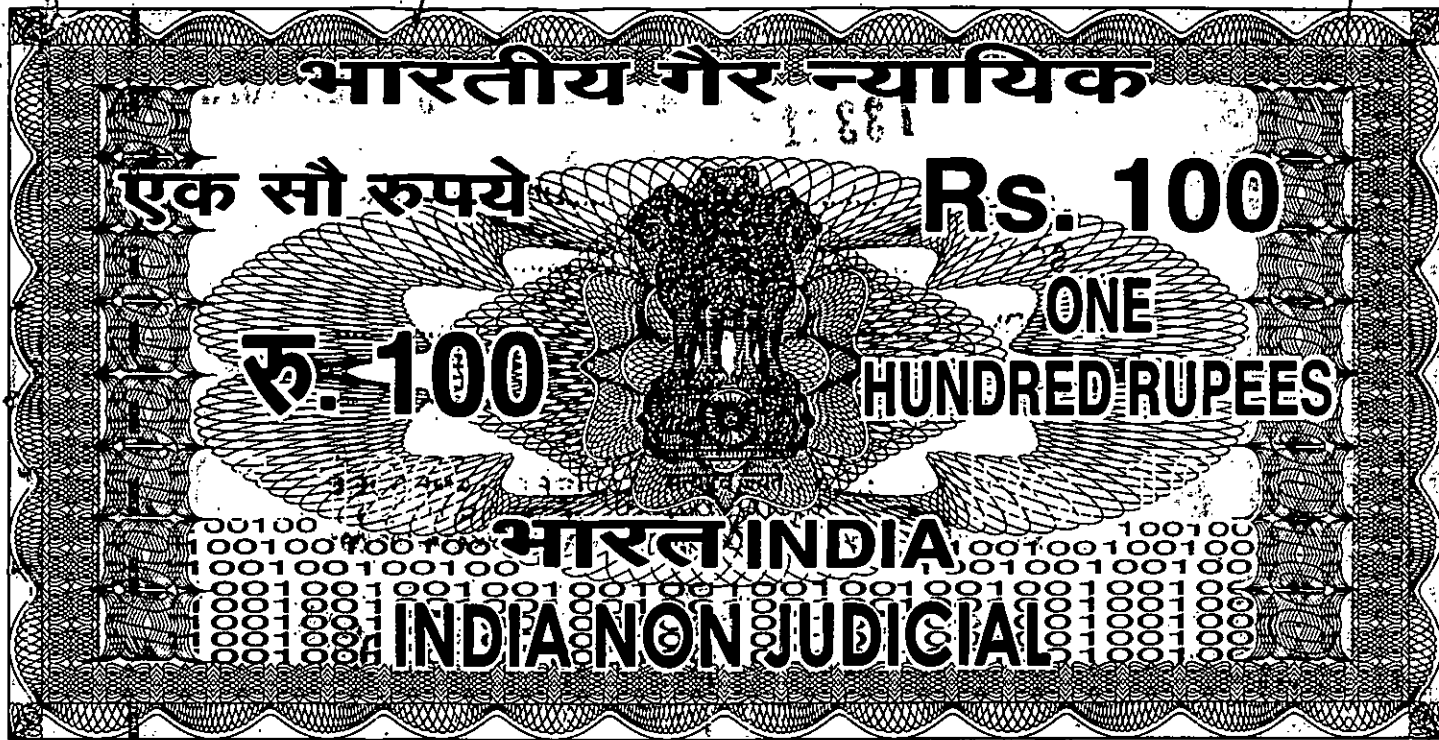


8490/2023

T-08417/2023



पश्चिम बंगाल WEST BENGAL

AN 308356

5-45P.M.
14/6/23
12L.M.
12/6



Certified that the Document is admitted of 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

2/5/23
13/5/23

15 JUN 2023

0.20 m
13.05/

DEVELOPMENT AGREEMENT

1. Date: 15 JUNE 2023
2. Place: Kolkata
3. Parties:

(1) YASHASWI COMMERCIAL PRIVATE LIMITED, having Income Tax Permanent Account No. AAACY2665G, a company within the meaning of the Companies Act, 2013, having its registered office at 193/1, Mahatma Gandhi Road, Kolkata-700007, Police Station Burrabazar, Post Office Burrabazar represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having

Val Case No. 2252/14/16/23
250
550
800
ARA-IV, Kolkata

13321

05 JUN 2023

NO..... DATE.....
 SOLD TO..... R. GINODIA & CO. LLP
 ADDRESS..... 05 JUN 2023
 Advocates
 Ground Floor
 6, Church Lane
 Kolkata-700 001
 RS.....

CODE NO. (1067)
 LICENCED NO.
 70 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (O/S)
 HIGH COURT, KOLKATA-700 001

Signature

05 JUN 2023



4405



Signature

(Sanjay Kumar Dhoot)
 Signatory of the owner being
 Sl. nos 1 to 14 and 28 to 35

4405 MUL

THE REGISTRAR OF
 ASSURANCES, KOLKATA



4406



Manju Malani



4407

Anjush Dhoot

Dhoot Realtors Private Limited

Anjush Dhoot
 Director

ADDITIONAL REGISTRAR
 OF ASSURANCES, IV, KOLKATA
 14 JUN 2023









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 19042001511816/2023






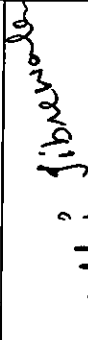



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Manju Malani 18A, Silver Spring, Block/Sector: 2, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700105	Land Lord		4406 	Manju Malani 14/6/23
2	Mr Piyush Dhoot ,CF- 388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700064	Land Lord		4407 	Piyush Dhoot 14/06/23
3	Mrs Pushpa Dhoot ,CF- 388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700064	Land Lord		4408 	Pushpa Dhoot 14/06/23



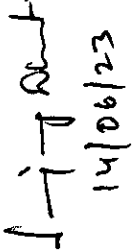




I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Santosh Devi Dhoot ,CF-388,Sector-1,Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord		4409 	Santosh Devi Dhoot 14-6-2023
5	Mr Shyam Sunder Malani ,18A, Silver Spring, Block/Sector: 2, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700105	Land Lord		4410 	Malani 14-06-2023
6	Mr Nityanand Sonthalia Atmosphere, Flat No: W- 220, 1001/A, E. M. Bye Pass, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105	Land Lord		4411 	Nityanand 14-06-2023


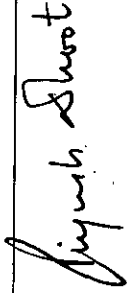



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mrs Ritika Sonthalia Atmosphere, Flat No: W-220, 1001/A, E. M. Bye Pass, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105	Land Lord		4412 	 14/6/23
8	Mrs Nidhi Tibrewala ,House No.8-2-547/4,Road No. 7,Banjara Hills, City:- Not Specified, P.O:- Banjara Hills, P.S:-BANJARA HILLS, District:- Hyderabad, Andhra Pradesh, India, PIN:- 500040	Land Lord		4413 	 14/6/23
9	Mr Pradeep Kumar Sonthalia House No. 2,Chanchani Colony, Dhaiya Dhanbad, City:- Not Specified, P.O:- Nagnagar, P.S:- BARWADDA, District:- Dhanbad, Jharkhand, India, PIN:- 826004	Land Lord		4414 	 14/6/23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Sanjay Kumar Dhoot 193/1, M. G. Road, City:- Kolkata, P.O:- Burrabazar, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN:- 700007			 K405	 14/06/23
11	Mr Nityanand Sonthalia Atmosphere, Flat No: W- 220, 1001/A, E. M. Bye Pass, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105				 14/06/2023
12	Mr Pawan Kumar Dhoot CF-388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064			 K415	 14/6/23

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
13	Mrs Pushpa Dhoot CF-388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064				 14/06/23
14	Mr Piyush Dhoot Silver Arcade, Flat No: S2, 2nd Floor, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:-Tangra, District:- South 24-Parganas, West Bengal, India, PIN:- 700105				 14/06/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gouri Sankar Rana Son of Late Kamala Kanta Rana 6, Church Lane, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs Manju Malani, Mr Piyush Dhoot, Mrs Pushpa Dhoot, Mrs Santosh Devi Dhoot, Mr Shyam Sunder Malani, Mr Nityanand Sonthalia, Mrs Ritika Sonthalia, Mrs Nidhi Tibrewala, Mr Pradeep Kumar Sonthalia, Mr Sanjay Kumar Dhoot, Mr Nityanand Sonthalia, Mr Pawan Kumar Dhoot, Mrs Pushpa Dhoot, Mr Piyush Dhoot		44/6 	 14/06/23

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



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



192023240095503188

GRN Details

GRN: 192023240095503188 Payment Mode: SBI Epay
GRN Date: 13/06/2023 11:44:06 Bank/Gateway: SBIPay Payment Gateway
BRN : 8096038451725 BRN Date: 13/06/2023 11:45:09
Gateway Ref ID: 231646391628 Method: HDFC Retail Bank NB
GRIPS Payment ID: 130620232009550316 Payment Init. Date: 13/06/2023 11:44:06
Payment Status: Successful Payment Ref. No: 2001511816/2/2023
[Query No*/Query Year]

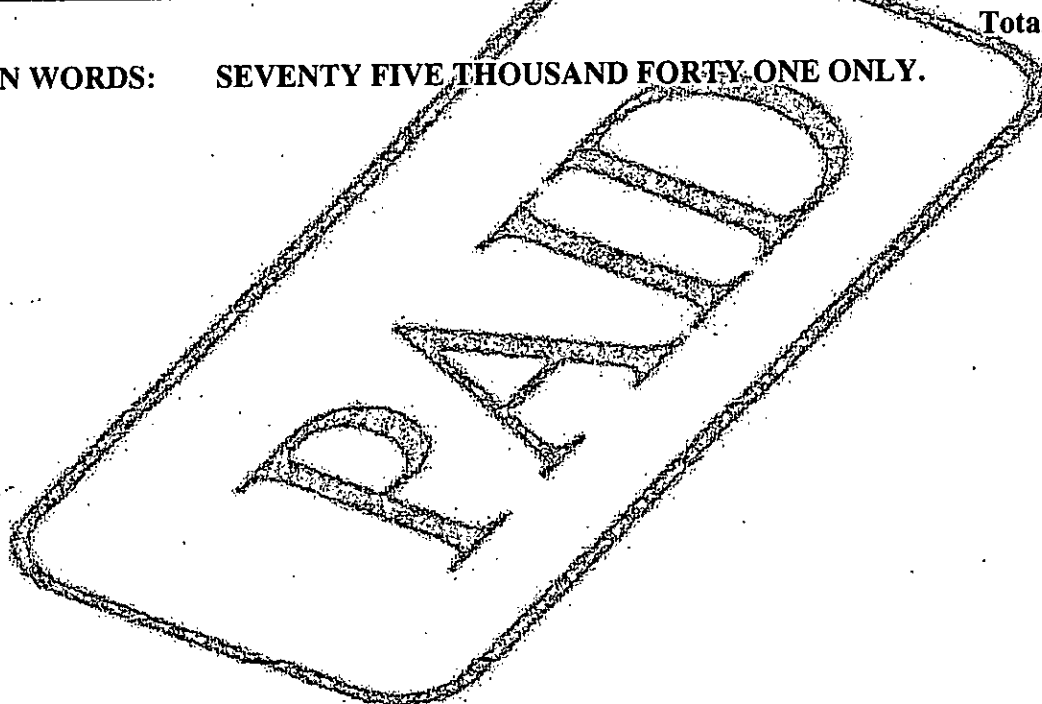
Depositor Details

Depositor's Name: Mr PIYUSH DHOOT
Address: CF-388, SECTOR-1, SALT LAKE CITY, NORTH 24 PGS, WB-700064
Mobile: 9831067710
Period From (dd/mm/yyyy): 13/06/2023
Period To (dd/mm/yyyy): 13/06/2023
Payment Ref ID: 2001511816/2/2023
Dept Ref ID/DRN: 2001511816/2/2023

