

from the Transferees. Applicable TDS shall be deducted from the Owners' Entitlement as mandated by law.

14.6 In case any area and other spaces areas rights and benefits within the Said Premises shall remain unsold after expiry of a period of 6 (six) months from the Completion Time and after the completion certificate is obtained, such unsold area and other spaces areas rights and benefits within the Said Premises shall be divided and allocated to the Owners and the Developer in the ratio in which they have agreed to share the sale proceeds i.e. 40 % of such area to the Owners and 60% of such area to the Developer and such areas shall belong exclusively respectively to the Owners and the Developer. The unsold area shall be demarcated and divided by the Parties mutually on equitable basis and on the basis of average sale price of the last six sold Units in the Project. In regard to the mechanism for sharing/distribution of the unsold area, it has been agreed between the Parties that (1) the unsold area/Units of similar category/type shall be distributed between the Owners and the Developer by mutual consent and in the proportion as mentioned in this Clause **and** (2) after the aforesaid distribution, the remaining unsold area/Units of divergent category/type shall be shared/distributed between the Owners and the Developer by mutual consent and in the proportion as mentioned in this Clause, failing which the same shall be distributed by lottery mechanism. It is clarified that upon the completion of distribution of the unsold area as mentioned above, each party shall be exclusively entitled to the area allotted to it with exclusive possession thereof and with exclusive right to sell, transfer or otherwise deal with and dispose off the same in any manner as it may deem appropriate, without any right, claim or interest therein whatsoever of the other Party.

15. Distribution Of Revenue

15.1a) The Developer shall open a separate bank account as required under the Said Act, with a scheduled bank acceptable to the Parties ("**RERA Account**") and deposit 100% (one hundred percent) of any and all monies

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- 7 AUG 2023

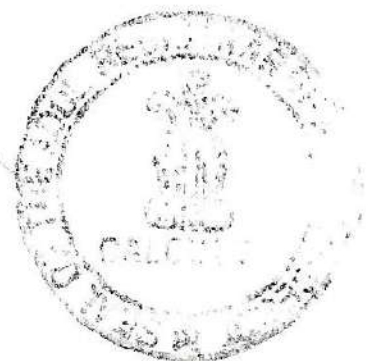
to be received from the buyers/purchasers/Transferees into this RERA Account. All monies paid or payable by prospective buyers/Transferees shall be received by way of cheques/demand drafts/Bank transfer etc. favouring the said RERA Account. No payment shall be received under any arrangement with any prospective buyer other than by way of a cheque or demand draft or bank transfer etc. favouring the said RERA Account.

b) Immediately and automatically upon any payment being received in the RERA Account, 30% (thirty percent) of each of such payment shall be transferred to a second bank account ("**Free Proceeds Account**"). Standing instructions will be issued to the concerned bank to ensure automatic transfer of funds from the RERA Account to the Free Proceeds Account in the aforesaid manner. The RERA Account and the Free Proceeds Account shall be opened with the same bank. 40% of such 30 % of such payment after deductions as stated in 15.2 below shall be transferred to the account of the each of the Owners in equal shares and 60% of such payment (after deduction as stated in 15.2 below) shall be transferred to the account of the Developer.

c) The remaining 70% (seventy percent) of each of such payment will be transferred from the RERA Account to the Free Proceeds Account in accordance with the provisions of Section 4(2) (I)(D) of the Said Act.

d) The RERA Account and the Free Proceeds Account shall both be escrow accounts and shall be operated by the bank (where this account is held) in its capacity as an escrow agent. The Parties and the Escrow agent shall enter into an escrow agreement on mutually acceptable terms which will govern the deposit and release of funds from the said RERA Account. It is clarified that the Sale Proceeds and/or money received in the Free Proceeds Account shall be distributed between the Parties only by escrow mechanism and accordingly, suitable standing instructions shall be given to the Escrow agent for disbursement of the Owners' Entitlement to the account of the Owners and the Developer's Entitlement to the account of the Developer.

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- 7 AUG 2023

e) The Parties will verify and reconcile the accounts in regard to receipt of sale proceeds, deposit thereof to the RERA Account and Free Proceeds Account and transfer of Owners' Entitlement to the Owner and each of them at the end of every three months.

15.2 The applicable GST and Marketing Costs shall be deducted from the collections received in the Free Proceeds Account and thereafter automatically transferred to two Sub Accounts, being the GST Sub Account and the Marketing Sub Account and thereafter the balance of the collections shall be distributed between the Parties in the manner mentioned hereinabove. The aforesaid Sub Accounts (i.e. the GST Sub Account and the Marketing Sub Account) shall be managed by the Developer and all GST related payments and marketing expenses shall be made by the Developer from the GST Sub Account and the Marketing Sub Account, respectively.

15.3 The accounts will be reconciled at the end of every month and if it is found that any Party has received less than its entitlement as mentioned in this Agreement, then the difference amount payable to such Party shall be paid by the other Party within 7 days.

16. Tax Liability

The Parties shall be liable to make payment of their respective tax liabilities of any and all nature. The Owner shall, however, bear the entire municipal rates and taxes in respect of the Said Premises up to the date of the Owners inducting the Developer as a licensee in respect of the Said Premises after completion of the demolition work and thereafter till the date of grant of the Completion/Occupancy Certificate the same shall be paid and discharged by the Developer. The municipal tax liability will be deemed to be part of the Construction Cost till the completion of the Project.

