

ICVT has also not received any notice of violation of any municipal law or ordinance, order or requirement by any having jurisdiction over or affecting the Housing Project Area.

- 11.16. All rents, rates, taxes, assessments, dues, duties, cesses, and other outgoings whatsoever payable in respect of the Housing Project Area to the Authorities have been duly paid and discharged by ICVT till the date of execution of this Agreement.
- 11.17 ICVT has not violated and shall not violate any permissions obtained from various authorities including panchayat, forest department, municipal authority, aviation, defense, pollution and other authorities having impact on the Project or Housing Project Area with respect to Development of the Housing Project Area as required from time to time.
- 11.18 ICVT shall execute documents and instruments necessary for the Transfer in favour of the Transferees, in undivided shares in the Housing Project Area or otherwise and the share, right, title and interest of ICVT in the Premises, as requested by Developer.
- 11.19 ICVT shall forthwith furnish to Developer in connection with the Housing Project Area and the Project, any order, circular, notice, notification, directive, etc, which may be served upon or received by them, which are issued by any government, local or public body or authority or by any court, tribunal or quasi-judicial body or authority, or by any other person, after the execution of this Agreement.
- 11.20 ICVT has free and unhindered access to and from the Housing Project Area and, there are no lispendens, suits, legal proceedings, temporary/permanent injunctions and pending or threatened litigation including attachment or other forms of distress with respect to the Housing Project Area or against ICVT which may adversely affect the rights of Developer contained in this Agreement.
- 11.21 Developer shall with prior approval of ICVT be entitled to provide any undertaking for and on behalf of ICVT to any court, statutory/ competent Competent Authority, if the court/authority insists or situation warrants for

For Andhra Pradesh and Union
Infrastructure Company Limited

(Whole Time Director)

vacating stay order/claims, if any, raised/claimed on title or leasehold interest of the Housing Project Area.

- 11.22 ICVT has represented to the Developer that they are seized and possessed of or otherwise well and sufficiently entitled to all the right, title and interest in the Housing Project Area as the lessee thereof and the title and leasehold interest to the Housing Project Area is free, clear and marketable in all respects. Pursuant to the execution of these presents, if any claims are received in relation to the Housing Project Area and/or if there is any defect in title/leasehold interest, ICVT shall at its own cost and expense settle the claims so received to the satisfaction of the Developer.
- 11.23 ICVT shall ensure that the development undertaken by it of the Craft Village Area on the said Larger Property shall be completed in a manner so as not to affect the completion of the Project including obtaining the full occupation certificate of the Project and/or the handover to the association or common organization of the purchaser/transferee/s as per the local applicable law.
- 11.24 ICVT shall, on best effort basis, assist Developer in obtaining full Occupation Certificate for the development of the Project.
- 11.25 ICVT shall further ensure that there shall not be any breach of the terms and conditions of Lease Deed dated 15th July 2015 and /or provision of the Supreme Court order dated 2nd December 2014; which shall adversely affect the Development of the Housing Project Area, provided Developer complies with its obligations under this Agreement.

12. REPRESENTATIONS AND COVENANTS AND OBLIGATIONS OF DEVELOPER:

Developer hereby confirms, declares, covenants, undertakes and represents to ICVT, the following obligations:

- 12.1 Developer hereby agrees and confirms that whatever is stated in the Recitals hereinabove pertaining to the Developer shall be deemed to be declarations and representations on the part of Developer as if the same were set out herein in verbatim and forming an integral part of this Agreement.

For Andhra Pradesh and Orissa
Infrastructure Development

(Whole Time Director)