Payment Details

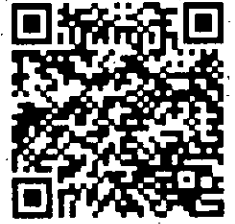
Sl. No	Payment Ref. No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001511816/2/2023	Property Registration-Stamp duty	0030-02-103-003-02	75020
2	2001511816/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



130620232009550316

GRIPS Payment Detail

GRIPS Payment ID:	130620232009550316	Payment Init. Date:	13/06/2023 11:44:06
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8096038451725	BRN Date:	13/06/2023 11:45:09
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

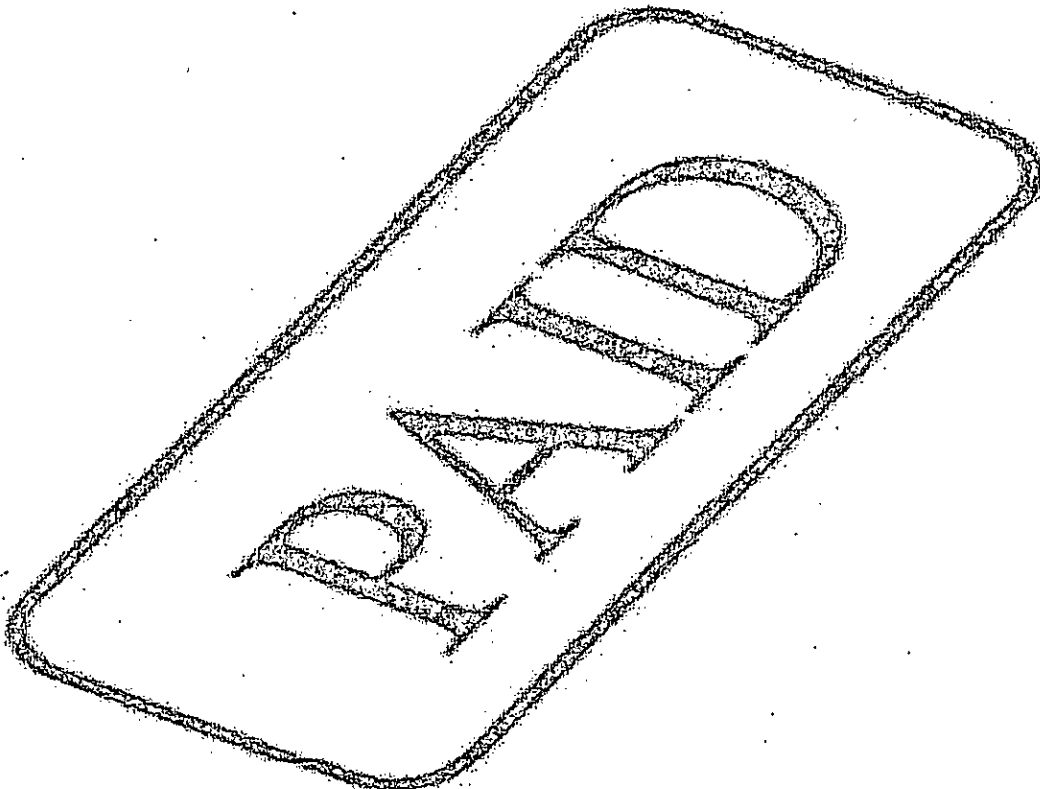
Depositor's Name: Mr PIYUSH DHOOT
Mobile: 9831067710

Payment (GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192023240095503188	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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



Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of 193/1, Mahatma Gandhi Road, Kolkata-700007, Police Station Burrabazar, Post Office Burrabazar (2) **HIMGIRI ADVISORY (P) LIMITED**, having Income Tax Permanent Account No AABCH6708G, a company within the meaning of the Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (3) **GAMMON TRADES PRIVATE LIMITED**, having Income Tax Permanent Account No. AACCG6212H, a company within the meaning of the Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by one of its Director Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (4) **GLAZE TRADERS PRIVATE LIMITED**, having Income Tax Permanent Account No. AACCG6211E, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (5) **MEGABYTES ADVISORY PRIVATE LIMITED**, having Income Tax Permanent Account No. AAECM7309M, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by one of its Director Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (6) **GALAXY ADVISORY PRIVATE LIMITED**, having Income Tax Permanent Account No AACCG6309B, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post

Office Beadon Street (7) **GLAZE COMMERCIAL PRIVATE LIMITED**, having Income Tax Permanent Account No AACCG6210F, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (8) **MULTIPLEX ADVISORY PRIVATE LIMITED**, having Income Tax Permanent Account No. AAECM7310A, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (9) **TRIDEV SALES PRIVATE LIMITED**, having Income Tax Permanent Account No. AACCT9856G, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (10) **RAGHUNATH GOODS PRIVATE LIMITED**, having Income Tax Permanent Account No. AAECR0585Q, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (11) **HIMGIRI MERCHANTS PRIVATE LIMITED**, having Income Tax Permanent Account No. AABCH7157H, a company within the meaning Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (12) **DIGNITY GOODS PRIVATE LIMITED**, having Income Tax Permanent Account No. AACCD9358B, a company within the meaning of Companies Act, 2013, having

its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (13) **AMB REALTORS PRIVATE LIMITED**, having Income Tax Permanent Account No. AAFCA9493B, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (14) **PASSWORD VYAPAAR PRIVATE LIMITED**, having Income Tax Permanent Account No. AADCP9568Q, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street, represented by one of its Director Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (15) **MRS. MANJU MALANI**, wife of Shyam Sunder Malani, having Income Tax Permanent Account No. AEAPM5819H and Aadhaar Card Number 5375 8042 2567, by religion Hindu, Citizen of India, by occupation Housewife, residing at 18A, Block 2, Silver Spring 5, JBS Halden Avenue, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa (16) **PIYUSH DHOOT**, son of Pawan Kumar Dhoot, having Income Tax Permanent Account No. AFYPD1232L and Aadhaar Card Number 4547 0544 4973, by religion Hindu, Citizen of India, by occupation Business, residing at CF-388, Sector-1, Salt Lake City, Kolkata-700064, Police Station Bidhannagar North, Post Office Sech Bhawan (17) **MRS. PUSHPA DHOOT**, wife of Pawan Kumar Dhoot, having Income Tax Permanent Account No. ACTPD4968M, Aadhaar Card Number 4106 3833 0429, by religion Hindu, Citizen of India, by occupation Housewife, residing at CF-388, Sector-1, Salt Lake City, Kolkata-700064, Police Station Bidhannagar North, Post Office Sech Bhawan (18) **MRS. SANTOSH DEVI DHOOT**, wife of Late Kedar Nath Dhoot, having Income Tax Permanent Account No. AHJPD5149F and Aadhaar Card Number 6037 0472 3392, by religion Hindu, Citizen of India, by occupation Housewife, residing at CF-388, Sector-1, Salt Lake City, Kolkata-700064, Police Station Bidhannagar North, Post Office Sech Bhawan (19) **KEDARNATH DHOOT (HUF)**, having Income Tax Permanent Account No. AAIHK7874G, a Hindu Undivided Family having its registered office at CF-388, Sector-1, Salt Lake City, Kolkata-700064, Police Station Bidhannagar North, Post Office Sech Bhawan, represented by its Karta Pawan Kumar Dhoot, son of Late Kedarnath Dhoot, having Income Tax Permanent Account No.

ADMPD5581E, Aadhaar Card Number 4841 1495 1372, by religion Hindu, Citizen of India, by occupation Business, residing at CF-388, Sector-1, Salt Lake City, Kolkata-700064, Police Station Bidhannagar North, Post Office Sech Bhawan (20) **KHACHARIAWAS DHOOT FAMILY TRUST**, having Income Tax Permanent Account No. AAETK1425D a trust formed pursuant to the Last Will and Testament of Kedarnath Dhoot, since deceased dated 7th August, 2017 in respect of which Probate was duly granted on 10th May, 2022 by the Hon'ble High Court at Calcutta and in respect of which a Declaration of Trust was executed on 2nd December, 2019, having its office at CF-388, Sector-I, Salt Lake City, Kolkata-700064, Police Station Bidhannagar North, Post Office Sech Bhawan, represented by one of its Trustees Mrs. Pushpa Dhoot, wife of Pawan Kumar Dhoot, having Income Tax Permanent Account No. ACTPD4968M and Aadhaar Card Number 4106 3833 0429, by religion Hindu, Citizen of India, by occupation Housewife, residing at CF-388, Sector-I, Salt Lake City, Kolkata-700064, Police Station Bidhannagar North, Post Office Sech Bhawan (21) **SHYAM SUNDER MALANI**, son of Late Balkishan Malani, having Income Tax Permanent Account No. AEIPM6275K and Aadhaar Card Number 5244 6041 0318, by religion Hindu, Citizen of India, by occupation Business, residing at 18A, Block 2, Silver Spring, 5, J.B.S Halden Avenue, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa (22) **SHRI RAM RESIDENCY PRIVATE LIMITED**, having Income Tax Permanent Account No. AAJCS5082J, a company within the meaning of Companies Act, 2013, having its registered office at Unit No.3, 3rd Floor, Ideal Centre, 9, AJC Bose Road, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Shakespeare Sarani, represented by one of its Director Nityanand Sonthalia, son of Pradeep Kumar Sonthalia, having Income Tax Permanent Account No. ALDPS5358M and Aadhaar Card Number 4296 1692 8541, by religion Hindu, Citizen of India, by occupation Business, of Apartment No. W-220, Atmosphere, 1001/A Eastern Metropolitan By-Pass, Near Science City, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa (23) **NITYANAND SONTHALIA**, son of Pradeep Kumar Sonthalia, having Income Tax Permanent Account No. ALDPS5358M, Aadhaar Card Number 4296 1692 8541, by religion Hindu, Citizen of India, by occupation Business, residing at Apartment No. W-220, Atmosphere, 1001/A Eastern Metropolitan By-Pass, Near Science City, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa (24) **MRS. RITIKA SONTHALIA**, wife of Nityanand Sonthalia, having Income Tax Permanent Account No. AGFPA2170G and Aadhaar Card Number 3262 5580 8030, by religion Hindu, Citizen of India, by occupation Housewife, residing at Apartment No. W-220, Atmosphere, 1001/A Eastern Metropolitan By-Pass, Near Science City, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa (25) **MRS. NIDHI TIBREWALA nee SONTHALIA**, daughter of Pradeep Kumar Sonthalia, and wife of Akshat Tibrewala having Income Tax Permanent Account No. AYQPS2287P and Aadhaar Card Number 6636 9950 9047, by religion Hindu, Citizen of India, by occupation Housewife, residing at House No. 8-2-547/4, Road No.7, Banjara Hills, Hyderabad, Telangana, Pin-500040, Police Station Banjara Hills, Post Office Banjara Hills (26) **SHRI RAM OZONE DISTRIBUTION PRIVATE LIMITED**, having Income Tax Permanent Account No. AASCS8413Q, a company within the meaning of

Companies Act, 2013, having its registered office at Unit No.3, 3rd Floor, Ideal Centre, 9, AJC Bose Road, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Shakespeare Sarani, represented by its Director Nityanand Sonthalia, son of Pradeep Kumar Sonthalia, having Income Tax Permanent Account No. ALDPS5358M and Aadhaar Card Number 4296 1692 8541, by religion Hindu, Citizen of India, by occupation Business, of Apartment No. W-220, Atmosphere, 1001/A Eastern Metropolitan By-Pass, Near Science City, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa (27) **PRADEEP KUMAR SONTHALIA**, son of Ram Swarup Sonthalia, having Income Tax Permanent Account No. AHFPS8270A and Aadhaar Card Number 7969 6509 0064, by religion Hindu, Citizen of India, by occupation Business, residing at H No.2, Chanchani colony, Dhaiya Dhanbad, Jharkhand-826004, Police Station Barwadda, Post Office Nagnagar (28) **SILVERSPRING ADVISORY PRIVATE LIMITED**, having Income Tax Permanent Account No. AAJCS6465P, a company within the meaning of Companies Act, 2013, having its registered office at Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Police Station Burtolla, Post Office Beadon Street, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Ground Floor, 19/6, Nayan Chand Dutta Street, Kolkata-700006, Police Station Burtolla, Post Office Beadon Street (29) **EXCLUSIVE FACILITY MANAGEMENT PRIVATE LIMITED**, having Income Tax Permanent Account No AACCE7947H, a company within the meaning of Companies Act, 2013, having its registered office at Room No. 25, 2nd Floor, 113 N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti (30) **ATISHAY AGENCIES PRIVATE LIMITED**, having Income Tax Permanent Account No. AAMCA6187F, a company within the meaning of Companies Act, 2013, having its registered office at Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business of Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti (31) **SEVENWISE PROMOTER PRIVATE LIMITED**, having Income Tax Permanent Account No. AAXCS0115N, a company within the meaning of Companies Act, 2013, having its registered office at 6/1/B, Kumarpara Road, Liluah Howrah, Pin-711204, Police Station Liluah, Post Office Liluah, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business of 6/1/B, Kumarpara Road,