17. Force Majeure

17.1 The Parties shall not be regarded in breach of any of the terms and conditions herein contained and for any consequences or liabilities

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California Department of
Agriculture
- 7 AUG 2023

under this Agreement if the Parties are prevented in meeting the obligations under this Agreement caused by neither of the Parties if prevented by any one or more of any of the following Force Majeure events:

- I. war (declared or warlike restrictions imposed), civil commotion, terrorist action, litigation, bandh, armed conflict, riots, curfew, acts of government, natural calamity(ies), epidemic, pandemic such as Covid 19, lock downs, as be so declared by the government or similar such eventuality not occasioned at the instance or due any laches, negligence, omission or act of the Party committing the default;
- II. any judgment / injunction / interim order and/or any other order of or any restriction(s) imposed by any court of competent jurisdiction and/or by any statutory authority and/or by any Governmental Authority not occasioned at the instance or due any laches, negligence, omission or act of the Party committing the default;
- III. any notice, order, rule or notification of/from/by the government and/or any other public / competent / statutory authority and/or any court and/or municipal and other authorities and/or any Governmental Authority and/or central and/or state government directing closure of all construction activity not occasioned at the instance or due any laches, negligence, omission or act of the Party committing the default;

However, on happening of any of the events of Force Majeure (as mentioned above), the concerned Party shall immediately inform the other Party in writing. It is clarified that any extension of time and/or dates to be given to the Parties for complying with their respective obligations as envisaged in this Agreement, on account of circumstances of Force Majeure arising due to Pandemic, shall be calculated based on the complete lockdown days notified by the State Government (during which days construction work is not possible) or

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Additional Registrar of
Assurances in Kolkata
- 7 AUG 2023

extension time granted by the Real Estate Regulatory Authority (RERA), whichever number of days of extension is more. It is further clarified that Instances like local trouble created by people and/or closure of work by Police for reasons attributable to the Developer, such as, accidents, unauthorized construction, stocking of materials, not following safety measures, accidents at Site, demonstrations, etc. will not be considered as a Force Majeure event.

17.2 Saving Due to Force Majeure: If either Party is delayed in or prevented from performing any of their/its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of their/its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

18. Scheme for maintenance

18.1 After completion of the New Buildings at the Said Premises the Developer shall cause the formation of an Association/ Maintenance Organization for the purpose of management of the Common Areas And Installation and/or for Common Expenses of the Said New Buildings at the Said Premises and for the Common Purposes and the Owners shall cooperate with the Developer fully and shall also sign all documents and papers necessary for this purpose. All the Transferees of Units/saleable spaces in the New Buildings at the Said Premises shall be required to become member of such Association / Maintenance Company and shall pay proportionately or wholly, as the case may be, their respective share of maintenance charges at the rate as may be fixed by the Association / Maintenance Organization.

18.2 Until formation of such Association/Maintenance Organization (which shall be formed by the Developer in the time-frame required by

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Additional Registrar of
Assurances in Kolkata
- 7 AUG 2023

RERA), the Developer shall look after the maintenance work of the New Buildings at the Said Premises at its costs and all the Transferees of Units/saleable spaces in the New Building at the Said Premises shall pay proportionate maintenance charges to the Developer.

18.3 All deposits (sinking fund, maintenance deposit, corpus deposit, if any) shall be received by the Developer at the first instance and shall be transferred to the Association on its formation.

19. Default/Termination:

19.1 If the development of the Said Premises is not taken up by the Developer due to any reason whatsoever within 90 days from the date of the Developer being inducted as licensee in respect of the said Premises, the Developer will be at default then, and in such event, the Owners shall have the right to terminate the agreement. In the event this Agreement is terminated by the Owners in the circumstances mentioned in this Clause, then and in such event the Owners shall, after adjustment of the liquidated damages payable (if any), refund the Security Deposit without interest to the Developer and simultaneous upon such refund this agreement shall stand automatically terminated.

19.2 If at any time hereafter, it shall appear that any of the Parties hereto have failed to carry out its obligations under this Agreement, within the stipulated time frame, if any, specified in this Agreement then, and in such event, the Party which may allege the default shall bring the same to the notice of the other Party in writing for giving the other Party reasonable opportunity of 30 days, from the date of receipt of the notice in writing, to remedy the breach and in case the Party who is alleging default is not satisfied with the explanation, then, and in such event, the Party not at fault shall be entitled to rectify the fault of the defaulting party either on its own or through any agency as may be so decided by the Party not at fault, at the costs and expenses of the Party in default. The Party alleging default shall also be entitled to claim

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Additional Registrar of
Assurances in Kolkata
- 7 AUG 2023

all loss and damage suffered by such party from the defaulting Party without prejudice to other rights hereunder and in such case the matter shall be referred to the Arbitrator for arbitration as mentioned in clause 23 below.

20. Assignment

The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Owners and any assignment or transfer without such prior written consent shall result in termination of this Agreement at the option of the Owners and make the Owners entitled to claim for damage and compensation from the Developer. Notwithstanding the above, the Owners shall, only with the written consent of the Developer, be entitled to entrust and assign their rights under this Agreement to anybody provided the rights of the Developer under this Agreement are not prejudicially affected.

21. Indemnity

21.1 By the Developer:

21.1.1 The Developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. In this regard, the Developer hereby indemnifies and agrees to keep indemnified the Owners against all losses, liabilities, costs or third party claims actions or proceedings thus arising. The Developer hereby further indemnifies and agrees to keep the Owners saved, harmless and indemnified of, from and against any and all losses, damages or liabilities (whether criminal or civil) suffered by the Owners in relation to the Project and/or to the development and/or to the construction of the Project and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any



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Additional Registrar of
Assurances III Kolkata
- 7 AUG 2023

breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

21.1.2 It is hereby clarified that the Owners shall be a necessary party in all agreements being entered into with intending purchasers but the Developer shall be wholly and solely responsible for fulfillment and/or compliance of the terms and conditions of all such agreements. In the event of there being any claim from any intending purchaser (for which the Owners are not at fault) the Developer alone shall be responsible and shall keep the Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs.