- 12.2 Developer has full power to enter into this Agreement and represents that to the best of its knowledge, there are no facts, circumstances, contracts, arrangements, which in any manner will be adversely prejudicial to the Development of the Housing Project Area or which will adversely affect the ability of Developer to implement the Project.
- 12.3 Developer will undertake the Project and the development of the Housing Project Area in a timely manner and to the best of its ability in accordance with the best industry norms and undertake all its obligations, at its own risk and cost and without any claims or demands on ICVT and in accordance with Applicable Laws.
- 12.4 Developer shall appoint security personnel and put up such sign hoards, etc., on the Housing Project Area as it may deem fit. The Developer shall be entitled to put up and permit to be put up advertisement boards on the Housing Project Area to the effect that the Housing Project Area is being developed by the Developer and for inviting proposals from prospective Transferees.
- 12.5 Developer shall change, if needed the concept design/final plan and submit the same to the Competent Authorities for approval as required from time to time. However, the Developer shall ensure that all such amendments, approvals shall be strictly in compliance with the Applicable Laws.
- 12.6 Developer shall make application for approval from MOEF and/or State Pollution Control Board clearances on its own cost.
- 12.7 Developer shall be responsible for obtaining Occupation & Completion Certificate, or equivalent at its cost for the Housing Project Area.
- 12.8 Pursuant to the execution of this Agreement, the Developer shall endeavor to carry out the development and complete the Project in a timely manner, and within the agreed time schedule forming part of this Agreement in accordance with the applicable laws, rules, regulations, bye laws, etc, as may be in force. It is noted that time lines are material provisions in this Agreement.

For Andhra Pradesh Urban
Infrastructure Development Limited

(Whole Time Director)

- 12.9 The Developer shall ensure that the Project is registered under the Real Estate Laws and shall comply with such provisions thereof as required to be complied with by a developer of land and shall keep ICVT indemnified for any costs incurred by ICVT in respect of the same. ICVT shall comply with all requirements and obligations under the Real Estate Laws to the extent applicable to an owner of land and shall keep the Developer indemnified for any costs incurred by the Developer in respect of the same.
- 12.10 The Developer shall appoint, liaise, co-ordinate, instruct, supervise the Professional Specialists and cause to be done by the Professional Specialists such acts deeds, matters and things as may be necessary to enable the Developer to properly discharge its obligations under this Agreement and carry out and/or complete the Project and to act in any of the matters aforesaid and as may be desired in connection with the Housing Project Area and the Project. The Developer is responsible to make these Professional Specialists accountable for their obligations.
- 12.11 The Developer shall (where required) prepare and issue tenders for carrying out or completing the Project and finalizing and ensure acceptance and approval of the said tenders and thereafter entering into works contracts, construction contracts, service contracts, and all other related matters. The Developer is responsible for all tax compliances required under Central, State and local laws for the Project.
- 12.12 The Developer agrees that in case any legal disputes or claims by any third party including but not limited to the Transferees of the Premises or my contractors/sub-Contractors/Labour issues or any other disputes concerning, the construction or otherwise related to the its compliances in respect of the Project, the Developer will be responsible, at its own risk and cost, for dealing with and handling all the same and shall keep ICVT indemnified therefrom and ICVT shall not be responsible for any liability arising therefrom.
- 12.13 Developer shall at its own cost undertake to procure through the contractors and keep current, all such insurance cover as are necessary or usual as per Real Estate Laws and as statutorily required from time to time excluding title insurance to be procured by the Land Owner, covering all usual risks and

issues in respect of the Project and the Premises. Until completion of the Project, the Developer will provide copy to ICVT of the C.A.R policy taken by the contractors to ICVT.

12.14 The Developer shall be solely responsible to deal with and settle all the disputes and complaints of the Transferee/s, inter alia, in respect of any delays in handing over Premises or related to the quality or other aspects of the same and shall keep ICVT indemnified and harmless from the same.

12.15 The Developer shall at all times act and comply with its obligations in the best interests of the Project and with a view to maximizing the Gross Sale Proceeds,

- (a) Upon the execution of this Agreement, Developer shall be entitled to raise finance for the Development of the Housing Project Area by mortgaging the Housing Project Area and the Development thereon and the Developer shall use the full amount of loan/finance obtained against mortgage only for the construction of the Project and not for any other Project or usage. The Developer shall be entitled to deposit with the Bank/Financial Institution from whom the finance may be arranged, the complete title deeds of the Larger Property on the terms and conditions as may be agreed by the Developer with the Bank/Financer. ICVT may also mortgage the Craft Village Area separately without using the title deeds of the Larger Property and without affecting the loan or mortgage.
- (b) Developer shall solely be liable for repayment of any such loans raised by it against such mortgage together with interest and all other charges as also any penalties imposed for delay/default in repayment thereof.
- (c) Developer shall ensure that the mortgage and/or any default in payment by Developer do not delay the Transfer of the Project or the receipt by ICVT of their share of revenues and does not jeopardise the interest of ICVT.

