each of the respective Buildings and even in such event the Developer shall be in obligation to subsequently finish and complete all such unfinished common portions and common facilities intended and require to be made by the Developer and as specified in third schedule hereunder written.

iii) In the event the Landowner/s is/are entitled to any liquidated damages in terms of the said Clause-4 (four) stated hereinabove the said liquidated damages shall be paid by the Developer at the time of delivery of Owners' Allocations.

iv) The Landowner/s shall not be held responsible for any omission and/or commission of any act by the Developer or any of their misrepresentation and/or dispute with the intending purchaser of the Developer's Allocation and/or any part thereof.

v) It is well agreed and understood between the parties hereto that in the event of failure on the part of the Developer to complete the entire project within the stipulated time as agreed upon by virtue of these presents subject to relaxations and provisions made in Clause - 4 above (the time is the essence of the contract), the Landowner/s shall be entitled to terminate this Agreement and re-possess the said premises.



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

8 AUG 2024

31. That during subsistence of this Agreement unfortunately if the Owner herein expire then all of his/her legal successors and or beneficiaries either by way of intestate succession or by testimony thereof should be substituted in place of such demised owner and shall be obliged and bound to carry out this Agreement under the same terms, conditions, covenants and obligations.

32. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 as Amendment Act 2015 and also all its modifications for the time being in force shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The "Said Land" / "Demised Land" Owned by the First Parties Herein)

ALL THAT SAID LAND total admeasuring a net land area about **40 Cottahs 04 Chitacks**, be the same a little more or less out of which **12 Cottahs 08 Chhitacks 18 Sq.ft.** comprised in part of R.S./L.R Dag No. **539**, **11 Cottahs** comprised in part of R.S./L.R Dag No. **595** and **07 Cottahs 04 Chhitacks 30 Sq.ft.** comprised in part of R.S./L.R Dag No. **597** and **09 Cottahs 05 Chhitacks 42 Sq.ft.** comprised in part of R.S./L.R Dag No. **598**, R.S. Khatian Nos.: **201 & 228**, corresponding to L.R Khatian Nos. **86, 204 & 327**, at present severally recorded in the name of the respective Owners herein under respective L.R. Khatian Nos. **1858, 1859, 2847, 2651, 2846, 3076, 3077, 2858, 2691 & 2684**, togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the rights, properties, benefits, easements and appurtenances in connection thereto, lying and situates at **Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No.178, Police Station: Rajarhat at present New Town, under Jyangra-Hatiara Gram Panchayet-II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas.** The Said Land butted and bounded by:

ON THE NORTH : By part of R.S./L.R. Dag Nos. **539, 598 & 595;**

ON THE SOUTH : By **6' wide common passage;**

ON THE EAST : By land in R.S./L.R. Dag No. **601;**

ON THE WEST : By **10' feet wide kuncha common passage and plot nos. P1, P2, P3 & P4;**

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, BANGALORE

1-AUG 2022



THE SECOND SCHEDULE (PART-I) ABOVE REFERRED TO:

(The Owners Allocations)

ALL THAT 35% (Thirty Five Percent) share of the said built-up areas calculated and as defined hereinabove in any portion at the suitable choice and discretion of the Developer in the said proposed building including of proportionate and undivided shares in all common areas and common amenities in the Said Premises described in the Fourth Schedule and constructed and finished as per specifications under the Third Schedule togetherwith undivided proportionate shares of the Said Land described in the First Schedule hereinabove.

(Developer's Allocation)

(Part – II)

ALL THAT Constructed Areas save and except the portions allocable to the owner and also the common areas, the entire remaining area in the new buildings equivalent to 85% (Sixty Five Percent) super built-up areas of the proposed buildings consists of the residential flats, commercial spaces and garage/car parking space so to be constructed on and upon the Owner's Land written in the First Schedule hereinabove along with undivided and proportionate share of the common facilities which shall absolutely belongs to the Developer and/or its nominee/s or assignees under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO:

SPECIFICATION

1. DOOR & WINDOW:

All doorframes (size 4"x 2 ½") would be made of Sal/Hard wood, doors shutter would be flush doors made of commercial ply (Brahmaputra ply or similar brand), all doors thickness 32 mm fitted with cylindrical locks. Main door would be fitted with Godrej night latch lock. All windows would be made of natural colour aluminium sliding (two tracks) transparent plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI or similar brand).