21.2 **By the Owners:** The Owners hereby agree to be responsible for all actions, suits, proceedings, claims etc., if any, which may be suffered by the Developer in relation to any defect in title of the Owners to the Said Premises and/or any encumbrance or liability whatsoever thereon, including any act of neglect or default of the Owners.

22. Miscellaneous

22.1 Relationship Of The Parties

(i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the Parties.

(ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owners shall have no obligation or liability under them.

22.2 **Non Waiver :** Any delay tolerated and/or indulgence shown by any of the Parties in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed



REGISTRATION OF COMPANIES
ASSISTANT REGISTRAR
- 7 MAY 2023

as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the respective Party.

22.3 **Entire Agreement:** This Agreement supersedes all document and/or writing and/or correspondence exchanged between the Parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the Parties unless the same is recorded in writing and signed by the Parties herein.

22.4 **Documentation:** The format of agreement(s), deed(s) and document(s) for sale and transfer of Units/ saleable spaces shall be prepared / drafted by the Advocates of the Developer and will be approved by the Advocates of the Owners.

22.5 **Legal Fees:** The fees payable to the Advocate for all documents for and in connection with the execution and development of the Project on the Said Premises shall be borne and paid by the Developer and the Owners shall not be liable to pay anything on this account.

22.6 **Notices:** Notices, demands or other communications required or permitted to be given or made hereunder shall be deemed to have been duly given or served on it if sent either by Speed Post or Registered Post at their respective addresses mentioned herein before or at such other contact details as the Parties may inform from time to time by notice in writing to each other.

22.7 **Time Is of Essence:** Time shall be the essence as regards the provisions of this Agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement in writing between the parties be substituted for them.



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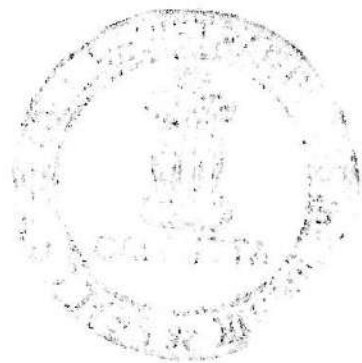
22.8 **Partial Invalidity:** If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

22.9 **Legal Advice:** Each Party has taken and shall take their own legal advice with regard to this agreement and/or for all acts to be done in pursuance whereof and the other Party shall not be responsible for the same.

22.10 **Permissive Possession:** The Owners in terms of the Development Agreement has only allowed the Developer to enter upon the Said Premises for the purpose of undertaking development thereof and as such nothing should be construed that the possession of the said Premises is being given or intended to be given by the Owners to the Developer in part performance as contemplated by Section 53A of the Transfer of Property Act 1972 read with Section 2 (47)(v) of the Income Tax Act 1961.

23. Dispute Settlement And Jurisdiction

23.1 In the event of any disputes or differences between the Parties arising out of this Agreement or any part thereof, the Parties shall first try to resolve or amicably settle the same through mutual discussions, negotiations, mediation and conciliation of Shri C.P. Kakarania, advocate of 10, Old Post Office Street, Kolkata – 700001. Disputes which cannot be settled amicably within a period of 60 (sixty) days of the date of notice thereof by one party to the other, shall finally be referred to arbitration in accordance with the provisions of The Arbitration and Conciliation Act, 1996, to a Sole Arbitrator, if the Parties can agree upon one, failing which the Sole Arbitrator shall be appointed in terms of the Arbitration and Conciliation Act, 1996 as amended up to date. The Arbitrator's remuneration shall be a consolidated sum as then agreed between the Parties and the Arbitrator



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- 7 AUG 2023

prior to commencement of the reference. The Arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996, or the rules thereunder as amended up to date. The place of arbitration and the venue of the Arbitral meetings shall always be at Kolkata and the language of Arbitration shall always be English.

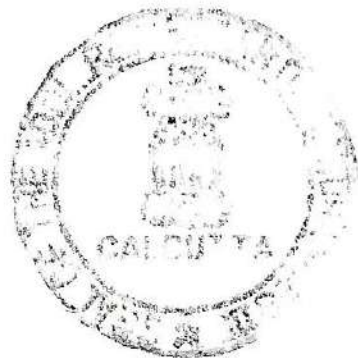
23.2 The Parties agree to abide by the awards and/or directions of the arbitrator/s and not to challenge or dispute the same in any manner whatsoever or howsoever.

23.3 The Courts at Kolkata only shall have exclusive jurisdiction to entertain, try and determine all proceedings, actions, arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PREMISES)

ALL THAT the piece and parcel of land measuring 8 (eight) cotthas and 34 (thirty four) sq.ft. approx., more or less, together with the existing R.T. Structure and sheds measuring about 2000 square feet, more or less, situate lying at and being municipal premises no. 86/2B/1, Topsia Road (South), Kolkata - 700046, Post Office - Gobinda Kartick Road, Police Station - Tiljala, within ward no 59 of the Kolkata Municipal Corporation (KMC), District 24 Parganas South, as delineated on the Plan annexed hereto and bordered in colour **RED** thereon and butted and bounded as follows;

On the North : By public road;
On the South : Partly by Premises No. 9/2 Topsia Road and Partly by 16 feet wide road;
On the East : By Municipal Corporation Road;
On the West : By Premises no. 9/6 Topsia Road, Kolkata.