For Amulga Housing and Urban
Infrastructure Company Limited

(Whole Time Director)

- 12.16 Upon completion of the Project, the management and maintenance of the Project shall be handed over to the co-operative society/association and/or any other legal entity or corporate body comprising of Transferees of the Premises, unless otherwise mutually agreed in writing, the management and maintenance of the Project, including the common areas, facilities and amenities, shall be managed by the Developer or shall be handed over on its behalf to any agency or Third Party Estate Manager as may be mutually agreed between such Association and Developer.
- 12.17 The Developer shall always keep available for the Development of the Housing Project Area sufficient funds so that the Development activities is not delayed, stopped or adversely effected on account of non-availability of the funds. It further agrees that any funds obtained by creating mortgage of the Housing Project Area shall be solely used for the development activities.

13. AUTHORIZATION BY THE ICVT:

ICVT hereby authorize Developer and subject to and without affecting the obligations and liabilities of ICVT under this agreement, the Developer undertakes the obligation, at its sole risk and cost, to do the following: -

- 13.1 To perfect ICVT's title if required to the Housing Project Area in all respects as may be required, including by:
- (i) having ICVT's name entered and mutated as the Lease holder thereof in the records of all concerned Appropriate Authorities; and
 - (ii) having the correct areas and other details in respect of the Housing Project Area and Craft Village Area and the demarcations in respect thereof entered and recorded in such records;
- 13.2 To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from all concerned Competent Authority for converting the Housing Project Area or any part/s thereof to residential and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by the Developer.

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)

13.3 For the purposes herein stated, to do and perform all necessary acts, deeds and things, including to deal and correspond with and represent ICVT before all concerned authorities and bodies, including, those referred to hereinabove, and to execute, register and deliver all applications, representations, letters, forms, undertakings, indemnities, petitions and other documents and writings that may be required by the concerned Competent Authority.

14. RIGHTS OF ICVT: In addition and without prejudice to all other rights of and subject to all obligations and liabilities of ICVT under this agreement, ICVT shall have the following rights:-

14.1 To receive Revenue Share in accordance with the terms of this Agreement.

14.2 To receive Revenue MIS on monthly basis

15. TERMINATION:

The Parties agree that this Agreement shall be terminated by the Parties either by mutual agreement or by the Developer only in the following circumstances: -

- (i) In the event the non-commencement of actual onsite construction of the Project within a period of one year from the date of issue of the sanctioned plan.
- (ii) In the event Developer abandons the Project for a period of 90 days or more other than Force Majeure as defined in the Agreement.
- (iii) In the event of default in payment of due installments of ICVT's Revenue Share for a continuous period of 3 months as per the terms of this Agreement.
- (iv) any non-compliance of the terms and condition of this Agreement including non-compliance or breach or default under the Applicable Laws and Approvals.

or by the Developer in the event of

For Ashish Housing and Urban Infrastructure Company Limited

(Whole Time Director)

- (i) non-receipt of building plan approval due to non-execution of the supplementary deed which is highlighted in the due diligence by the Developer due to which, Developer is not able to commence the development of the Project as per the terms of this Agreement or
- (ii) any non-compliance of the terms and condition of this Agreement including non-compliance or breach or default under the Applicable Laws.

On the happening of any such even as mentioned above, the party shall issue to the defaulting party 30 (thirty) days' written notice to rectify such default falling which this Agreement shall stand terminated. On such termination, the Developer shall execute and register the documents as may be required for cancellation of this Agreement and the parties shall be based on the project status mutually agree on exit option including terms of refund of the Adjustable Security Deposit and reimbursement of cost incurred on the Project etc.