2. FLOORING:

All Bed Rooms, Dinning-cum-Living, and would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathrooms would finish with white glazed tiles in 60" height. Roof would be finished with roof tiles.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

1 AUG 2011

3. **SANITARY & PLUMBING:**

Standard Toilet would be provided with C.P. Shower, one EWC white commode (Parryware or other similar brand) with P.V.C. cistern (Reliance Co.). All taps & C.P. fittings of Essco or similar brand (base model). There would be concealed line and geyser line in bathrooms. There would be one basin in common toilet (18"x12") Parryware or other similar brand) in each flat.

4. **KITCHEN:**

Black Granite counter top, Stainless steel sink (17" x 20"), glazed wall tiles up to 2 ft above black granite counter.

5. **ELECTRICAL WORKS:**

a. Concealed wiring in all flats (Copper electrical wire, Rajdhani or J.J.)

b. Each flat will be provided with the following electrical points:

(All switches modular type, Mylinc of legrand or other similar brand)

- | | | |
|------|-----------------|---|
| i) | Bed room (each) | 2 Light points
1 Fan point
1 Plug point (5 Amp.) |
| ii) | Dining/Drawing | 2 Light points
1 Fan points
1 Plug points (15 Amp.)
1 TV Power point
1 Cable Point without Wire
1 phone Point without Wire |
| iii) | Kitchen | 1 Light point
1 Exhaust Fan Point
1 Plug point (15 Amp.) |
| iv) | Toilet | 1 Light point
1 Exhaust Fan Point
1 Plug point (15 Amp.) for Geyser |
| v) | Verandah | 1 Light point |
| vi) | Entrance | 1 Door Bell point |

6. **WATER** : Overhead water tank is to be constructed for supply of water (24 hours).
7. **PAINTING** : Plaster of Paris inside walls.
8. **OUTSIDE PAINTING** : Snowcem 2 coats painting.
9. **RAILING OF STAIR CASE** : Railing of iron.
10. **STAIR CASE PAINTING** : Plaster of Paris.

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV. KOLKATA

5.1-AUG 2022

11. LIFT : One MCD (Manual Collapsible Door) lift in each Block.

THE FOURTH SCHEDULE REFERRED TO :

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with lift, Common passage including main entrance leading to the ground floor,
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Common Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq.ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the developer for the free ingress and egress of the prospective buyers/residents of proposed buildings in this premises and or in the said amalgamated premises.
11. Other areas and installations and/or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Interroom, Cable TV connection, Internet

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES, KOTA BHARU

NO. 1-146/2021



Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.

COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and/or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.
6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

11 AUG 2008



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

SIGNED, SEALED AND DELIVERED
By the LANDOWNERS/FIRST PARTY
at Kolkata in the presence of:-

1. Nil/ Komal Haldar.
S/o Niranjan Haldar.
Faridpur Colony,
P.O. + P.S. - Katwa, Burdwan.
Pin - 713136

Common Partner of
Yellow Sand Real Estate LLP,
Cardinal Projects LLP,
Elanza Properties LLP,
Brijdhara Real Estate LLP

2. S. Sanyal
10, Chok Street
C.D. - 700001

SUNGOLD BUILDCON PVT. LTD.

Authorized Signatory

M/S. TRILOK VINIMAY PVT. LTD.

Director

LANDOWNERS

SIGNED, SEALED AND DELIVERED
By the DEVELOPER/SECOND PARTY
at Kolkata in the presence of:-

1. Nil/ Komal Haldar.

2. S. Sanyal

ASTDURGA CONSTRUCTION PVT. LTD.

Director

DEVELOPER

Drafted by:
as per declaration in
document, by the parties
K. C. Kanungo
Advocate
High Court, Calcutta
WB/8671/83.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

31-AUG-2022



SITE PLAN OF R.S. DAG NO. - 539, 595, 597 & 598, L.R. KHATIAN NO. 1858, 1859, 2847, 2851, 2846, 3076, 3077, 2859, 2691 & 2684, AT MOUZA - SULANNGARI, J.L. NO. - 22, IN P.S. NEW TOWN, DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



DATE: 10/01/2024

- LAND OWNERS:
1. CARDINAL PROJECTS LLP
 2. SANGOLD PROPERTIES LLP
 3. BRIDHARA REAL ESTATE LLP
 4. YELLOW SAND REAL ESTATE LLP
 5. ELANZA PROPERTIES PVT. LTD.
 6. SUNGOLD BUILDCON PVT. LTD.
 7. ASTDURGA CONSTRUCTION PVT. LTD.
 8. JYANGRA HATIARA

AREA OF LAND: 41.21 HA (10000 SQ. FT.)

M/S. **TRILOK VENTURES PVT. LTD.**

[Signature]
Common Partner of
Yellowsand Realstate LLP,
Cardinal Projects LLP,
Elanza Properties LLP,
Bridhara Realstate LLP
SUNGOLD BUILDCON PVT. LTD.