Registrar of Companies
Kolkata
- 7 AUG 2023

THE SECOND SCHEDULE ABOVE REFERRED TO
(EXTRA CHARGES)

Extra Charges which will be exclusively to the account of the Owners shall include;

1. Transformer & Electricity Charges
2. DG Charges
3. CESC Service charges which is part of the cost which is recovered from the buyers as per actuals as per CESC bill.
4. Amenities Charges
5. Renting and/or leasing charges out of signage spaces and/or other spaces.
6. Mutation charges which are charged from the apartment buyers.
7. Legal Charges on per flat basis and documentation charges paid to the lawyer.
8. Charges for formation of association for maintenance.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEPOSITS)

All Deposits which will be transferred to the Association. (Sinking Fund, Maintenance Deposit, KMC Tax Deposit, CESC Deposit for common meter as well as apartment meter etc).

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEVOLUTION)

1. At all material time prior to the year 1925, one Musammat Panno Bibi (since deceased) widow of Late Narain Das Khettry was seized and possessed of and/or otherwise well and sufficiently entitled to, inter alia, ALL THAT land measuring about 13 Cottahs 4 Chittacks and 10 sq.ft.,

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Additional Registrar of
Assurances in Kolkata
- 7 AUG 2023

more or less, together with structure thereon being the entirety of municipal premises no. 86/2B, Topsia Road (South), Kolkata 700046 in the town of Calcutta and comprised in Collectorate Holding No.125, Division 4, Sub-Division "O", Pargana Panchannagram, Police Station Topsia (previously Tiljala), Sub-Registry Office Sealdah District Registration Office Alipore, in the then district of 24-Parganas now South 24- Parganas together with structure thereon (hereinafter referred to as the '**Said Larger Property**') and her name was recorded as tenant in the records of the Collector of the then Emperor of India with respect to the Said Larger Property.

2. The said Musammat Panno Bibi (since deceased) during her life time had executed her Last Will and Testament dated 22nd October, 1925 whereby and whereudner she bequeathed and devised, inter alia, the Said Larger Property in favour of her cousin, Sri Chuni Lal Burman (since deceased) to hold the same upon trust and for the family deity, Sri Sri Madan Mohan Jew on the terms and conditions mentioned therein and she appointed Chunilal Burman and Rabindra Chandra Deb as the joint executors of the said Will.

3. After the death of Musammat Panno Bibi, the executors of the said Will applied for grant of probate of the said Will before the Hon'ble High Court of Judicature at Fort William in Bengal in its Testamentary and Intestate Jurisdiction and by an Order dated 4th May, 1928 the then Hon'ble High Court of Judicature at Fort William in Bengal granted probate of the said Will.

4. The heirs of the said Late Chunilal Burman, since the grant of the Probate, as aforesaid, had been holding the Said Larger Property, amongst other properties.

5. By a Deed of Lease dated 26th May, 1989 registered with the Additional District Sub-Registrar, Sealdah recorded in Book No.1, Volume

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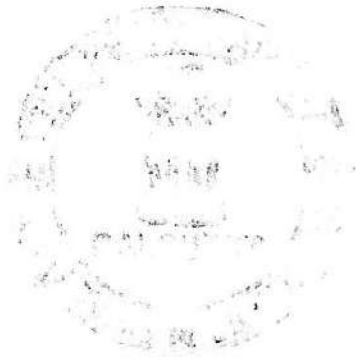


Additional Registrar of
Assurances in Kolkata
- 7 AUG 2023

no. 20, Pages 423 to 440 as Being no. 740 for the year 1989, made between Shree Puran Chand Burman and Bankey Lal Burman (Sebait and appointed Trustee of the Idol Sri Sri Madan Mohan Jew) therein referred to as the Lessors of the One Part and one Sk. Ashif Ali (since deceased) therein referred to as the Lessee of the Other Part whereby the said Shree Puran Chand Burman and Bankey Lal Burman by way of lease granted, transferred and assigned a demarcated portion of the Said Larger Property measuring about 7 Cottahs 8 Chittacks more or less, of land together with structure thereon in favour of the said Sk. Ashif Ali (since deceased) for a term of 99 years commencing from 1st June, 1988 with an option to renew the same for a further term of 99 years, at the rent and on terms and conditions therein mentioned, including the right to assign and/or transfer the lessee's leasehold rights without the previous consent of the Lessor.

6. By another Deed of Lease of even date, i.e. dated 26th May, 1989 registered in the office of the Additional District Sub-Registrar, Sealdah recorded in Book No.1, Volume no. 20, Pages 441 to 455 as Being no. 741 for the year 1989, made between the said Shree Puran Chand Burman and Bankey Lal Burman [Sebait and appointed Trustee of the Idol Sri Sri Madan Mohan Jew) therein referred to as the Lessors of the One Part and one Sk. Amjad Ali therein referred to as the Lessee of the Other Part whereby the said Shree Puran Chand Burman and Bankey Lal Burman by way of lease granted, transferred and assigned another portion of the Said Larger Property measuring about 5 Cottahs 12 Chittacks and 10 sq.ft. more or less, of land together with structure thereon in favour of the said Sk. Amjad Ali for a term of 99 years commencing from 1st June, 1988 with an option to renew the same for a further term of 99 years, at the rent and on terms and conditions therein mentioned, including the right to assign and/or transfer the lessee's leasehold rights without the previous consent of the Lessor.

7. The said Sk. Ashif Ali died intestate on or about 24th June, 1990 and upon his death, his wife, Ms. Parveen Ali and his two daughters,



Additional Registrar of
Assurances III Kolkata
- 7 AUG 2023

namely, Ms. Kehkasan Parveen and Afshan Parveen along with his surviving brothers, namely, Sk. Yeasin Ali and the said Amjad Ali became entitled to the lease hold rights of the said Late Ashif Ali in respect of the said portion of the Said Larger Property.