Liluah, Howrah, Pin-711204, Police Station Liluah, Post Office Liluah (32) **FASTSPEED REALESTATE PRIVATE LIMITED**, having Income Tax Permanent Account No. AACCF8056A, a company within the meaning of Companies Act, 2013, having its registered office at 6/1/B, Kumarpara Road, Liluah Howrah, Pin-711204, Police Station Liluah, Post Office Liluah, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of 6/1/B, Kumarpara Road, Liluah, Howrah, Pin-711204, Police Station Liluah, Post Office Liluah (33) **HARDSOFT INFRATECH PRIVATE LIMITED**, having Income Tax Permanent Account No. AADCH8586Q, a company within the meaning of Companies Act, 2013, having its registered office at Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti (34) **NEWTOWN PROMOTERS PRIVATE LIMITED**, having Income Tax Permanent Account No. AAFCN2157H, a company within the meaning of Companies Act, 2013, having its registered office at Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti (35) **ACOTECH REALESTATE PRIVATE LIMITED**, having Income Tax Permanent Account No. AAOCA3462B, a company within the meaning of Companies Act, 2013, having its registered office at Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti, represented by its Authorised Signatory Sanjay Kumar Dhoot, son of Late Lokenath Maheswari, having Income Tax Permanent Account No. ADZPD2226P and Aadhaar Card Number 2320 2971 9013, by religion Hindu, Citizen of India, by occupation Business, of Room No. 25, 2nd Floor, 113, N.S Road, Kolkata-700001, Police Station Burrabazar, Post Office Khengrapatti (36) **SONOTEL HOSPITALITY PRIVATE LIMITED**, having Income Tax Permanent Account No. AAPCS5464C, a company within the meaning of Companies Act, 2013, having its registered office at Unit No.3, 3rd Floor, Ideal Centre, 9, A.J.C Bose Road, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Shakespeare Sarani, represented by one of its Directors Nityanand Senthalia, son of Pradeep Kumar Senthalia, having Income Tax Permanent Account No. ALDPS5358M and Aadhaar Card Number 4296 1692 8541, by religion Hindu, Citizen of India, by occupation Business, of Apartment No. W-220, Atmosphere, 1001/A Eastern Metropolitan By-Pass, Near Science City, Kolkata-700 105, Police Station Pragati Maidan, Post Office Dhapa and hereinafter collectively referred to as the "Owners" (which term or expression shall unless excluded by or repugnant to the

subject or context be deemed to mean and include in case of Companies their respective successor-in-interest and permitted assigns, in case of the Hindu Undivided Family (HUF) all its co-parceners can member and their respective heirs, executors, successors, administrators, legal representatives and permitted assigns, in case of the Trust, its Trustees for the time being and their respective successors-in-office and permitted assigns and in case of Individuals their respective heirs, executors, successors, administrators, legal representatives and permitted assigns) of **ONE PART**;

AND

DHOOT REALTORS PRIVATE LIMITED, having Income Tax Permanent Account No. AACCD9640A, a company within the meaning of the Companies Act, 2013, having its registered office at Room No.S2, 2nd Floor, Silver Arcade, 5, JBS Halden Avenue, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa, represented by one of its Director Piyush Dhoot, son of Pawan Kumar Dhoot, having Income Tax Permanent Account No. AFYPD1232L, and Aadhaar Card Number 4547 0544 4973, by religion Hindu, Citizen of India, by occupation Business, of Room No.S2, 2nd Floor, Silver Arcade, 5, JBS Halden Avenue, Kolkata-700105, Police Station Pragati Maidan, Post Office Dhapa, being duly authorised vide its Board Resolution dated 12th June, 2023 and hereinafter referred to as “**DEVELOPER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns) of the **OTHER PART**.

Owners and Developer are hereinafter referred to individually as each a “**Party**” and collectively as “**Parties**”.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Background And Subject Matter of Agreement

- 4.1 **Background:** The Owners are the lawful and absolute owners of and are fully seized and possessed of and otherwise fully and sufficiently entitled to **ALL THAT** the piece and parcel of land measuring about 406.617 (four hundred and six point six one seven) Decimals equivalent to about 246 (two hundred and forty six) Cottahs 6 (six) Chittacks and 43 (forty three) Square Feet, comprised in R.S./L.R. Dag Nos.1299, 1301, 1302, 2701 and 2702, presently recorded under L.R. Khatian Nos. 3044, 3144, 3145, 3146, 3147, 3150, 3157, 3158, 3161, 3162, 3172, 4217, 4218, 4219, 4221, 4222, 4327, 5474, 5475, 7172, 8224, 8225, 8226, 8227, 8228, 8229, 8230, 8231, 8305, 8749, 8750, 8752, 8945, 8946, 8947, 8948, 10126, 10909, 10925 and 10972, lying and situate at Mouza Ghuni, J.L. No 23, within the jurisdiction of Jyangra Hatiara-II Gram Panchayat, Police Station New Town, Post Office Gouranganagar, District North 24 Parganas and more fully described in the **First Schedule** hereunder written and hereinafter referred to as “**the said Land**”).

- 4.2 The Owners are desirous to commercially exploit the said Land by getting constructed residential/commercial flats/car parking spaces/other structures, etc. thereon (“Units”) on the said Land and selling and/or otherwise transferring the Units and other rights therein (hereinafter referred to as “Project”), as per plans sanctioned and/or to be sanctioned by the concerned authorities (hereinafter referred to as “Plan”).
- 4.3 The Developer herein is a reputed Builder and is undertaking projects in the State of West Bengal and accordingly, for the purpose of undertaking development of the Project, the Owners have appointed the Developer herein as the exclusive developer for the purpose of construction, erection, development and marketing of the Project, on the terms and conditions agreed between them. The Parties have modified the earlier terms and conditions and the final terms and conditions agreed between the Parties are recorded herein.
- 4.4. **Subject Matter of Agreement:** Agreement between the Owners and the Developer with regard to development, construction and sale of the Project on the said Land.

5. Representations, Warranties and Background

- 5.1 **Owners’ Representations:** The Owners have represented and warranted to the Developer as follows:
- 5.1.1 **Ownership of the said Land:** The Owners are the absolute lawful owners of the said Land and are fully seized and possessed of and otherwise fully and sufficiently entitled to the same. The particulars of the various Deeds, executed in favour of the Owners hereto on diverse dates, by virtue of which the said Land was acquired by the Owners, are mentioned in the **Second Schedule** hereunder written.
- 5.1.2 **Marketable Title:** The ownership, right, title and interest of the Owners in the said Land is free from encumbrances, mortgages, charges, liens, claims, demands, leases, licences, liabilities, attachments, trusts, debutters, executions, acquisitions, requisitions, vestings, alignments and lispendens whatsoever and the Owners have a marketable title to the said Land and are entitled to lawfully retain, own, develop and transfer the said Land and are also entitled to enter into this Development Agreement under the relevant laws governing the same.
- 5.1.3 **Possession:** No part of the said Land has been encroached upon and there is at present no dispute regarding possession.
- 5.1.4 **No Requisition or Acquisition:** The said Land is not affected by any requisition or acquisition of any authority and no notice of requisition or

acquisition of the said Land or any portion thereof has been served upon the Owners.

- 5.1.5 **Urban Land Ceiling:** There is no vacant land in the said Land in excess of the ceiling limit and no notice, order or direction has been served upon the owners under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and no proceedings have been initiated and/or are pending in respect thereof or thereunder.
- 5.1.6 **Taxes Paid:** The land revenue and outgoings relating to the said Land have been and/or shall be paid by the Owners till the date of execution of this Agreement.
- 5.1.7 **Custody of Title Deeds:** The originals of the Deeds mentioned in the **Second Schedule** hereunder written in respect of the said Land (hereinafter collectively referred to as the "**Original Title Documents**") are at present in the exclusive possession and custody of the Owners and no other person or entity has any right or entitlement in respect of the same.
- 5.1.8 **No Guarantee:** No guarantee or any other security that may affect the said Land in any manner has been given by the Owners.
- 5.1.9 **Legal Proceeding:** There are no adverse orders of any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Land or any portion thereof and/or the ownership, right, title and interest of the Owners (or any of them) in respect of the same.
- 5.1.10 **No Previous Agreement:** The Owners have not entered into any agreement, arrangement or understanding whatsoever with any person or entity (other than the Developer) for sale, transfer, lease, development or otherwise dealing with or disposing off the said Land or any part thereof and have not created any third party rights whatsoever.
- 5.1.11 **No Restriction:** There is neither any restriction on sale, transfer or development of the said Land nor any subsisting order, proceeding, notification, declaration or notice affecting the said Land and no part of the same has been vested, acquired, requisitioned, attached and/or affected under any law.
- 5.1.12 **Authority:** The Owners have full right, power and authority to enter into this Agreement and there is no legal bar or impediment regarding the same.
- 5.2 **Developer's Representations:** The Developer has represented and warranted to the Owners as follows:
- 5.2.1 **Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of construction and development of real

estate and has necessary infrastructure and expertise in this field and the financial capacity and resources to undertake the development of the said Land.

5.2.2 **No Abandonment:** The Developer shall not abandon the Project in any manner and shall accord the necessary attention thereto.

5.2.3 **Authority:** The Developer has full right, power and authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

6. Basic Understanding

- 6.1 **Agreement:** The Owners have made available and/or shall at their own costs make available for the purpose of development the said Land with a marketable title, free from all encumbrances and liabilities whatsoever and capable of being developed, constructed upon and sold. The Developer shall at its own costs develop the said Land and construct residential/commercial flats/car parking spaces/other structures, etc. thereon in accordance with the Building Plan that is sanctioned/revised/modified/ revalidated / renewed / regularized, from time to time by the concerned authorities as per mutually agreed specifications in the manner envisaged in this Agreement. The Units shall be transferable in favour of intending buyers (hereinafter referred as “**Transferees**”). The term ‘Transferees’ shall also include the Owners (or any of them) and the Developer in respect of any Unit/s that may be retained by them, respectively.
- 6.2 **Developer to have Development Rights:** For the purposes of development, construction and commercial exploitation of the Project, the Owners have appointed and/or hereby appoint the Developer to develop, construct, market and sell the Project and the Units comprised therein and take all steps in terms of this Agreement, including but not limited to the following:
- 6.2.1 apply for and obtain all necessary approvals,, sanctions permissions, no objections, consents, licenses and/or registrations, as may be necessary and/or required for undertaking the development of the Project.
- 6.2.2 install electricity, gas, water, drainage, telecommunication, and other requisite utilities/ connections/equipment as maybe decided by the Developer.
- 6.2.3 serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services/utilities.
- 6.2.4 give necessary notices to water, gas, electricity authorities and other statutory authorities as may be necessary in respect of development of the said Land and pay all costs, fees and outgoings incidental to or consequential to the same.