[Signature]
Authorized Signatory

[Signature]
Director

ASTDURGA CONSTRUCTION PVT. LTD.

[Signature]
Director

[Signature]
Secretary



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

31-AUG 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
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	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
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	RIGHT HAND				
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

DATE ..
1 AUG 2022

[Handwritten initials]



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

GRN Details

GRN: 192022230063808761 Payment Mode: Online Payment
GRN Date: 02/07/2022 10:03:22 Bank/Gateway: HDFC Bank
BRN: 1835808814 BRN Date: 02/07/2022 10:06:00
Payment Status: Successful Payment Ref. No: 2001993513/4/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: Astdurga Construction Pvt Ltd
Address: AD-169, salt lake, sec-1 Kolkata-700064
Mobile: 9331018602
Depositor Status: Others
Query No: 2001993513
Applicant's Name: Mr Sanjay Gupta
Identification No: 2001993513/4/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001993513/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2001993513/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

1 AUG 2022




Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name : Kolkata

Signature / LTI Sheet of Query No/Year 19042001993513/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
					

Sl No.	Name of the Executant	Category	Photo	Finger Print 8025	Signature with date
1	Mr SANJAY GUPTA Dwarka Vedmani, AD- 169, Sector-I, Salt Lake City, City- P.O.- Bidhannagar, P.S -North Bidhannagar, District- North 24-Parganas, West Bengal, India. PIN- 700084	Represent ative of Developer [ASTDUR GA CONSTR UCTION PRIVATE LIMITED] [CARDIN AL PROJECT S LLP] [ELANZA PROPER TIES LLP] [BRIJDH ARA REALEST ATE LLP] [YELLOW SAND REALEST ATE LLP] [SUNGOL D BUILDCO N PRIVATE LIMITED] [TRILOK VINIMAY PRIVATE LIMITED]			 01/08/2022



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, City- , P.O.- Bidhannagar, P.S.-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 01/08/2022
3	Mrs JYOTI GUPTA Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, City- , P.O.- Bidhannagar, P.S.-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 01/08/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NILKAMAL HALDER Son of Mr Niranjan Halder Faridpur Colony Road, City- , P.O.- Katwa, P.S.-Katwa, District-Purba Bardhaman, West Bengal, India. PIN:- 713130	Mr SANJAY GUPTA, Mr SANJAY GUPTA, Mrs JYOTI GUPTA			 01/08/2022

(Mohul M. Choudhary)
 ADD TIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A.
 IV KOLKATA
 Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1904-12456/2022	Date of Registration	04/08/2022
Query No / Year	1904-2001993513/2022	Office where deed is registered	
Query Date	01/07/2022 11:34:24 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bihannagar, District - North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status : Buyer/Claimant		
Transaction	Additional Transaction-		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,48,42,396/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 101/- (Article:E, E. M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, # No: 22, Pin Code : 700162

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-539 (RS -)	LR-2691	Bastu	Shall	12 Katha 9 Chatak 18 Sq Ft		53,27,906/-	Width of Approach Road: 12 Ft.,
L2	LR-595 (RS -)	LR-2859	Bastu	Shall	11 Katha		77,59,942/-	Width of Approach Road: 12 Ft.,
L3	LR-597 (RS -)	LR-2691	Bastu	Shall	7 Katha 4 Chatak 30 Sq Ft		51,43,900/-	Width of Approach Road: 12 Ft.,
L4	LR-598 (RS -)	LR-3077	Bastu	Shall	9 Katha 5 Chatak 42 Sq Ft		66,10,648/-	Width of Approach Road: 12 Ft.,
		TOTAL :			66.4125Dec	0 /-	248,42,396 /-	
		Grand Total :			66.4125Dec	0 /-	248,42,396 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CARDINAL PROJECTS LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:- aaxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	ELANZA PROPERTIES LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:- aaxxxxxx2g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	BRIJDHARA REALESTATE LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:- aaxxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	YELLOW SAND REALESTATE LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:- aaxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	SUNGOLD BUILDCON PRIVATE LIMITED Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:- aaxxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	TRILOK VINIMAY PRIVATE LIMITED Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:- aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Mr SANJAY GUPTA Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- adxxxxxx7q, Aadhaar No: 70xxxxxxx7284, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence
8	Mrs JYOTI GUPTA Wife of Mr Sanjay Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- afxxxxxx1l, Aadhaar No: 82xxxxxxx3830, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASTDURGA CONSTRUCTION PRIVATE LIMITED Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:- AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJAY GUPTA (Presentant) Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:- ADxxxxxx7Q, Aadhaar No: 70xxxxxxx7284 Status : Representative, Representative of : ASTDURGA CONSTRUCTION PRIVATE LIMITED (as Director), CARDINAL PROJECTS LLP (as Partner), ELANZA PROPERTIES LLP (as Partner), BRIJDHARA REALESTATE LLP (as Partner), YELLOWSAND REALESTATE LLP (as Partner), SUNGOLD BUILDCON PRIVATE LIMITED (as Authorized Signatory), TRILOK VINIMAY PRIVATE LIMITED (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr NILKAMAL HALDER Son of Mr Niranjan Halder Faridpur Colony Road, City:- , P.O:- Katwa, P.S:-Katwa, District:-Furba Bardhaman, West Bengal, India. PIN:- 713130</p>			