8. By a Deed of Sub-Lease dated 14th November, 2000 duly registered at the office of the Additional District Sub-Registrar, Sealdah being no. 2332 for the year 2000 made between the said (1) Ms. Parveen Ali, (2) Ms. Kehkasan Parveen, (3) Ms. Afshan Ali and (4) Sk. Yeasin All, therein referred to as the Lessors of the One Part and the said Sk. Amjad Ali, therein referred to as the Lessee of the Other Part, the said Ms. Parveen Ali and others granted a sub-lease and assigned all their right, title and interest under the said Deed of Lease dated 26th May, 1989 unto and in favour of the said Sk. Amjed Ali on the terms and conditions mentioned in the said Deed of Sub-Lease dated 14th November, 2000.

9. In the circumstances, the said Sk. Amjed Ali became solely and absolutely entitled to the leasehold right in respect of land measuring about 13 Cottahs 4 Chittacks and 10 sq.ft, more or less, together with structure thereon, being the entirety of the Said Larger Property with an unfettered right to assign, convey, transfer and/or part with the aforesaid property without the previous consent of the Landlord.

10. By an Indenture dated 10th October, 2002 made between the said Sk. Amjed Ali, therein referred to as the Assignor of the One Part and M/s. Times Marble Private Limited, therein referred to as the Assignee of the Other Part whereby the said Sk. Amjed Ali granted, transferred and assigned his leasehold rights and interest in respect of an area of 2 Cottahs more or less, being a portion of the Said Larger Property in favour of said Times Marble Private Limited on the terms and conditions mentioned therein

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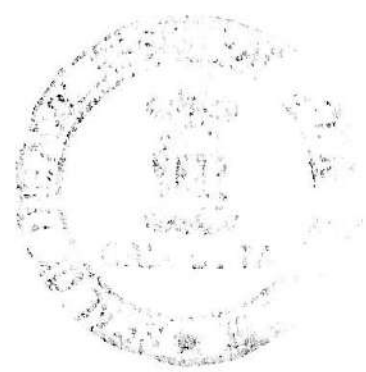
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11. By a registered Deed of Conveyance dated 8th July, 2003, Sri Ashok Chand Burman, sole trustee and Shebait of the Estate of Panno Bibi Trust, represented by Sri Ramesh Burman, sold, transferred, conveyed and assigned for the consideration therein mentioned the reversionary right in ALL the entirety of the Said Larger Property containing land measuring about 13 Cottahs 4 Chittacks and 10 sq.ft. more or less, together with structure thereon comprised in municipal premises no. 86/IB, Topsia Road (South), Kolkata in favour of said Sk. Amjed Ali absolutely and forever and the said deed was registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in its Book no.I Volume no. 1, Pages 1 to 10 as Being no. 10370 for the year 2003.

12. In the circumstances, the said Sk. Amjed Ali became well and sufficiently seized and possessed of and/or otherwise absolutely entitled to the Said Larger Property (save and except the aforesaid assignment in respect of land measuring 2 Cottahs in favour of Times Marble Pvt. Ltd.) free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts whatsoever and howsoever.

13. Subsequently, by a registered Deed of Conveyance dated 9th September, 2003, the said Sk. Amjed Ali sold, transferred, conveyed, assigned and assured ALL THAT piece and parcel of revenue redeemed land measuring about 8 (eight) Cottahs 34 (thirty four) sq.ft, more or less, comprised in present municipal premises no. 86/2B/1, Topsia Road (South) [being the divided and demarcated portion of previous municipal premises no. 86/2B, Topsia Road (South)], Kolkata 700046 within ward no. 59 of the Kolkata Municipal Corporation and comprised in Collectorate Holding No.125, Division 4, Sub-Division "O", Pargana Panchannagram, Police Station Topsia (previously Tiljala), Sub-Registry Office Sealdah District Registration Office Alipore, District South 24-Parganas together with structure thereon (hereinafter referred To as the 'Said Property') in favour of (1) Prem Giani, son of Late H.K. Giani and (2) Ravi Giani, son of Suresh Giani for the consideration therein mentioned and the said deed was registered in the office of Additional Registrar of Assurances-I, Kolkata

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Department of Agriculture, Animal Husbandry and Fisheries
- 7 AUG 2023

and recorded in its Book No.I, Volume no. 1, Pages 1 to 11 as Being no. 10828 for the year 2003.

14. The said (1) Prem Giani and (2) Ravi Giani while seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property entered into an Agreement for Sale dated 14th May, 2006 with M/s. Gopi Properties Pvt. Ltd. and Gopi Iron & Steels Pvt. Ltd. (hereinafter referred to as the 'Said Agreement Holders') for sale and transfer of the Said Property in favour of the Said Agreement Holders for the consideration and under the terms and conditions contained therein.

15. Subsequently, the Said Agreement Holders for their own reasons were not desirous to acquire the Said Property and with the consent and concurrence of the said owners (1) Prem Giani and (2) Ravi Giani nominated and assigned the benefit of the said agreement and the Said Property in favour of (1) Safal Commotrade Private Limited and (2) Sampark Tradecom Private Limited.

16. Thereafter, the said owners (1) Prem Giani and (2) Ravi Giani by a registered Indenture of Conveyance dated 10th August, 2011, sold, transferred, conveyed and assigned ALL THAT the Said Property in its entirety in favour of the said (1) Safal Commotrade Private Limited and (2) Sampark Tradecom Private Limited (the owners herein) for the consideration therein mentioned and the said sale was confirmed and ratified by the said M/s. Gopi Properties Pvt. Ltd. and Gopi Iron & Steels Pvt. Ltd. as the Confirming Parties. The said deed was registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in its Book no.I, Volume no. 23, Pages 9246 to 9265 as Being no.10738 for the year 2011.