- 6.2.5 remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan.
- 6.2.6 remain responsible for any accident and/or mishap taking place due to negligence of the Developer while undertaking construction and completion of the Project in accordance with the approved sanction plan by authorities concerned.
- 6.2.7 comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- 6.2.8 comply or procure compliance with, all statutes and any enforceable codes of practice of the Panchayat or other authorities affecting the said Land or the development of the Project.
- 6.2.9 take all necessary steps and/or obtain all permissions, approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Land and the Project.
- 6.2.10 incur all costs charges and expenses for the purpose of constructing erecting and completing the Project in accordance with the approved Plan.
- 6.2.11 make proper provision for security during the course of development.
- 6.2.12 not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Land or any part or portion thereof.
- 6.2.13 not expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Government Authorities, Architect, Engineer, suppliers and other agents as may be necessary and/or required for the purpose of construction, erection, completion, marketing and sale of the Project and the Units.
- 6.2.14 To remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the Project and the Units in accordance with the approved sanction Plan and/or to be sanctioned and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed.
- 6.2.15 **Security Deposit:** Within 30 days of the execution and registration of this Agreement the Developer shall ensure that total sum aggregating to Rs. 22,65,00,000/- (Rupees Twenty-Two Crores and Sixty Five Lakhs) be kept deposited with the Owners as refundable security deposits (hereinafter referred to as "the **Security Deposit**").

6.2.16 **Refund of Security Deposit:** It has been agreed between the Owners and the Developer that, the Owners shall refund the Security Deposit in the manner as may be mutually agreed between the Owners and the Developer.

7. Appointment and Commencement

7.1 **Appointment and Acceptance:** The Parties confirm acceptance of the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions recorded in this Agreement. The Owners confirm having appointed the Developer as the developer of the said Land to exclusively execute the Project in accordance with this Agreement. The Developer confirms having accepted such appointment by the Owners.

7.2 **Tenure:** This Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

7.3 **Project Implementation:** The Developer is entitled to enter into the said Land in its entirety for the purpose of development in terms of this Agreement and to take all steps for development and sale in terms of this Agreement. It is expressly agreed and declared that juridical possession of the said Land shall always vest in the Owners until such time the development is completed in all regards, and the Units and other rights in the Project are transferred in favour of Transferees. The Developer is entitled to carry out survey, soil testing and other development and construction related works at the said Land and to do all things and to take all steps for the implementation of the Project. It is expressly made clear that such activities in respect of the said Land by the Developer for the purpose of development in terms of this Development Agreement is not intended to be and shall not be construed as transfer in terms of Section 2(47) of the Income Tax Act, 1961 or a transfer of possession under Section 53A of the Transfer of Property Act, 1882.

8. Sanction, Approvals and Construction

8.1 **Mutation:** Major portion of the said Land has already been mutated in the names of the Owners herein with the authorities under the West Bengal Land Reforms Act, 1955 and the Owners shall get the mutation of the balance portion completed.

8.2 **Conversion:** Portions of the said Land was recorded as “Bastu” and Conversion Certificates have been issued for conversion of the balance land to “Bastu (Housing Complex)”

8.3 **Sanction & Approvals:** The Developer has already caused to be sanctioned a building plan bearing Building Sanction No. Memo 9096/NKDA/BPS-04(36)/2014 dated 7th September, 2021, which has been duly approved by Rajarhat Panchayat Samity vide Approval No. 911/RPS dated 30th November, 2021 (“**Building Plan**”) and has obtained necessary permissions, clearances, no objections etc. Pursuant to the same the Developer has commenced

construction as per the Building Plan. The Developer shall at its own cost and expenses from time to time have the option to cause to be prepared and sanctioned, completely new plan/s for the construction at the said Land and/or prepare plan/s in modification/s and/or alteration of the existing sanctioned plans as the Developer may, at its discretion, decide. All necessary sanctions, approvals, permissions, clearances, consents, no objections, registrations, licences, etc. that may be required for the implementation of the Project (hereinafter collectively referred to “**Approvals**”) shall be obtained by the Developer at its own costs; including any charges for changes in the Building Plan or any Approvals and for upgradation and alterations from the agreed specifications and the Building Plan, shall be borne by the Developer Provided further that in case any Approvals are necessary because of modifications/changes being made in any Unit at the request of the Transferee(s) of such Unit, then the costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the concerned Transferee(s).

- 8.4 **Architects and Consultants:** The Architects and the other consultants, professionals, advisers, etc. for the Project shall be appointed and changed by the Developer from time to time. All fees, costs, charges and expenses payable to them shall be paid by the Developer.
- 8.5 **Registration & Compliance with Real Estate Laws:** The Developer shall take steps for obtaining the registration and/or approval of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and the amendments and substitutes thereof and all rules, regulations, notifications, circulars, orders and byelaws thereunder as may be applicable from time to time (collectively “**Real Estate Laws**”) and all costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the Developer. The Owners shall fully co-operate and assist the Developer regarding the above. It is however clarified that the Owners shall remain liable and responsible at their own costs for timely compliance of all obligations and liabilities of the Owners under Real Estate Laws and to answer and satisfy all queries, questions, requisitions, etc. raised by the concerned authority relating to the title of the Owners to the said Land for grant of registration and/or approval and/or otherwise.
- 8.6 **Construction of Project:** The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the Plan together with amenities and facilities as per **Third Schedule** hereunder written and/or such other amenities and facilities as may be mutually agreed between the Owners and the Developer from time to time.
- 8.7 **Completion of Construction:** Completion of Construction of the Project shall be deemed to have been made upon the Developer submitting application for issuance of occupancy certificate or completion certificate by the Jyangra Hatiara No.-II Gram Panchayat in respect of the Project.
- 8.8 **Completion Time:** The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the Plan and the

mutually agreed specifications within 48 months from the date of the Agreement (hereinafter referred to “the **Completion Date**”) subject to a grace period of 12 (twelve) months (hereinafter referred to “**Grace Period**”). Any delay that may be attributable to Force Majeure and/or reasons beyond the control of the Developer shall also be added to the Completion Time and the Grace Period. In case of delay beyond the Grace Period that is not due to Force Majeure and/or reasons beyond the control of the Developer but is attributable to the Developer, then compensation as may be mutually agreed shall be payable by the Developer to the Owners for the period of such delay. In case the Parties cannot mutually agree upon the compensation amount then the same shall be decided by the Arbitrator.

- 8.9 **Common Areas:** The Developer shall its own costs, construct and/or install and/or make available in the Project, the common areas, amenities and facilities (hereinafter collectively referred to “the **Common Areas**”).
- 8.10 **Building Materials:** The Project to be constructed at the said Land shall be constructed, erected and completed with such materials and/or specifications as may be mutually agreed upon by and between the Parties hereto (after taking into account the recommendations of the Architect of the Project). The Developer shall be authorized to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other construction materials and inputs and facilities required for the construction of the Project.
- 8.11 **Utility Connections:** The Developer shall be entitled to use any existing electricity, water and any other utility connection at the said Land and shall be liable to pay the costs, charges and expenses for use of the same. The Developer shall be authorized to apply for and obtain temporary/permanent connections of water, electricity, drainage, and other utility connections.
- 8.12 **Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the development of the said Land and/or may affect the mutual interest of the Parties. Both parties shall provide all cooperation that may be necessary for successful completion of the Project.
9. **Deposit of Original Title Documents:** Simultaneously with the execution of this Agreement, all Original Title Documents and all connected papers in respect of the said Land shall be deposited by the Owners with the Developer. The Original Title Documents may be deposited by the Developer for Project Finance in terms of Clause 12.1 below.
10. **Power of Attorney:** The Owners shall grant to the Developer and its authorized representatives, a Power of Attorney for the purpose of, inter alia, obtaining all necessary Approvals for the Project (including for making any alteration and / or modification to the Plan) and booking and sale of the Units in the Project. Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake to execute all necessary papers, documents, plans,

etc. for enabling the Developer to perform its obligations and exercise all its rights and entitlements under this Agreement.

11. Sharing of Sale Proceeds of Units in the Project

- 11.1 **Sale of Units:** The Units shall be sold together with undivided, indivisible, impartible, variable, proportionate share and/or interest in the land comprised in the said Land and the Common Areas, and all receivables regarding the same as also any amount that may be received from the Transferees on account of interest, penalty, compensation and/or forfeited amount and/or transfer/nomination fee, etc. (hereinafter referred as "**Sale Proceeds**") shall be allocated between the parties in the manner mentioned in the **Fourth Schedule** hereunder written. It is further clarified that the amounts receivable by the Developer under Clause 19.1 are not part of the Sale Proceeds and the same shall belong solely to the Developer. However, it has been agreed and understood between the Parties that, the Owners and the Developer shall be entitled to receive their respective shares in the Sale Proceeds only after meeting all dues of the Financier.

12. Financials

- 12.1 **Project Finance:** The Developer has arranged/may arrange for financing of the Project (hereinafter referred to "**Project Finance**") by any Bank/Financial Institution (hereinafter referred to "**Financier**") from time to time. The Developer shall be entitled to deposit the Original Title Documents of the said Land with the Financier as security for the purpose of Project Finance. For the aforesaid purpose, the Owners hereby authorize the Developer to sign, execute and register necessary documents to create a mortgage/charge in favour of the Financier for availing such Project Finance Provided That the Owners shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (hereinafter collectively referred to "**Project Finance Liability**"). The Developer hereby indemnifies and agrees to keep indemnified the Owners against any claim, liability or loss whatsoever relating to Project Finance/Project Finance Liability. The Developer shall be solely liable for repaying the Project Finance / Project Finance Liability. Notwithstanding the aforesaid authorization, the Owners hereby undertake to also sign, execute and register necessary documents (if required by the Financier) for enabling the Developer to avail Project Finance. It is agreed that Project Finance and/or any loan obtained regarding the said Land and/or against the Original Title Documents shall be used solely for the purpose of the Project at the said Land.
- 12.2 **Goods & Services Tax And TDS:** The Goods & Services Tax relating to development and construction shall be paid by the Developer who shall comply with the applicable provisions regarding the same. The Goods & Services Tax in respect of the sale of the Units to the Transferees shall be payable by the Transferees, as and when the same becomes due and shall be charged by the

Developer from the Transferees in accordance with law. Further, the Parties shall respectively discharge the statutory compliances in respect of Income Tax in respect of their respective rights, benefits and obligations under or arising out of this Agreement.

- 12.3 **Housing Loans:** The Transferees of the Units in the Project shall be entitled to obtain housing loan from banks/financial institutions subject to the terms and conditions of the Agreement for Sale to be executed in their favour and subject to the Project Finance.
- 12.4 **Marketing Costs & Other Charges:** The costs for marketing, marketing materials and the other charges payable for marketing and sales of the Units shall be borne by the Developer.
- 12.5 **Distribution of Sale Proceeds:** The principal policy decisions regarding the marketing and sales of the Project (i.e. the Units in the Project) including deciding the launch price/sale price/revised price, shall be taken by the Developer. The Developer shall take all necessary steps and day-to-day decisions in accordance with the principal policy decisions. The sales for the entire Project to the Transferees shall be made by the Developer and the Sale Proceeds (including GST) shall be collected by the Developer by cheques / demand drafts / pay orders/RTGS/NEFT and other online mode of payment in its name. The Developer shall make payment of the GST and comply with the formalities. In case the Goods and Service Tax is superseded or replaced by any other tax or any additional taxes are imposed, then the same shall also be collected by the Developer and shall also be dealt by the Developer in accordance to the prevailing statutes. After disbursal of the amount in connection with the taxes all Sale Proceeds shall be deposited and distributed in accordance with Real Estate Laws. However, the Developer shall be entitled to withdraw Sale Proceeds for incurring construction expenses of the Project and all such withdrawal shall be in accordance with provisions of Real Estate Laws. It has been agreed between the Developer and the Owners that, the gross sale proceeds from sale of Units of the proposed Project will be shared pro rata by the Owners and the Developer but all such sale proceeds shall be paid to the Owners/Developer only after making payment to the Financier of the Project. Further, all payments to be made to the Owners shall be subject to deduction of TDS as applicable under section 1941C of Income Tax Act, 1961.
- 12.6 **Unsold Area Demarcation:** In the event of there being any unsold Units after expiry of 6 (six) months from the date of issue of full occupancy certificate or completion certificate for the Project, then the same shall, upon notice by either party to the other in writing requiring separate allocation, be allocated between the Parties as per their respective ratios as far as practicable and in an equitable manner. In the event of any party in course of such allocation receiving lesser area than its share as per the agreed ratio then in that event the other party shall pay to such party the market price for additional area received by the other party simultaneously with the handing over of such allocation. Such market

price shall be decided by the Parties mutually. In such an event, the respective parties shall pay all additional charges, expenses and/or deposits and/or fees, as mentioned in Clause 19.1 herein, in respect of the respective areas allotted to them to the Developer simultaneously with the handing over of such allocation, and shall also pay any tax that may be applicable in respect of such area allocation being made at that time. However, unless a request of allocation of unsold Units is made by either party to the other after Completion of Construction, the Parties shall not make allocation of the unsold Units and instead continue to sell the same in the same manner as before.