16. AMICABLE SETTLEMENT/ MUTUAL TERMINATION:

- 16.1 Any dispute, difference or controversy of whatever nature between the Parties, howsoever arising under, out of, from or in relation to this Agreement shall in the first instance be attempted to be resolved amicably in accordance with the procedure set forth in Clause 16.2 below,
- 16.2 The Parties shall refer such Dispute to the Managing Trustee of ICVT and the Managing Director of Developer for amicable settlement. Upon such reference, the Parties shall meet at the earliest mutual convenience and in any event within 30 (thirty) days of such reference to discuss and attempt to either;
 - (a) amicably resolve the Dispute; or
 - (b) mutually agree to terminate these presents such that neither Party is in more disadvantageous position than the other.

In the event the Parties are unable to achieve either (a) or (b) within 30 (thirty) days of such reference or within such further time as may be mutually

For Amicus Consulting and Infrastructure Company Limited

(Whole Time Director)

agreed between them, the Parties shall refer the Dispute to Arbitration as per Clause 21 below.

17. **MISCELLANEOUS:** Each Party shall bear and pay their own respective legal, accounting and other fees and charges for all professionals appointed by them respectively.
18. **AMENDMENTS:** This Agreement contains the entire agreement between the Parties hereto with respect to the matters covered herein and supersedes all the documents including prior proposals, letters of intent, letters, correspondence, written or oral representations or discussions and agreements. This Agreement may be amended and or supplemented only by a separate writing/agreement signed by duly authorized representatives of both Parties referring to this Agreement and identifying the agreed amendments. In such case the amendment or supplemental agreement/writing shall be read conjointly to this Agreement and shall also be co-terminus with this Agreement.
19. **SEVERABILITY:** Should any part of this Agreement be declared invalid and/or unenforceable for any reason whatsoever the remaining portions of this Agreement shall not be prejudiced and shall continue in full force and affect. However, if the invalidity or unenforceability of any provision materially alters the original intention of the Parties or the balance of interests of the Parties, the Parties, shall negotiate in good faith new provisions to restore their original intention/balance of interest.
20. **ASSIGNMENT:** Neither party shall assign its obligations or its rights, title and interest under these presents to any of its Affiliates /subsidiaries (forming part of the Developer group) without the prior written consent of the other party.
21. **ARBITRATION:**
- 21.1 Subject to the Parties having exhausted the remedies provided under clause 16 above, if any disputes or differences arise between the Parties in connection with the validity, interpretation, implementation and/or alleged breach of any term or provision of this Agreement and/or any document related or incidental hereto, and/or otherwise howsoever arising from or in

For Andhra Housing and Urban
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respect of this Agreement and/or any document related or incidental hereto (hereinafter referred to as the "Dispute"), the Dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any modification or re-enactment thereof for the time being in force.

- 21.1 The reference shall be made to a sole arbitrator to be mutually agreed between the Parties hereto failing which to be appointed by the court of competent jurisdiction under the provisions of Arbitration and Conciliation Act, 1996,
- 21.2 The venue of the arbitration shall be at Mumbai, and the language of the arbitration proceedings shall be English,
- 21.3 The Arbitral Award shall be reasoned and given in writing and shall be final and binding on the Parties. The Arbitrator/s shall also decide on the sharing of costs of the arbitration proceedings, between the Parties hereto.
22. **GOVERNING LAW:** This Agreement shall be governed by the laws of India and Courts at Kolkata alone shall have jurisdiction in respect of this Agreement.
23. **NOTICES, CORRESPONDENCE AND COMMUNICATION:**
- 23.1 All notices requests or other communications required or permitted under this Agreement shall be in writing and shall be given by personal delivery or dispatched by courier, registered post, under certificate of posting, or sent by e-mail or fax to the addresses given in this Agreement.
- 23.2 Unless another address has been specified by a Party hereto by written notice thereof to the other Party, any notice or other communication given or made pursuant to this Agreement shall be deemed to have been received: (i) in the case of personal delivery, on the date of delivery, (ii) in the case of mail delivery, on the date which is four (4) days after the mailing thereof, and (iii) in the case of an e-mail, on the date of the email being received by the other party.
24. **EXCLUSIVITY:** ICVT hereby agree that while this Agreement is in effect, they shall not solicit or enter into any business relationship with any other person.

developer, customer, subcontractor, consultant, sales/sub-lease lead or any other contact pertaining to the development or sub-lease, sale/conveyance or alienation of Housing Project Area.