Identifier Of Mr SANJAY GUPTA, Mr SANJAY GUPTA, Mrs JYOTI GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
3	BRIJDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
4	YELLOWSAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
3	BRIJDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
4	YELLOWSAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec

6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
3	BRUDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
4	YELLOW SAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
3	BRUDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
4	YELLOW SAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700162


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 539, LR Khatian No:- 2691	Owner সত্য গুপ্তা, Gurdian: গোপাল প্রসাদ গুপ্তা, Address: 169 মেট্র-১ নতুনক মিটি, বিধাননগর নর্থ, কোলকাতা - 700064, Classification: বাণিজ্যিক, Area: 0.05000000 Acres,	Mr SANJAY GUPTA

L2	LR Plot No:- 595, LR Khatian No:- 2859	Owner:त्रिलोक विनिमय प्राईवेट लिमिटेड, Gurdian:रुद्र मिश्र, Address:१७२ मेट्र १ मेट्रिक केल ७९, Classification:शनि, Area:0.07000000 Acre,	TRILOK VINIMAY PRIVATE LIMITED
L3	LR Plot No:- 597, LR Khatian No:- 2691	Owner:सजय ठापा, Gurdian:योगेश प्रसाद ठापा, Address:169 मेट्र-1 मेट्रिक मिटि, विद्यानगर मथ, कोलकाता - 700064, Classification:शनि, Area:0.02000000 Acre,	Mr SANJAY GUPTA
L4	LR Plot No:- 598, LR Khatian No:- 3077	Owner:सुनगोल्ड बिल्डकन प्रा. लि, Gurdian:रुद्र मिश्र, Address:झारखा बेनमार्गी, 1 डि १७२, मेट्र १, मेट्रिक केल, कोलकाता-700068, Classification:शनि, Area:0.05000000 Acre,	SUNGOLD BUILDCON PRIVATE LIMITED

On 26-07-2022

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 2,48,42,390/-


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

On 01-08-2022

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

Presented for registration at 18-20 hrs on 01-08-2022, at the Private residence by Mr SANJAY GUPTA,

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


Execution is admitted on 01/08/2022 by 1. Mr SANJAY GUPTA, Son of Mr Gopal Prasad Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mrs JYOTI GUPTA, Wife of Mr Sanjay Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr NILKAMAL HALDER, , Son of Mr Niranjan Halder, Faridpur Colony Roac, P.O: Katwa, Thana: Katwa, Purba Bardhaman, WEST BENGAL, India, PIN - 713130, by caste Hindu, by profession Service

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

Execution is admitted on 01-08-2022 by Mr SANJAY GUPTA, Authorized Signatory, SUNGOLD BUILDCON PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Director, ASTDURGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Director, TRILOK VINIMAY PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, CARDINAL PROJECTS LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, ELANZA PROPERTIES LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, P.N:- 700064; Partner, BRIJDHARA REALESTATE LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, YELLOWSAND REALESTATE LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr NILKAMAL HALDER, , Son of Mr Niranjan Halder, Faridpur Colony Roac, P.O: Katwa, Thana: Katwa, Purba Bardhaman, WEST BENGAL, India, PIN - 713130, by caste Hindu, by profession Service


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

On 02-08-2022

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/07/2022 10:06AM with Govt. Ref. No: 192022230063808761 on 02-07-2022, Amount Rs: 21/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1835808814 on 02-07-2022, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs: 40,020/- and Stamp Duty paid by by online = Rs 39,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/07/2022 10:06AM with Govt. Ref. No: 192022230063808761 on 02-07-2022, Amount Rs: 39,920/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1835808814 on 02-07-2022, 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

On 04-08-2022

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 : 40 (g) of Indian Stamp Act 1899.

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 306, Amount: Rs 100/-, Date of Purchase: 03/08/2022, Vendor name: M Dutta


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 1904-2022, Page from 815582 to 815639
being No 190412456 for the year 2022.



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.08.12 19:04:25 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/08/12 07:04:25 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)