13. **Transfer of Units to Transferees:** The Units in the Project shall be sold and transferred in favour of the Transferees by initially entering into Agreements for Sale and ultimately transferring title by registered Deeds of Conveyance. Both the Owners and the Developer shall be Parties in all such Agreements and Deeds of Conveyance. The costs of such Agreements and Deeds of Conveyance in respect of the entirety of the Project including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.
14. **Taxes and Outgoings:** Till the date of this Agreement, all applicable land revenues, rates, taxes and outgoings (hereinafter collectively referred to "**Rates**") in respect of the said Land shall be borne and paid by the Owners and those arising for the period thereafter and until Completion of Construction shall be paid borne and discharged by the Developer and from the date of grant of the Completion/Occupancy Certificate, shall be borne, paid and discharged by the respective Transferees.
15. **Maintenance:** The Developer shall frame a scheme for the management and maintenance of the Project. Initially the maintenance of the Project including the Common Areas shall be looked after by the Developer who shall be entitled to collect the costs and service charges for the same (hereinafter referred to "**Maintenance Charges**"). The Maintenance Charges may be enhanced time to time by the Developer. At an appropriate stage the Developer shall hand over the maintenance to an Association to be constituted or formed at the instance of the Developer which shall undertake management / maintenance of the Project including the Common Areas and collect Maintenance Charges for this purpose.
16. **Principal Obligations of Developer**
 - 16.1 **Completion of construction within Completion Time:** The Developer shall complete the construction of the Project within the Completion Time and Grace Period subject to Force Majeure and reasons beyond the control of the Developer. Provided However that in case of revised sanction, the time required for revision Plan and sanction thereof shall be added.

- 16.2 **Compliance with Laws:** The Developer shall execute the Project and make construction of the Project in conformity with the prevailing laws.
- 16.3 **Involvement of other consultants, etc.:** The Developer shall be responsible for development and construction of the Project and marketing and sale of the Units with the help of the Architects as also all other consultants, professionals, contractors, etc.
- 16.4 **Adherence by Developer:** The Developer has assured the Owners that it shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.
- 16.5 **Construction at Developer's Risk and Cost:** The Developer shall construct and complete the Project at its own cost and risk. The Developer shall be responsible and liable to Government, and other authorities concerned and to the occupants/Transferees/third parties for any loss or for any lawful claim arising from such construction and hereby indemnifies and agrees to keep indemnified the Owners against any claims, losses or damages for any default or failure or breach on the part of the Developer.
- 16.6 **Approvals for Project:** The Developer shall obtain all Approvals required from various Government authorities to commence, execute and complete the Project. The Owners shall fully assist and co-operate with the Developer in this regard and shall sign all documents and papers that may be required for the same.
- 16.7 **Responsibility for Marketing:** The Units in the Project shall be marketed and sold by the Developer who shall decide the marketing strategy, budget, selection of publicity material, media etc. at its sole discretion.
- 16.8 **Assignment:** The Developer shall not assign this Agreement or any rights or benefits hereunder to outside parties without the prior written consent of the Owners provided however no consent shall be necessary in case of the Developer assigning this Agreement in favour of any of its Group Company/LLP, that is any Company/LLP, under the management of the Dhoot Group.
- 16.9 **Stamp Duty and Registration Fee:** The Developer shall pay and bear the entire amount of Stamp Duty and the registration fee payable in respect of this Development Agreement and the Power of Attorney granted pursuant hereto.
17. **Principal Obligations of Owners**
- 17.1 **Title:** The Owners shall ensure that their title to the said Land continues to remain marketable and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutters, prohibitions, restrictions, executions, acquisitions, requisitions,

attachments, vestings, alignments, easements, liabilities and lispendens. The Owners shall forthwith rectify/remedy defects or deficiencies, if any, in the title and resolve any issue that may arise regarding title or any encumbrance etc. at their own costs and keep the Developer fully indemnified in this regard.

- 17.2 **Co-operation with Developer:** The Owners undertake to fully co-operate with the Developer for obtaining all Approvals required for development of the said Land and to sign all documents and papers that may be required for the same.
- 17.3 **Documentation and Information:** The Owners undertake to provide the Developer with necessary documentation and information relating to the said Land as may be required by the Developer from time to time.
- 17.4 **No Obstruction to Developer:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions and/or exercising its rights and entitlements under this Agreement.
- 17.5 **No Dealing with the said Land:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the said Land or any portion thereof save in the manner envisaged by this Agreement.
- 17.6 **Adherence by Owners:** The Owners have assured the Developer that they shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.
- 18. Indemnity**
- 18.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owners saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences whatsoever suffered by the Owners relating to the development and/or to the construction of the Project and arising from any breach of this Agreement by the Developer and/or arising from any breach, default or violation of any law, permission, rules, regulations or by-laws relating to development and construction and/or arising out of any accident due to negligence of the Developer during development and construction and/or arising from any of the declarations, representations, agreements and assurances made or given by the Developer being incorrect and/or arising due to any act, omission, breach or default of the Developer.
- 18.2 **By Owners:** The Owners hereby jointly and severally indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences whatsoever suffered by Developer relating to the ownership and title of the said Land and arising from any breach of this Agreement by the Owners (or any of them) and/or arising from any defect/deficiency in title of the said Land and/or any encumbrance, etc. and/or arising from any of the declarations, representations, agreements and

assurances made or given by the Owners (or any of them) being incorrect and/or arising due to any act, omission, breach or default of the Owners (or any of them).

19. Miscellaneous

- 19.1 **Developer to Collect Additional Payments & Deposits:** The Developer shall be entitled to collect in respect of all Units of the Project, all additional charges, expenses and/or deposits. These shall include corpus deposit/sinking fund, deposit/expenses for formation of the Maintenance Company/Organization /Society, Common Expenses, Maintenance Charges, taxes and deposits for the same, purchase and installation of generator, deposits demanded by the electric supply authority and other agencies as also the charges and expenses for HT electric equipment and cabling, Project Advocates' Fees, charges for additional work and amenities that may be provided in addition/modification of the specifications agreed with the Transferees, charges, out pocket expenses and fees payable for changes/ regularization/ completion under applicable Rules or provisions, etc. It is clarified that the aforesaid additional charges, expenses and/or deposits shall belong exclusively to the Developer and shall not be included as part of Sale Proceeds.
- 19.2 **Documentation:** The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for the Units/Project shall be prepared by R. Ginodia & Co. LLP, Advocates of 6, Church Lane, Ground Floor, Kolkata ("**Project Advocates**"). The, stamp duty, registration fee and other incidental charges and expenses relating to execution and registration of the Agreements for Sale and the Deeds of Conveyance as also the legal fees for preparation of the same shall be paid by the Transferees of all Units of the Project.
- 19.3 **Additional/Further Construction:** If at any time additional/further constructions become permissible on the said Land due to any additional FAR due to Green Building certification, Metro, flyover, or for any other reason, then such additional/further constructions shall be made by the Developer at its own costs and the sale proceeds thereof shall be shared by the Owners and the Developer in such ratio as may be mutually decided.
- 19.4 **Development of land(s) adjacent to and/or contiguous to and/or accessible through, and / or in the vicinity of the said Land:**
- 19.4.1 The Developer is desirous of developing other land or lands which are adjacent to and / or contiguous to and/or accessible through and / or in the vicinity of, the said Land, in one or more phases and / or one or more independent developments ("**New Development(s)**"). The Developer shall be negotiating with other land owners owning lands adjacent to and/or contiguous to and/or accessible through and / or in the vicinity of the said Land for this purpose. Upon agreement(s) being made in respect of such other lands for one or more New Development(s), the Developer

may from time to time apply for sanctioned building plan /revised /modified plan in respect of the said Land and/or the other lands in relation to one or more New Development(s), including applying for a new independent sanctioned plan for New Development(s). It is clarified that intention of the Developer to develop such other lands is not an obligation or commitment of the Developer towards anyone including the Owners but is a right and/or entitlement which may be exercised by the Developer at its sole option and discretion.

- 19.4.2 In respect of the New Development(s), the Developer shall be entitled to have full and free and unhindered, unobstructed, uninterrupted, unrestricted and unconditional rights of ingress, egress and access from the road to the New Development(s) through the said Land and/or the Project together with the full and free and unhindered, unobstructed, uninterrupted, unrestricted and unconditional rights and liberties at all times hereafter by day or night of using availing, enjoying and connecting the pipelines, water pipelines, water mains, gas pipelines, electrical wiring and cables, telephone lines, sewers and drains over, along or under the said Land and the Common Passage/Road therein from time to time for the purpose of passage and/or connections of water, gas, electricity, sewer, telephone, cable TV, internet, soil and other facilities, amenities and utilities for serving the New Development(s) and also similar rights and liberties of laying new pipelines, water pipelines, water mains, gas pipelines, electrical wiring and cables, telephone lines, sewers and drains over along with or under the said Land and the Common Passage/Road therein for taking new water, electricity, gas, telephone and other connections/ facilities and also for taking new drainage and sewage connections and to dig out and open the same for the purposes aforesaid and upon completion of such work to restore the same in its former state and condition.
- 19.4.3 In respect of the New Development(s), the Developer shall be entitled to grant to the owners/occupants of the New Development(s) right of ingress, egress and access through the said Land and/or the Project at all times by day or night to pass from their respective New Development(s) through the Common Areas / Common Passage/Road of the said Land and/or the Project to the main road for the purpose of entry to or exit from their respective New Development(s) in common with the owners and occupiers of the Project and the other New Development(s) and each of them with or without men, materials and vehicles of any description as also rights relating to pipelines, water pipelines, water mains, gas pipelines, electrical wiring and cables, telephone lines, sewers and drains, etc.
- 19.4.4 In respect of the New Development(s), the Developer shall be entitled to make such constructions, additions, alterations, modifications, etc., inter alia, in the said Land and the Common Areas including the

Amenities and Facilities comprised therein as it may deem necessary including demolishing / removing / constructing any portion of any boundary walls and connecting utilities like water, sewerage, drainage, electricity, telephone, cable, etc. The Developer shall also be entitled to provide and/or make available the Common Areas including the Amenities and Facilities comprised therein to the owners/occupants of the New Development(s) who shall also be entitled to use and enjoy the same in common. The owners/occupants of the New Development(s) shall have an undivided, impartible, proportionate and variable share in the land that may be comprised in the relevant future New Development(s), as is attributable to each individual units forming part of such New Development(s). However, the Common Areas including the Amenities and Facilities developed and provided in the Project by the Developer (including in the said Land) shall be used and enjoyed by the owners/occupants of the Project as well as any New Development(s) in the manner and as per rules provided in the Agreement for Sale that may be entered into with Transferees or as may be framed by the Developer from time to time. The Owners, Transferees and/or the association of the Project shall not be entitled to interfere with or obstruct or hinder in any manner the development, construction and/or sale of any of the New Development(s) and/or to the entitlement that may be granted by the Developer to the owners/occupants of the New Development(s) in respect of the Common Areas including the Amenities and Facilities as may be allowed, permitted or granted by the Developer to them.