17. In the premises, the said (1) Safal Commotrade Private Limited and (2) Sampark Tradecom Private Limited jointly became the absolute owners with respect to the Said Property who duly mutated their names in the

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REGISTRAR OF COMPANIES
BANGALORE
- 7 AUG 2023

records of the Kolkata Municipal Corporation under Assessee no.110592206195 and paid taxes thereon.

18. The said (1) Safal Commotrade Private Limited and (2) Sampark Tradecom Private Limited while seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property entered into a registered Development Agreement dated 1st June, 2016 with Anekant Steel India Private Limited (hereinafter referred to as the 'Said Developer¹') for commercial exploitation of the Said Property by constructing a multi-storied building as per the sanctioned building plan of the concerned local authority on the terms and conditions contained therein and the said Development Agreement was registered in the office of Additional Registrar of Assurances-1, Kolkata in Book no. 1, Volume no. 1901-2016, pages from 143526 to 143560 as being no. 190104215 for the year 2016.

19. In terms of the said Development Agreement, the (1) Safal Commotrade Private Limited and (2) Sampark Tradecom Private Limited granted a registered Power of attorney dated 22nd June, 2016 in favour of the Said Developer for doing various acts and things in contemplation of the said development agreement and the said power of attorney was registered in the office of ARA-III, Kolkata and recorded in its Book no.IV, Volume no. 1903- 2016, Page from 99911 to 99927 as Being no. 1903 - 2016, Page from 99911 to 99927 as Being no. 190303847 for the year 2016.

20. The Said Developer on behalf of the land owners executed two nos. of registered boundary declaration during the year 2017 and 2018 with respect to the subject property for submission before the KMC authority for causing building plan sanctioned by the Kolkata Municipal Corporation.

21. The said (1) Safal Commotrade Private Limited's name changed to Safalata Developers Private Limited on 3rd June 2016, and (2) Sampark Tradecom Private Limited's name changed to Gruha Niwas Nirman Private Limited on 3rd June 2016 for which approval of ROC was duly obtained and the name change is duly recorded in MCA with name change certificate registered in Registrar of Companies.



Registrar of Companies
Calcutta

- 7 AUG 2023

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

EXECUTED AND DELIVERED by

Safalata Developers Pvt. Ltd.
(Formerly Safal Commtrade Pvt. Ltd.)

the above named **OWNERS**

at Kolkata in the presence of:

1. *Akshay Kaurania*
10, Old Post Office Street
Kolkata-700001

2. *Uttiana Ghosh*
10, Old Post Office Street
Kolkata-700001

[Signature]
Director / Authorised Signatory
(Formerly Sampark Tradecom Pvt. Ltd.)

Director / Authorised Signatory

EXECUTED AND DELIVERED by

the above named **DEVELOPER**

at Kolkata in the presence of:

1. *Akshay Kaurania*

2. *Uttiana Ghosh*

ANEKANT INFRACON PVT. LTD.

[Signature]
Director

Drafted By:

C. P. Kakarania,

C.P. Kakarania

Advocate,

High Court, Calcutta,

WB/572/1987



Additional Register of
Assurances in India

- 7 AUG 2023

MEMO OF CONSIDERATION

Date	Cheque	Drawn on	Amount (Rs.)
04.08.2023	000505	ICICI Bank, Gorky Terrace Branch	10,00,000/-
TOTAL			10,00,000/-

(Rupees Ten Lakhs) only

WITNESSES:

1. *Akshay Kaur*

Safalata Developers Pvt. Ltd.
(Formerly Safal Commotrade Pvt. Ltd.)

[Signature]
Director / Authorised Signatory

SAFALATA DEVELOPERS PRIVATE LIMITED

2. *Uttisna Ghosh*



Additional Registrar of
Assurances in Kolkata
- 7 AUG 2023

MEMO OF CONSIDERATION

Date	Cheque	Drawn on	Amount (Rs.)
04.08.2023	000506	ICICI Bank, Gorky Terrace Branch	10,00,000/-
TOTAL			10,00,000/-

(Rupees Ten Lakhs) only

Gruha Niwas Nirman Pvt. Ltd.
(Formerly Sampark Tradecom Pvt. Ltd.)


Director / Authorised Signatory

WITNESSES:

1. Anshay Kaurania

GRUHA NIWAS NIRMAN PRIVATE LIMITED

2. Uttiana Gulash.












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Additional Registrar of
Assurances III Kolkata
- 7 AUG 2023












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 :

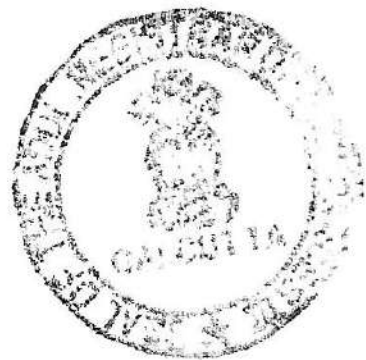
EXECUTION & SIGNATURE		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little

(RIGHT HAND)

NAME :

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

(RIGHT HAND)



✓

Additional Registrar of
Assurances III Kolkata
- 7 AUG 2023

@@

DATED THIS DAY OF 2023

@@

BETWEEN

SAFALATA DEVELOPERS PRIVATE LIMITED&ANR

.....OWNERS

AND

ANEKANT INFRACON PRIVATE LIMITED

....DEVELOPER

DEVELOPMENT AGREEMENT

MR. C. P. KAKARANIA

Advocate,
10, Old Post Office Street,
Room No. 96, 3rd floor
Kolkata-700001



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Kolkata

Nizam Palace , 2nd MSO Building , 234/4, 2nd Floor , Acharya Jagdish Chandra Bose Road Kolkata - 700020, West Bengal, INDIA

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): : U70102WB2007PTC115409

I hereby certify that the name of the company has been changed from MDA INFRASTRUCTURES PRIVATE LIMITED to ANEKANT INFRACON PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name MDA INFRASTRUCTURES PRIVATE LIMITED

Given under my hand at Kolkata this Eighth day of August Two Thousand Fourteen.