25. **NO PARTNERSHIP:** Nothing contained in this Agreement shall constitute a partnership between the Parties nor shall this Agreement be construed as such.
28. **WAIVER:** No failure on the part of either Party to exercise, and no delay in exercising, any rights hereunder shall not operate as a waiver thereof, nor shall any single or partial exercise of any such right preclude any other or future exercise thereof or the exercise of any other right.
29. **WITHHOLDING TAX:** If and to the extent that Parties are obliged by Law to make any withholding from the Revenue Share/costs /reimbursements, then either Party shall promptly pay over the withheld amounts to the Authorities and provide the other Party appropriate tax deduction certificate(s).
30. **AUTHORITY TO SIGN AGREEMENT:** Each signatory to this Agreement represents and warrants that he is duly authorized by the Party for and on whose behalf, he is signing this Agreement to execute the same in a manner binding upon said Party and that all corporate approvals and procedures necessary for vesting such authority in him have been duly obtained and complied with.

[Handwritten signature]

For Andhra Pradesh and Urban
Infrastructure Development

(Whole Time Director)

THE SCHEDULE - I ABOVE REFERRED TO**(Description of the Larger Property)**

Plot No AF-II (Premises No. 04-0030) Action Area - I (Behind Coal India Head Office), New Town, admeasuring 27982.17 square metres equivalent to 6.9 acres lying and situated at Mouza - Mahisgot, J.L. No. 20, under Mahisbathan-II Gram Panchayat, Police Station- New Town (formerly Rajarhat), District- North 24 Parganas, West Bengal.

THE SCHEDULE-II ABOVE REFERRED TO**(Description of the Crafts Village Area)**

Area admeasuring 2.76 acres out of the entire Schedule I property admeasuring 6.9 acres, being Plot No AF-II (Premises No, 04-0030) Action Area-1, (Behind Coal India Head Office), New Town, District North 24-Parganas.

THE SCHEDULE - III ABOVE REFERRED TO**(Description of the Housing Project Area)**

Area admeasuring 4.14 acres out of the entire Schedule I property admeasuring 6.9 acres, being Plot No AF-II (Premises No, 04-0030) Action Area-I, (Behind Coal India Head Office), New Town - District North 24-Parganas

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

SIGNED SEALED AND
DELIVERED by the within named
OWNER at Kolkata in the presence
of:

INDIAN CRAFT VILLAGE TRUST

[Signature]
Trustee

SIGNED SEALED AND
DELIVERED by the within
named DEVELOPER at Kolkata
in the presence of:

For Ambuja Housing and Urban
Infrastructure Company Limited

[Signature]
(Whole Time Director)

- D Palash Dutta
10, old Post office Street
KOL- 1
- 8) Mahadeb Dhara
Guptipara, Hooghly Pin 712512

DRAFTED BY:

[Signature]
Advocate
Calcutta High Court
Enrollment No. WB/567/2013

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned sum of Rs.15,00,00000/- (Rupees Fifteen Crore only) towards payment of the entire Security Deposit payable to the Owner by way of RTGS/NEFT vide transaction no. NEFT/0121042112645/3.

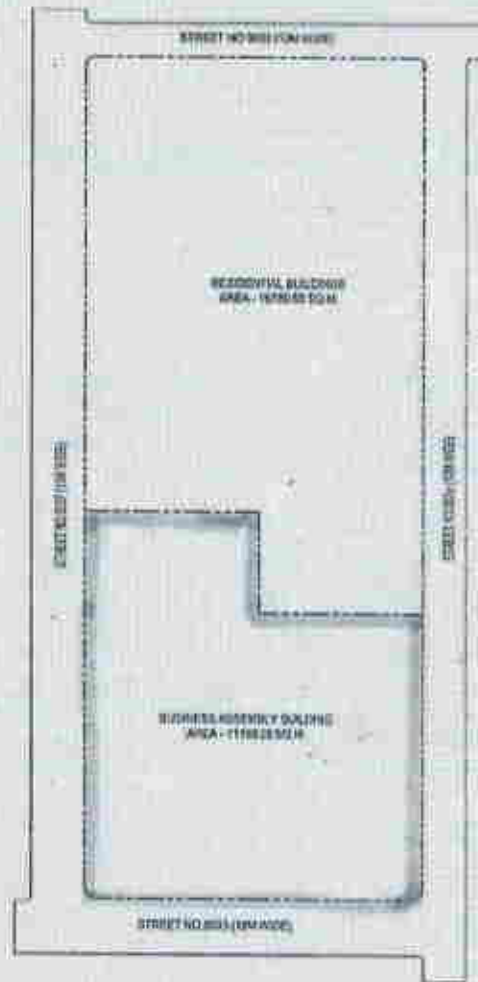
For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)