- 19.4.5 The Owners confirm having unconditionally and irrevocably consented to and hereby again unconditionally and irrevocably consents to all provisions relating to new Development(s) including Clauses 19.4.1 to 19.4.4 above and the same is and shall be deemed to be the previous written consent, and agree and undertake, jointly and severally, not to create any obstruction or hindrance, directly or indirectly regarding the same irrespective of any inconveniences, temporary or otherwise.
- 19.5 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreements between the Parties, written, oral or implied.
- 19.6 **Validity:** The parties are executing this Agreement as a legally binding contract with intent to be bound by the terms hereof. If any term or provision herein contained shall be held to be invalid or unenforceable, the same shall not affect the validity or enforceability of the other provisions of this Agreement and the parties shall endeavor to replace such term or provision with a valid and enforceable term or provision which corresponds best to the original intention.

- 19.7 **Essence of the Contract:** The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 19.8 **No Partnership:** The Owners and the Developer have entered into this Agreement purely on a principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 19.9 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights. A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.
- 19.10 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 19.11 **Name of the Project:** The name of the Project shall be decided by the Developer.
- 19.12 **No Transfer at present:** Nothing in these presents shall be construed as a transfer, demise, assignment or conveyance in law of the said Land or any part thereof to the Developer by the Owners. No transfer of any title is intended to be or is being made by virtue of this Agreement. The transfer of title is intended to and shall take place only after completion of the Project.

20. Force Majeure

- 20.1 Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement including which arises from, or is attributable to Acts of God, natural calamities, epidemics, pandemics, lockdowns, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightening, storm, tempest, fire, explosion, earthquake, subsidence, epidemic, medical/health emergencies, natural or physical disaster, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability/shortage of construction material in West Bengal, delays due to elections or any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government directions or Court orders.
- 20.2 If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, then such Party shall not be deemed to have defaulted in the performance of its contractual obligations

and the time periods mentioned in this Agreement shall stand suitably extended.

- 21. Amendment/Modification:** The parties may add to, alter, amend and/or modify this Agreement or any part hereof in such manner as may be mutually agreed in writing provided however it shall not be necessary to register such writing. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and/or unless the same is mutually accepted and admitted by the Parties.
- 22. Notice:** Any notice or other written communication given under or in connection with this Agreement may be delivered by hand against written acknowledgment, or sent by email or sent by registered post with acknowledgement due to the address of the relevant Party mentioned in this agreement or such other address as may be notified in writing by each Party from time to time.
- 23. Arbitration:** Any dispute or difference between the parties hereto relating to and/or concerning the said Land or any portion thereof and/or arising out of and/or relating to and/or concerning this Agreement or any term or condition herein contained and/or any breach thereof and/or relating to interpretation thereof shall be resolved by mutual discussions between the parties amicably, failing which the same shall be referred to arbitration to a sole arbitrator who shall be appointed by the mutual consent of parties within 30 (thirty) days from either of the parties seeking reference of a dispute to arbitration. The arbitration shall be held at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The parties have agreed that the Arbitrator shall have summary powers and may make or give interim orders, awards and/or directions and shall be entitled to grant specific performance, damages, interest, etc. The Arbitrator shall be entitled to avoid all rules relating to evidence and procedure as are expressly avoidable under the law but shall give reasons for the award. The Award(s) made by the Arbitrator shall be final and the parties agree to be bound by the same.
- 24. Jurisdiction:** In connection with the aforesaid arbitration proceedings, the Courts at Kolkata only shall have exclusive jurisdiction to receive, entertain, try and determine all actions and proceedings.
- 25. Rules of Interpretation**
- 25.1 Statutes:** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified,

consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

- 25.2 **Number:** In this Agreement, any reference to singular includes plural and vice-versa.
- 25.3 **Gender:** In this Agreement, words denoting any gender includes all other genders.
- 25.4 **Party:** In this Agreement, any reference to a Party is to a party to this Agreement.
- 25.5 **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.
- 25.6 **Including:** In this Agreement, any phrase introduced by the terms “including”, “include”, “in particular” or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 25.7 **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 Agreement.

26. **Schedules:**

First Schedule
(“the said Land”)

ALL THAT piece and parcel of land measuring about 406.617 (four-hundred and six point six one seven) Decimals equivalent to about 246 (two hundred and forty six) Cottahs 6 (six) Chittacks and 43 (forty three) Square Feet, comprised in R.S./L.R. Dag Nos. 1299, 1301, 1302, 2701 and 2702, presently recorded under L.R. Khatian Nos. 3044, 3144, 3145, 3146, 3147, 3150, 3157, 3158, 3161, 3162, 3172, 4217, 4218, 4219, 4221, 4222, 4327, 5474, 5475, 7172, 8224, 8225, 8226, 8227, 8228, 8229, 8230, 8231, 8305, 8749, 8750, 8752, 8945, 8946, 8947, 8948, 10126, 10909, 10925 and 10972, lying and situate at Mouza Ghuni, J.L.No 23, within the jurisdiction of Jyangra Hatiara-II Gram Panchayat, Police Station New Town, Post Office Gouranganagar, District North 24 Parganas, Pincode-700059 and butted and bounded in the following manner:

On the North :	By Part of Dag Nos. 1299, 1302 and few 2 storied building;
On the East :	By Part of L. R. Dag no. 2702 and Panchayat Road;
On the South :	By Bagjola Canal Side Road; and
On the West :	By Part of L. R. Dag no. 2702 and Panchayat Road.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The respective land area comprised in each of the above Dags is mentioned in the table below.

SL No.	R.S/L.R. Dag No.	Land Area (in Decimals)	Land Area (in Cottahs-Chittacks-square feet)
1.	1299	11.6646	7 Cottahs-1 Chittacks-5 Square Feet
2.	1301	3.3000	2 Cottahs
3.	1302	37.1135	22 Cottahs-7 Chittacks-40 Square Feet
4.	2701	31.7167	19 Cottahs-3 Chittacks-25 Square Feet
5.	2702	322.8225	195 Cottahs-10 Chittacks-18 Square Feet
	Total	406.6173	246 Cottahs-6 Chittacks-43 Square Feet

The said Land is delineated on the **Plan** attached and bordered in **Green** colour thereon.

Second Schedule

(“Details of Purchase Deeds of the Owners”)

Sl. No.	Name of the Owners	Deed Details	Dag No.	Land Details		
				Cottahs	Chittacks	Square Feet
1.	Yashaswi Commercial Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 14, being Deed No. 6449 for the year 2006	2702	6	11	22.5
2.	Himgiri Advisory (P) Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 13, being Deed No. 6450 for the year 2006	2702	7	5	22.5

3.	Gammon Trades Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 14, being Deed No. 6914 for the year 2006	2702	6	11	22.5
4.	Glaze Traders Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 14, being Deed No. 6913 for the year 2006	2702	6	11	22.5
5.	Megabytes Advisory Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, being Deed No. 9257 for the year 2006	2702	5	8	0
6.	Galaxy Advisory Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 14, being Deed No. 9256 for the year 2006	2702	5	8	0
		Registered at the office of the Additional Registrar of Assurances-III, Kolkata, in Book No. I, Volume No. I903-2020, at Pages 251884 to 251913, being Deed No. 5531 for the year 2020	1301	2	0	0
7.	Glaze Commercial Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 14, being Deed No. 6912 for the year 2006	2702	7	5	22.5
8.	Multiplex Advisory Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 14, being Deed No. 9262 for the year 2006	2702	5	8	0
9.	Tridev Sales Private Limited	Registered at the office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 13, at Pages 4675 to 4691, being Deed No. 4644 for the year 2013	2701	5	4	35
		Registered at the office of the Registrar of Assurances-III,	2701	1	6	0

		Kolkata, in Book No. I, Volume No. 1903-2020, at Pages 216147 to 216176, being Deed No. 4628 for the year 2020				
10.	Raghunath Goods Private Limited	Registered at the office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 14, at Pages 4948 to 4966, being Deed No. 4813 for the year 2013	2701	5	4	35
11.	Himgiri Merchants Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. 1, at Pages 1 to 14, being Deed No. 6918 for the year 2006	2701	7	4	0
12.	Dignity Goods Private Limited	Registered at the office of the Registrar of Assurances-III, Kolkata, in Book No. I, Volume No. 1903-2020, at Pages 216195 to 216223, being Deed No. 4630 for the year 2020	1302	1	7	25
		Registered at the office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 35, at Pages 3704 to 3723, being Deed No. 11930 for the year 2013	1299	2	2	25
		Registered at the office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 35, at Pages 3724 to 3743, being Deed No. 11931 for the year 2013	1299	2	2	25
13.	AMB Realtors Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. 18, at Pages 6576 to 6589, being Deed No. 9282 for the year 2007	1302	2	0	0
		Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. 18, at Pages 6470 to 6483, being Deed No. 9274 for the year 2007	1299	2	12	0

		Registered at the office of the Registrar of Assurances-III, Kolkata, in Book No. I, Volume No. 1903-2020, at Pages 216260 to 216290, being Deed No. 4631 for the year 2020	1302	2	0	0
14.	Password Vyapaar Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 1 to 24, being Deed No. 0021 for the year 2007	1302	6	8	15
15.	Mrs. Manju Malani	Registered at the office of the Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2017, at Pages 372127 to 372151, being Deed No. 9756 for the year 2007	1302	6	8	0
16.	Piyush Dhoot	Registered at the office of the Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2017, at Pages 374428 to 374453, being Deed No. 9762 for the year 2017	2702	7	6	22.5
17.	Mrs. Pushpa Dhoot	Registered at the office of Additional Registrar of Assurance-IV, Kolkata, in Book I, Volume No. 1904-2017, at Page 374847 to 374371, being Deed No. 9764 for the year 2017	2702	7	5	22.5
18.	Mrs. Santosh Devi Dhoot	Registered at the office of Additional Registrar of Assurance-IV, Kolkata, in Book I, Volume No. 1904-2017, at Page 374502 to 374525, being Deed No. 9763 for the year 2017.	2702	7	5	0
19.	Kedarnath Dhoot (HUF)	Registered at the office of Additional Registrar of Assurance-IV, Kolkata, in Book I, Volume No. 1904-2017, at Page 372152 to 372176, being Deed No. 9757 for the year 2017	2702	7	5	22.5
20.	Khachariawas Dhoot Family Trust	Registered at the office of Additional Registrar of Assurances-IV, Kolkata, in	2702	7	5	22.5

		Book No. I, Volume No. 1904-2022, at Pages 897025 to 897039, being Deed No. 14311 for the year 2022				
21.	Shyam Sunder Malani	Registered at the office of Additional Registrar of Assurance-IV, Kolkata, in Book I, Volume No. 1904-2017, at Page 372057 to 372080, being Deed No. 9754 for the year 2017	1302	2	0	0
		Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2017, at Pages 371283 to 371307, being Deed No. 9752 for the year 2017	2702	2	14	0
		Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2017, at Pages 372033 to 372056, being Deed No. 9753 for the year 2017	1302	2	0	0
22.	Shri Ram Residency Private Limited	Registered at the office of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 5, at Pages 7021 to 7033, being Deed No. 1833 for the year 2009	2702	7	5	22.5
23.	Nityanand Sonthalia	Registered at the office of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 5, at Pages 7008 to 7020, being Deed No. 1832 for the year 2009	2702	7	5	22.5
24.	Mrs. Ritika Sonthalia	Registered at the office of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 5, at Pages 5919 to 5931, being Deed No. 1838 for the year 2009	2702	7	5	22.5
25.	Mrs. Nidhi Tibrewala Nee Sonthalia	Registered at the office of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 5, at Pages 6995 to 7007, being	2702	7	5	22.5

		Deed No. 1831 for the year 2009				
26.	Shri Ram Ozone Distribution Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, being Deed No. 11102 for the year 2013	2702	7	5	22.5
27.	Pradeep Kumar Sonthalia	Registered at the office of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 5, at Pages 6956 to 6968, being Deed No. 1827 for the year 2009	2702	5	11	36
28.	Sliverspring Advisory Private Limited	Registered at the office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, Volume No. 2, at Pages 1 to 13, being Deed No. 6452 for the year 2006	2702	7	5	0
29.	Exclusive Facility Management Private Limited	Registered at the office of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, being Deed No. 11105 for the year 2016	2702	7	5	22.5
30.	Atishay Agencies Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, being Deed No. 11104 for the year 2016	2702	7	5	22.5
31.	Sevenwise Promoters Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, being Deed No. 11108 for the year 2016	2702	7	5	22.5
32.	Fastspeed Realestate Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2016, at Pages 409704 to 409737, being Deed No. 11103 for the year 2016	2702	5	11	36
33.	Hardsoft Infratech Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, being Deed No. 11109 for the year 2016	2702	7	5	22.5
34.	Newtown Promoter Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in	2702	7	5	22.5

		Book No. I, being Deed No. 11107 for the year 2016				
35.	Acotech Realestate Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, being Deed No. 11106 for the year 2016	2702	5	11	36
36.	Sonotel Hospitality Private Limited	Registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2017, at Pages 9209 to 9239, being Deed No. 0103 for the year 2017	2702	6	11	22.5
			Total	246	6	43

Third Schedule

(Particulars of Amenities and Facilities)

1. Children's Play Room.
2. Multipurpose Hall.
3. Society Office.
4. Gymnasium.
5. Games Room.
6. Swimming Pool (Including Kids Pool).
7. Covered deck area & Changing room area.