Signature valid
Digital Signature
Bandopadhyay Debasish
Date: 2014.08.08
10:49:21 AM +05:30

DEBASISH BANDOPADYAY
Registrar of Companies
Registrar of Companies
Kolkata

Mailing Address as per record available in Registrar of Companies office:

ANEKANT INFRACON PRIVATE LIMITED
KRISHNA APARTMENT, 224, A. J. C. ROAD, 8TH FLOOR, SUITE NO. 804,
KOLKATA - 700017,
West Bengal, INDIA

ANEKANT INFRACON PVT. LTD.

AKS

Director



GRUHA Niwas Nirman (P) Ltd.

BOARD RESOLUTION

Extracts of the minutes of the meetings of the Board of Directors of M/S Gruha Niwas Nirman Pvt Ltd held on 03RD August' 2023 (Thursday) at 1.00 pm at the registered office at 224 AJC Bose Road, Krishna Building, Suite No. 804, 8th floor, Kolkata-17.

Present :

- 1) Dharmendra Kumar Jain, Director (in chair)
- 2) Akshat Jain , Director.

Agenda : Authorization to sign of New Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd on behalf of Gruha Niwas Nirman Pvt Ltd.

The chairman explained the Board of Directors present at the meeting, about the new Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd for Project in 86/2/B Topsia Road(South), Kolkata. The Board of Directors, after discussion, decided to authorize Mr. Dharmendra Kumar Jain to sign in the Development Agreement & all relevant papers for Registration process on behalf of Gruha Niwas Nirman Pvt Ltd.

RESOLVED THAT, the consent of the Board be and is hereby given for Authorizing Mr. Dharmendra Kumar Jain to sign in the New Development Agreement with Anekant Infracon Pvt Ltd & all relevant papers representing Gruha Niwas Nirman Pvt Ltd.

There being no further business to transact, the meeting ended with a vote of thanks to the chairs.

Sd/-
(Akshat Jain)
DIRECTOR
[DIN: 07932938]

Sd/-
(D.K.Jain)
DIRECTOR
[DIN: 00708136]

Certified to
TRUE COPY

Gruha Niwas Nirman (P) Ltd.
Registered Office : 224 AJC Bose Road, Krishna Building, Suite No. 804, 8th floor, Kolkata-17.

(D.K.Jain)
DIRECTOR

In the Chair

A Unit of ANEKANT Group

Registered Office : 224 AJC Bose Road, Krishna Building, Kolkata - 700017
Ph : +91 33 2290 0737 / 4603 5235, Email : anekantgroup.kolkata@gmail.com
website : www.anekantinfra.com



BOARD RESOLUTION

Extracts of the minutes of the meetings of the Board of Directors of M/S Safalata Developers Pvt Ltd held on 03RD August' 2023 (Thursday) at 12.30 am at the registered office at 224 AJC Bose Road, Krishna Building, Suite No. 804, 8th floor, Kolkata-17.

Present :

- 1) Dharmendra Kumar Jain, Director (in chair)
- 2) Virendra Khaitan , Director.

Agenda : Authorization to sign of New Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd on behalf of Safalata Developers Pvt Ltd.

The chairman explained the Board of Directors present at the meeting, about the new Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd for Project in 86/2/B Topsia Road(South), Kolkata. The Board of Directors, after discussion, decided to authorize Mr. Dharmendra Kumar Jain to sign in the Development Agreement & all relevant papers for Registration process on behalf of Safalata Developers Pvt Ltd.


RESOLVED THAT, the consent of the Board be and is hereby given for Authorizing Mr. Dharmendra Kumar Jain to sign in the New Development Agreement with Anekant Infracon Pvt Ltd & all relevant papers representing Safalata Developers Pvt Ltd.

There being no further business to transact, the meeting ended with a vote of thanks to the chairs.

Sd/-
(Virendra Khaitan)
DIRECTOR
[DIN: 00567489]

Sd/-
(D.K.Jain)
DIRECTOR
[DIN: 00708136]

Certified to
TRUE COPY


(D.K.Jain)
DIRECTOR

In the Chair



BOARD RESOLUTION

Extracts of the minutes of the meetings of the Board of Directors of M/S Anekant Infracon Pvt Ltd held on 03RD August' 2023 (Thursday) at 3.00 pm at the registered office at 224 AJC Bose Road, Krishna Building, Suite No. 804, 8th floor, Kolkata-17.

Present :

- 1) D.K.Jain, Director (in chair)
- 2) R.D.Jain , Director.
- 3) Akshat Jain, Director

Agenda : Authorization to sign of Development Agreement and Power of Attorney with Safalata Developers Pvt Ltd & Gruha Niwas Nirman Pvt Ltd on behalf Anekant Infracon Pvt Ltd.

The chairman explained the Board of Directors present at the meeting, about the Development Agreement and Power of Attorney with Safalata Developers Pvt Ltd & Gruha Niwas Nirman Pvt Ltd for Project in 86/2/B Topsia Road(South), Kolkata. The Board of Directors, after discussion, decided to authorize Mr. Akshat Jain to sign in the Development Agreement & all relevant papers for Registration process on behalf of Anekant Infracon Pvt Ltd.

RESOLVED THAT, the consent of the Board be and is hereby given for Authorizing Mr. Akshat Jain to sign in the New Development Agreement with Safalata Developers Pvt Ltd & Gruha Niwas Nirman Pvt Ltd & all relevant papers representing Anekant Infracon Pvt Ltd.