INDIAN CRAFT VILLAGE TRUST

[Signature]
Trustee

Annexure A
Plan Larger Property / Plan of Housing Project Area



INDIAN CRAFT VILLAGE TRUST

Signature

For Ambuja Housing and Urban
Infrastructure Company Limited

Signature
(Whole Time Director)

PLOT OF ICVT PREMISES NO -0 4 - 0030, NEWTOWN, KOLKATA, ACTION
AREA -I FOR INDIAN CRAFT VILLAGE TRUST

PLOT AREA – 27982.719 SQ.M.

LAND FOR RESIDENTIAL ZONE – 16789.63 SQ.M. (60%)

LAND FOR BUSINESS ASSEMBLY ZONE – 11193.09 SQ.M. (40%)

Annexure-B

List of Approvals obtained by ICVT.

Sl. No.	List of Approvals as per Annexure-D	Applied on	Received on
1	NOC from Airport Authority of India	Applied to Survey of India for coordinates. To be applied to AAI after that.	
2	Clearance of height from Microwave Survey Division of BSNL	Not Applicable	
3	Provisional NOC of WBF&ES	12-Oct-17	29-Dec-17
4	Green Building Precertification (IGBC)	30-Sep-17	24-Nov-17
5	Concurrence letter from WBHIDCO for Water supply, Drainage and Solid waste	08-Nov-17	20-Nov-17
6	NKDA Building Sanction	30-Dec-17	
8	Stipulated Conditions (PEC) from PCB	15-Jan-18	
9	Environmental Clearance (EC)	To be applied upon getting PEC	
10	Consent to Establish (CTE)	To be applied upon getting EC	

[Handwritten signature]

For the Director
Infrastructure Development

(Whole Time Director)

Annexure-C

Saleable Area and pricing estimation (Business Plan)

REVENUE		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Rs. In Crores
Residential		30.00	72.65	107.67	94.24	61.48	27.69	483.00
Documentation					0.38	0.37	0.38	1.10
DD					0.62	0.62	0.62	1.86
Club		0.00	0.00	0.00	1.55	1.55	1.55	4.55
Car Park		5.98	6.28	6.29	5.98	6.28	6.29	37.71
TOTAL		45.04	79.13	114.27	102.75	70.30	36.84	448.33
LAND OWNER (Revenue Share)	35.0%	16	28	40	36	25	13	157

SALE PLAN		Sale Plan						
% Share	Year	1	2	3	4	5	6	TOTAL
Description of Area	Area / Nos							
Residential	820000	206667	206667	206667				620000.00
Club	620	207	207	207	0	0	0	620.00
Car Park	620	207	207	207	0	0	0	620.00


Revenue

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)

Annexure "D"
To be annexed in Escrow Agreement
(ICVT Title Documents)

1. Notarized copy of the Trust Deed dated 18th March 1994;
2. Notarized copy of the order dated 2nd December 2014 passed by the Hon'ble Supreme
3. Court of India in LA No.4 of 2014 in Special Leave Petition © No.197777-19780/201
4. Notarized copy of the Deed of Modification dated 29th May 2015;
5. Original Lease Deed dated 13th July 2015;
6. Original Memorandum of Possession dated 2nd February 2016;
7. Original Certificate of record of title of land bearing Nos 271/2016 dated 22nd February 2016 issued by the Newtown Kolkata Development Authority
8. Original Certified Copies of the Orders including Judgement and Decree dated 8th November, 2016 along with the terms of compromise passed in Title Suit No. 1 of 2006 by the Additional District Judge, Alipore, 24 Parganas (South);