Fourth Schedule

Share of Sale Proceeds of each Owner and Developer

SL. No.	Owners Names	% Revenue Share
1.	Yashaswi Commercial Private Limited	0.10
2.	Himgiri Advisory (P) Limited	0.10
3.	Gammon Trades Private Limited	0.10
4.	Glaze Traders Private Limited	0.10
5.	Megabytes Advisory Private Limited	0.10
6.	Galaxy.Advisory Private Limited	0.15
7.	Glaze Commercial Private Limited	0.10
8.	Multiplex Advisory Private Limited	0.10
9.	Tridev Sales Private Limited	0.35
10.	Raghunath Goods Private Limited	0.35

11.	Himgiri Merchant Private Limited	0.10
12.	Dignity Goods Private Limited	0.15
13.	AMB Realtors Private Limited	0.10
14.	Password Vyapaar Private Limited	0.10
15.	Mrs. Manju Malani	0.10
16.	Piyush Dhoot	0.15
17.	Mrs. Pushpa Dhoot	0.15
18.	Mrs. Santosh Devi Dhoot	0.10
19.	M/s Kedar Nath Dhoot (HUF)	0.15
20.	Khachariawas Dhoot Family Trust	0.15
21.	Shyam Sunder Malani	0.15
22.	Shri Ram Residency Private Limited	1.00
23.	Nityanand Sonthalia	1.00
24.	Mrs. Ritika Sonthalia	1.00
25.	Mrs. Nidhi Tibrewala nee Sonthalia	1.00
26.	Shri Ramozone Distribution Private Limited	1.00
27.	Pradeep Kumar Sonthalia	1.00
28.	Silver Spring Advisory Private Limited	0.10
29.	Exclusive Facility Management Private Limited	0.50
30.	Atishay Agencies Private Limited	0.50
31.	Sevenwise Promoters Private Limited	0.50
32.	Fastspeed Realestate Private Limited	0.35
33.	Hardsoft Infratech Private Limited	0.50
34.	Newtown Promoter Private Limited	0.50
35.	Acotech Realestate Private Limited	0.35
36.	Sonotel Hospitality Private Limited	1.00
	Total Share of Sale Proceeds of Land Owner	13.85
	Total Share of Sale Proceeds of Developer	86.15
	Total	100.00

27. Execution and Delivery

In Witness Whereof the Parties have executed this Agreement on the date mentioned above.

Yashaswi Commercial Pvt, Ltd.

Director / Authorised Signatory

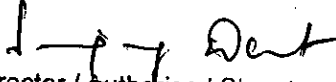
HIMGIRI ADVISORY PVT. LTD.

Director / Authorised Signatory

(Yashaswi Commercial Private Limited)

(Himgiri Advisory (P) Limited)

Gammon Traders Private Limited


Director / Authorised Signatory

(Gammon Traders Private Limited)

Megabytes Advisory Pvt. Ltd


Authorised Signatory / Director

(Megabytes Advisory Private Limited)

Glaze Commercial Pvt. Ltd


Director / Authorised Signatory

(Glaze Commercial Private Limited)

Tridev Sales Pvt. Ltd


Director / Authorised Signatory

(Tridev Sales Private Limited)

HIMGIRI MERCHANTS (P) LTD.


Authorised Signatory / Director

(Himgiri Merchants Private Limited)

AMB REALTORS PVT. LTD.

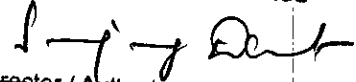

Authorised Signatory / Director

(AMB Realtors Private Limited)

Manju Malani

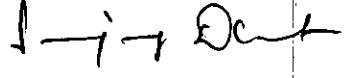
(Mrs. Manju Malani)

Glaze Traders Private Limited


Director / Authorised Signatory

(Glaze Traders Private Limited)

For Galaxy Advisory Pvt. Ltd.


Director / Authorised Signatory

(Galaxy Advisory Private Limited)

Multiplex Advisory Private Limited


Director / Authorised Signatory

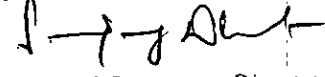
(Multiplex Advisory Private Limited)

Raghunath Goods Pvt. Ltd


Director / Authorised Signatory

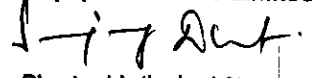
(Raghunath Goods Private Limited)

Dignity Goods Pvt. Ltd

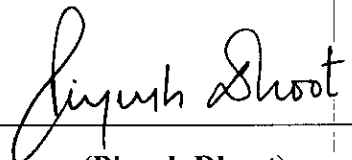

Authorised Signatory / Director

(Dignity Goods Private Limited)

Password Vyapaar Private Limited


Director / Authorised Signatory

(Password Vyapaar Private Limited)



(Piyush Dhoot)

Pushpa Dhoot

(Mrs. Pushpa Dhoot)

KEDARNATH DHOOT (HUF)

[Signature]

Karta

[Kedarnath Dhoot (HUF)]

Shyam Sunder Malani

(Shyam Sunder Malani)

[Signature]

(Nityanand Sonthalia)

Nidhi Tibrewala

(Mrs. Nidhi Tibrewala Nee Sonthalia)

[Signature]

(Pradeep Kumar Sonthalia)
EXCLUSIVE FACILITY MANAGEMENT PRIVATE LIMITED

[Signature]

Director / Authorised

(Exclusive Facility Management Private Limited)

Santosh Devi Dhoot

(Mrs. Santosh Devi Dhoot)

KHACHARIAWAS DHOOT FAMILY TRUST

Pushpa Dhoot
TRUSTEE

(Khachariawas Dhoot Family Trust)
Shri Ram Residency Pvt. Ltd.

[Signature]
Director

(Shri Ram Residency Private Limited)

Ritika Sonthalia

(Mrs. Ritika Sonthalia)

Shriramzone Distribution Private Limited.

[Signature]
Director / Authorised Signatory

(Shri Ram Ozone Distribution Private Limited)

SILVERSPRING ADVISORY (P) LTD.

[Signature]
Authorised Signatory / Director

(Sliverspring Advisory Private Limited)
ATISHAY AGENCIES PRIVATE LIMITED

[Signature]

Director / Authorised Signatory

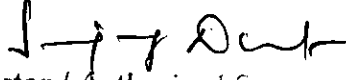
(Atishay Agencies Private Limited)

SEVENWISE PROMOTERS PRIVATE LIMITED


 Director / Authorised Signatory

(Sevenwise Promoters Private Limited)

HARDSOFT INFRATECH PRIVATE LIMITED


 Director / Authorised Signatory

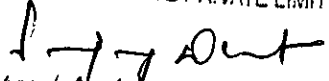
(Hardsoft Infratech Private Limited)

ACOTECH REALESTATE PRIVATE LIMITED


 Director / Authorised Signatory

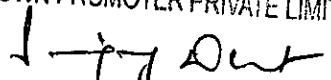
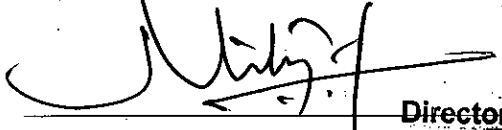
(Acotech Realestate Private Limited)

FASTSPEED REALESTATE PRIVATE LIMITED


 Director / Authorised Signatory

(Fastspeed Realestate Private Limited)

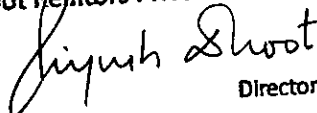
NEWTOWN PROMOTER PRIVATE LIMITED


 Director / Authorised Signatory
(Newtown Promoter Private Limited)
SONOTEL HOSPITALITY PVT. LTD.

 Director

(Sonotel Hospitality Private Limited)

[Owners]

Dhoot Realtors Private Limited


 Director

(Dhoot Realtors Private Limited)

[Developer]

Witnesses:

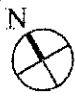
Signature Sojal Acharya
 Name SAJAL ACHARYA
 Father's Name LATE ASHIM RANJAN ACHARYA
 Address VIVEKANANDA ROAD,
713122

Signature Daipayan Saha
 Name DAIPAYAN SAHA
 Father's Name Bhaskar Saha
 Address 25, Shyama pally, Jodhpur
Kol - 700032

Drafted by:



Mrs. Sujata Ghosh, Advocate
 Enrollment No. WB 242/2009
 C/o. R. Ginodia & Co. LLP, Advocates
 Ground Floor, 6, Church Lane
 Kolkata-700 001.



[Signature]
(Sanjay Kumar Dhoot)
Signatory of owner being Sl.
nos. 1 to 14 and 28 to 35

Shri Ram Residency Pvt. Ltd.

SONOTEL HOSPITALITY PVT. LTD.

[Signature]
Director

[Signature]
Director

Distribution Private Limited.

Shri Ram Residency Pvt. Ltd.

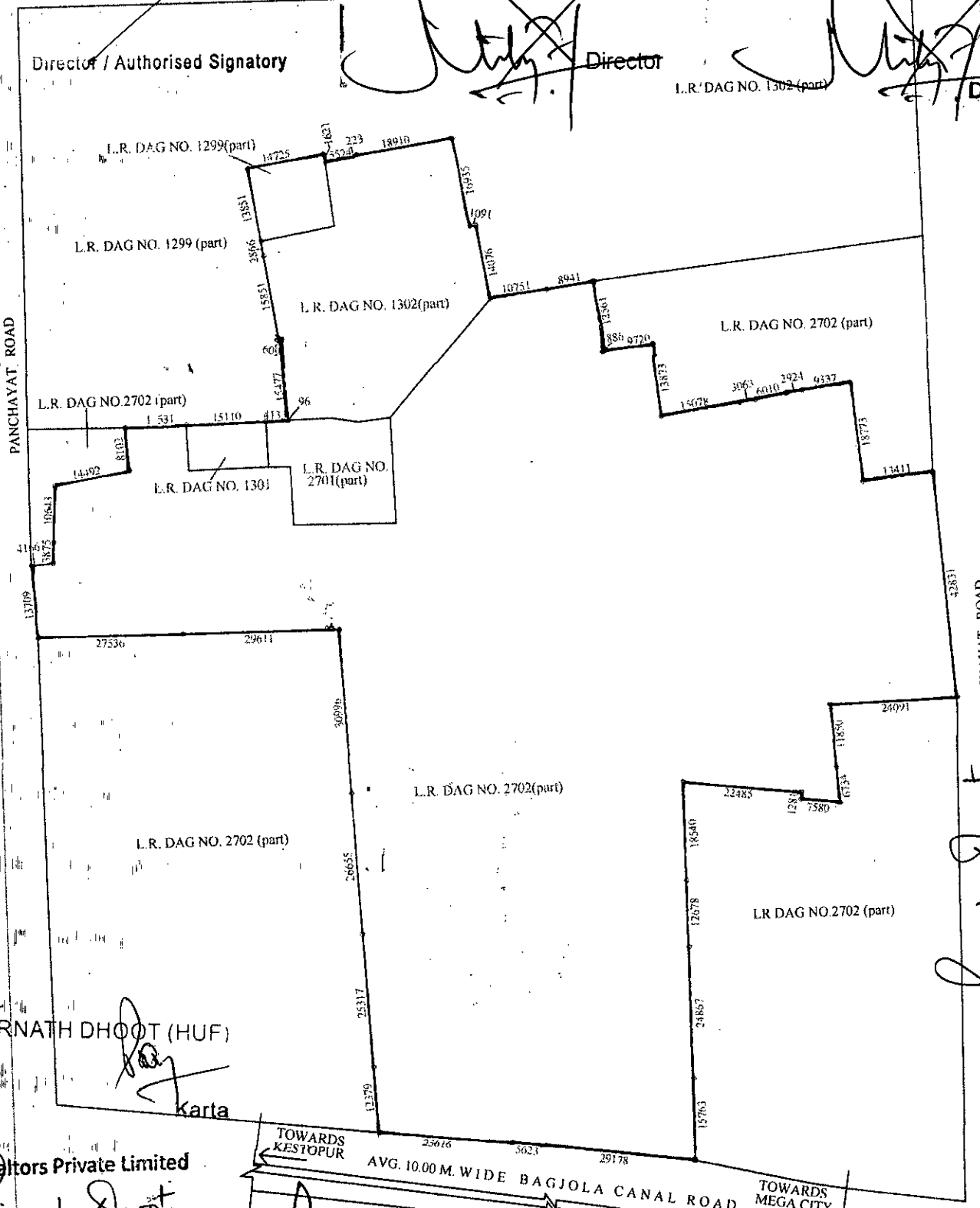
SONOTEL HOSPITALITY PVT. LTD.