There being no further business to transact, the meeting ended with a vote of thanks to the chairs.

Sd/-
(R.D.Jain)
DIRECTOR
[DIN:00706233]

Sd/-
(D.K.Jain)
DIRECTOR
[DIN: 00708136]

Sd/-
(Akshat Jain)
DIRECTOR
[DIN : 0007932938]

Certified to
TRUE COPY

ANEKANT INFRACON (P) LTD.

11-8

Director

(D.K.Jain)
DIRECTOR

A Unit of ANEKANT Group

Corporate Office : 224, A.J.C. Bose Road, Krishna, 8th floor, Suite No. - 804, Kolkata - 700 017

Ph : +91 33 2290 0737 Fax : +91 33 2290 2123 Email : mdagroup.dkj@gmail.com / anekantgroup@gmail.com

website : www.mdagroupweb.com



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



192023240156758008

GRN Details

GRN: 192023240156758008 Payment Mode: SBI Epay
GRN Date: 04/08/2023 15:12:14 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3213454668215 BRN Date: 04/08/2023 15:12:40
Gateway Ref ID: 0704731768 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 040820232015675799 Payment Init. Date: 04/08/2023 15:12:14
Payment Status: Successful Payment Ref. No: 2001934102/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AKSHAT JAIN
Address: 224 AJC BOSE ROAD, KOLKATA
Mobile: 8910147758
EMail: anekantgroup.kolkata@gmail.com
Period From (dd/mm/yyyy): 04/08/2023
Period To (dd/mm/yyyy): 04/08/2023
Payment Ref ID: 2001934102/2/2023
Dept Ref ID/DRN: 2001934102/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001934102/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001934102/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	20021
			Total	60042

IN WORDS: SIXTY THOUSAND FORTY TWO ONLY.

7



Additional Registrar of
Assurances III Kolkata
- 7 AUG 2023

Major Information of the Deed

Deed No :	I-1903-05260/2023	Date of Registration	07/08/2023
Query No / Year	1903-2001934102/2023	Office where deed is registered	
Query Date	28/07/2023 2:44:20 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akshay Kakrania 10, Old Post Office Street, 3rd Floor, Room No. 96, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831482473, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,66,01,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,041/- (Article:48(g))	Rs. 20,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Maruti Bagan -- Maruti Bagan (preises Nos. 9/2,86/2a,86/2b and others)) , , Premises No: 86/2B/1, , Ward No: 059 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	8 Katha 34 Sq Ft		2,60,70,099/-	Property is on Road
Grand Total :				13.2779Dec	0 /-	260,70,099 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	5,31,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 8 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	5,31,900 /-	



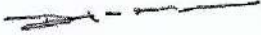



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAFALATA DEVELOPERS PRIVATE LIMITED AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	GRUHA NIWAS NIRMAN PRIVATE LIMITED AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANEKANT INFRACON PRIVATE LIMITED AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dharmendra Kumar Jain Son of Late Moolchand Choraria Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office	 <small>Aug 7 2023 1:52PM</small>	 <small>LTI 07/08/2023</small>	 <small>07/08/2023</small>
	AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2L, Aadhaar No: 40xxxxxxxx1271 Status : Representative, Representative of : SAFALATA DEVELOPERS PRIVATE LIMITED (as Director), GRUHA NIWAS NIRMAN PRIVATE LIMITED (as Director)			
2	Name	Photo	Finger Print	Signature
	Mr Akshat Jain (Presentant) Son of Mr Dharmendra Kumar Jain Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office	 <small>Aug 7 2023 1:52PM</small>	 <small>LTI 07/08/2023</small>	 <small>07/08/2023</small>

AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 61xxxxxxx1191 Status : Representative, Representative of : ANEKANT INFRACON PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Das Son of Mr N Ch Das Alipore Judges Court, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700027			
	07/08/2023	07/08/2023	07/08/2023

Identifier Of Mr Dharmendra Kumar Jain, Mr Akshat Jain

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SAFALATA DEVELOPERS PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-6.63896 Dec
2	GRUHA NIWAS NIRMAN PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-6.63896 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SAFALATA DEVELOPERS PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-1000.00000000 Sq Ft
2	GRUHA NIWAS NIRMAN PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-1000.00000000 Sq Ft

On 07-08-2023

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

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

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

Presented for registration at 12:25 hrs on 07-08-2023, at the Office of the A.R.A. - III KOLKATA by Mr Akshat Jain .

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 2,66,01,999/-

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

Execution is admitted on 07-08-2023 by Mr Dharmendra Kumar Jain, Director, SAFALATA DEVELOPERS PRIVATE LIMITED (Private Limited Company), AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director, GRUHA NIWAS NIRMAN PRIVATE LIMITED (Private Limited Company), AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Mr Rahul Das, , Son of Mr N Ch Das, Alipore Judges Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-08-2023 by Mr Akshat Jain, Director, ANEKANT INFRACON PRIVATE LIMITED (Private Limited Company), AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Mr Rahul Das, , Son of Mr N Ch Das, Alipore Judges Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,105.00/- (B = Rs 20,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2023 3:12PM with Govt. Ref. No: 192023240156758008 on 04-08-2023, Amount Rs: 20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3213454668215 on 04-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 240201, Amount: Rs.20.00/-, Date of Purchase: 14/07/2023, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2023 3:12PM with Govt. Ref. No: 192023240156758008 on 04-08-2023, Amount Rs: 40,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3213454668215 on 04-08-2023, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 196944 to 197002

being No 190305260 for the year 2023.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2023.08.16 16:14:57 -04:00

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/08/16 04:14:57 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)