For Ambuja Housing and Urban
Infrastructure Company Limited






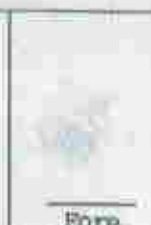






(Whole Time Director)

FORM FOR EXECUTION & FINGER PRINTS





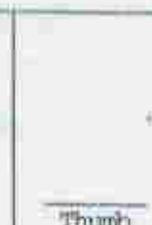





NAME: _____

EXECUTION & SIGNATURE 		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME: _____

EXECUTION & SIGNATURE 		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME: _____

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

Major Information of the Deed

Deed No :	I-1904-04590/2021	Date of Registration	26/04/2021
Query No / Year	1904-2000792513/2021	Office where deed is registered	
Query Date	16/04/2021 8:54:50 PM	1904-2000792513/2021	
Applicant Name, Address & Other Details	S JALAN AND COMPANY 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007020586, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 16,77,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,00,000/-	Rs. 76,27,63,536/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 16,77,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - A F), Premises No: 04 0030, JI No: 20, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1		Bastu Bastu	4.14 Acre	15,00,00,000/-	76,27,63,536/-	Property is on Road
Grand Total :				414Dec	1500,00,000/-	7627,63,536/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	INDIAN CRAFTS AND VILLAGE TRUST 304, Central Plaza , 2/6 Sarat Bose Road, Kolkata, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED 6th Floor, Block – 4B, Ecospace, Plot No – IIF/11,, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rajan Khurana (Presentant) Son of Mr Trilok Chand Khurana 662, Shree Ranjani, Picnic Graden, Tiljala, P.O:- Picnic Graden, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx6C, Aadhaar No: 63xxxxxxxx2745 Status : Representative, Representative of : INDIAN CRAFTS AND VILLAGE TRUST (as AUTHORISED SIGNATORY)
2	Mr PRAMOD RANJAN DWIVEDI Son of Mr BAL MUKUND DWIVEDI UJJWALLA THE CONDOVILLE, RAJARHAT, GOPALPUR M, HATIARA, P.O:- NEW TOWN, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFxxxxxx2Q, Aadhaar No: 33xxxxxxxx0531 Status : Representative, Representative of : AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PALASH DUTTA Son of Mr PREMNATH DUTTA 10 OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Rajan Khurana, Mr PRAMOD RANJAN DWIVEDI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	INDIAN CRAFTS AND VILLAGE TRUST	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-414 Dec

Endorsement For Deed Number : I - 190404590 / 2021

On 21-04-2021

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

Presented for registration at 22:15 hrs on 21-04-2021, at the Private residence by Mr Rajan Khurana ..

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 76,27,63,536/-

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

Execution is admitted on 21-04-2021 by Mr Rajan Khurana, AUTHORISED SIGNATORY, INDIAN CRAFTS AND VILLAGE TRUST, 304, Central Plaza , 2/6 Sarat Bose Road, Kolkata, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr PALASH DUTTA, . . Son of Mr PREMNATH DUTTA, 10 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 21-04-2021 by Mr PRAMOD RANJAN DWIVEDI, AUTHORISED SIGNATORY, AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED, 6th Floor, Block – 4B, Ecospace, Plot No – IIF/11,, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156

Identified by Mr PALASH DUTTA, . . Son of Mr PREMNATH DUTTA, 10 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

On 22-04-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,77,105/- (B = Rs 16,77,000/- .E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 16,77,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2021 11:11AM with Govt. Ref. No: 192021220005646281 on 21-04-2021, Amount Rs: 16,77,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ2955038 on 21-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2021 11:11AM with Govt. Ref. No: 192021220005646281 on 21-04-2021, Amount Rs: 74,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ2955038 on 21-04-2021, 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 26-04-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,77,105/- (B = Rs 16,77,000/- ,E = Rs 21/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2354, Amount: Rs.100/-, Date of Purchase: 12/04/2021, Vendor name: A Banerjee



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 1904-2021, Page from 220199 to 220260
being No 190404590 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.05.03 11:01:10 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/05/03 11:01:10 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)