Director / Authorised Signatory

[Signature]
Director

L.R. DAG NO. 1302 (part)

[Signature]
Director



[Signature]
Sanjay Kumar Dhoot

[Signature]
Sanjay Dhoot

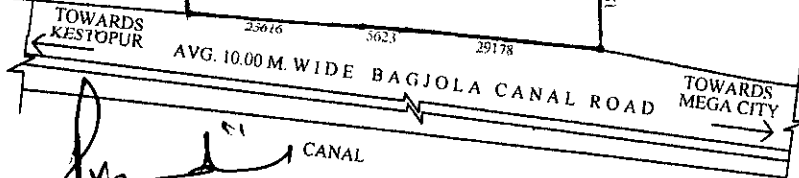
[Signature]
Sanjay Dhoot

KEDARNATH DHOOT (HUF)

Karta

Dhoot Realtors Private Limited

[Signature]
Director



SITE PLAN AT MOUZA-GHUNI, J.L. NO.-23,

P.S.-NEWTOWN, UNDER JYANGRA-BATI, RAM PANCHAYET, DIST-24PGS. (NORTH).

KHACHARIAWAS DHOOT FAMILY TRUST

[Signature]
TRUSTEE

Shriramzone Distribution Private Limited











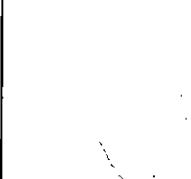
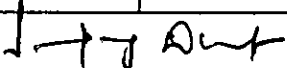

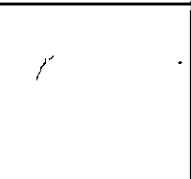

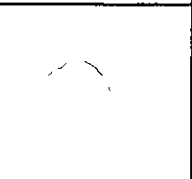
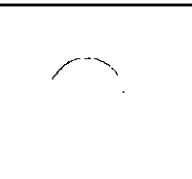
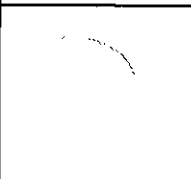
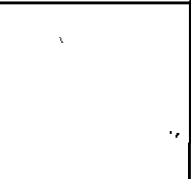

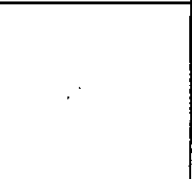
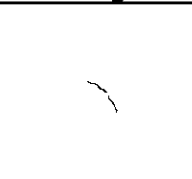
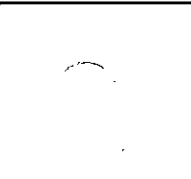
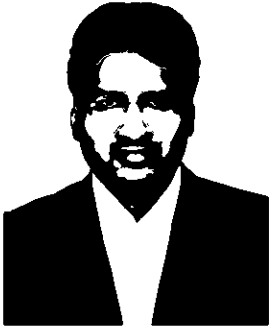










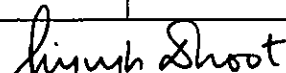
[Signature]
Director / Authorised Signatory

[Signature]
Nidhi Fibrewala











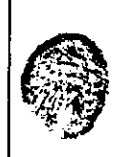
[Signature]
Ritika Senthelie

Manju Malani












SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : 						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : Manju Malani						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : 						












SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						

Signature : *Santosh Di Dhoti*

		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
	<i>Santosh</i>					












Signature :

		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						












Signature :

Santosh












SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
	(Left Hand)					
	Little	Ring	Middle	Fore	Thumb	
						
	(Right Hand)					
	Thumb	Fore	Middle	Ring	Little	
						

Signature : *Ritika Lonthalia*












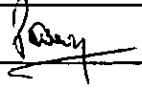











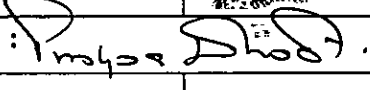
	(Left Hand)				
	Little	Ring	Middle	Fore	Thumb
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little
					

Signature : *Nidhi Sibalwala*

	(Left Hand)				
	Little	Ring	Middle	Fore	Thumb
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little
					

Signature : *[Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : 				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : 				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
		Signature :				

Major Information of the Deed

Deed No.	I-1904-08417/2023	Date of Registration	15/06/2023
Query No/ Year	1904-2001511816/2023	Office where deed is registered	
Query Date	12/06/2023 11:50:16 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akash Sarkar R. Ginodia And Co. LLP, 6, Church Lane, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123973083, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 34,57,14,931/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700059

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-1299 (RS :-)		Bastu	Shali	7 Katha 1 Chatak 5 Sq Ft		45,35,190/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	LR-1301 (RS :-)		Bastu	Shali	2 Katha		12,83,040/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	LR-1302 (RS :-)		Bastu	Shali	22 Katha 7 Chatak 40 Sq Ft		1,44,29,746/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L4	LR-2701 (RS :-)		Bastu	Shali	19 Katha 3 Chatak 25 Sq Ft		2,91,15,900/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	LR-2702 (RS :-)		Bastu	Shali	195 Katha 10 Chatak 18 Sq Ft		29,63,51,055/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			406.6173Dec	0 /-	3457,14,931 /-	
	Grand Total :				406.6173Dec	0 /-	3457,14,931 /-	

-Land Lord Details :

Sl. No	Name,Address,Photo,Finger,print and Signature
1	Yashaswi Commercial Private Limited 193/1, M. G. Road, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: aaxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Himgiri Advisory Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Gammon Trades Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Glaze Traders Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Megabytes Advisory Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: aaxxxxx9m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Galaxy Advisory Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Glaze Commercial Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Multiplex Advisory Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Tridev Sales Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	Raghunath Goods Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Himgiri Merchants Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Dignity Goods Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

13	<p>AMB Realtors Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
14	<p>Password Vyapaar Private Limited 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
15	<p>Mrs Manju Malani Wife of Mr Shyam Sunder Malani 18A,Silver Spring, Block/Sector: 2, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx9H, Aadhaar No: 53xxxxxxx2567, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
16	<p>Mr Piyush Dhoot Son of Mr Pawan Kumar Dhoot ,CF-388,Sector-1,Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, 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.:: AFxxxxxx2I, Aadhaar No: 45xxxxxxx4973, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
17	<p>Mrs Pushpa Dhoot Wife of Mr Pawan Kumar Dhoot ,CF-388,Sector-1,Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx8m, Aadhaar No: 41xxxxxxx0429, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
18	<p>Mrs Santosh Devi Dhoot Wife of Late Kedar Nath Dhoot ,CF-388,Sector-1,Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx9F, Aadhaar No: 60xxxxxxx3392, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
19	<p>Kedarnath Dhoot HUF , CF-388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
20	<p>Khachariawas Dhoot Family Trust ,CF-388,Sector-I,Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
21	<p>Mr Shyam Sunder Malani Son of Late Balkishan Malani ,18A, Silver Spring, Block/Sector: 2, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5K, Aadhaar No: 52xxxxxxx0318, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>

22	<p>Shri Ram Residency Private Limited , Ideal Centre, Flat No: 3,3rd Floor, 9, A. J. C. Bose Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
23	<p>Mr Nityanand Sonthalia Son of Mr Pradeep Kumar Sonthalia Atmosphere, Flat No: W-220, 1001/A, E. M. Bye Pass, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx8M, Aadhaar No: 42xxxxxxxx8541, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
24	<p>Mrs Ritika Sonthalia Wife of Mr Nityanand Sonthalia Atmosphere, Flat No: W-220, 1001/A, E. M. Bye Pass, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx0G, Aadhaar No: 32xxxxxxxx8030, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
25	<p>Mrs Nidhi Tibrewala Daughter of Mr Pradeep Kumar Sonthalia ,House No.8-2-547/4,Road No. 7,Banjara Hills, City:- Not Specified, P.O:- Banjara Hills, P.S:-BANJARA HILLS, District:-Hyderabad, Andhra Pradesh, India, PIN:- 500040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxxx7p, Aadhaar No: 66xxxxxxxx9047, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
26	<p>Shri Ram Ozone Distribution Private Limited Ideal Centre, Flat No: 3, 3rd Floor, 9, A. J. C. Bose Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
27	<p>Mr Pradeep Kumar Sonthalia Son of Mr Ram Swarup Sonthalia House No. 2,Chanchani Colony, Dhैया Dhanbad, City:- Not Specified, P.O:- Nagnagar, P.S:-BARWADDA, District:-Dhanbad, Jharkhand, India, PIN:- 826004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx0A, Aadhaar No: 76xxxxxxxx0064, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Pvt. Residence</p>
28	<p>Silverspring Advisory Private Limited Flat No: Ground Floor, 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
29	<p>Exclusive Facility Management Private Limited 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
30	<p>Atishay Agencies Private Limited 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
31	<p>Sevenwise Promoters Private Limited 6/1/B, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

32	Fastspeed Realestate Private Limited 6/1/B, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: aaxxxxx6a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
33	Hardsoft Infratech Private Limited 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
34	Newtown Promoter Private Limited 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxx7h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
35	Acotech Realestate Private Limited 113, N.S. Road, Flat No: 25, 2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxx2b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
36	Sonotel Hospitality Private Limited Ideal Centre, Flat No: 3, 3rd Floor, 9, A. J. C. Bose Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: aaxxxxx4c,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	Dhoot Realtors Private Limited Silver Arcade, Flat No: S2,2nd Floor, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: aaxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Kumar Dhoot (Presentant) Son of Late Lokenath Maheswari 193/1, M. G. Road, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx6P, Aadhaar No: 23xxxxxxxx9013 Status : Representative, Representative of : Yashaswi Commercial Private Limited (as Authorised Signatory), Himgiri Advisory Private Limited (as Authorised Signatory), Gammon Trades Private Limited (as Director), Glaze Traders Private Limited (as Authorised Signatory), Megabytes Advisory Private Limited (as Director), Galaxy Advisory Private Limited (as Authorised Signatory), Glaze Commercial Private Limited (as Authorised Signatory), Multiplex Advisory Private Limited (as Authorised Signatory), Tridev Sales Private Limited (as Authorised Signatory), Raghunath Goods Private Limited (as Authorised Signatory), Himgiri Merchants Private Limited (as Authorised Signatory), Dignity Goods Private Limited (as Authorised Signatory), AMB Realtors Private Limited (as Authorised Signatory), Password Vyapaar Private Limited (as Director), Silverspring Advisory Private Limited (as Authorised Signatory), Exclusive Facility Management Private Limited (as Authorised Signatory), Atishay Agencies Private Limited (as Authorised Signatory), Sevenwise Promoters Private Limited (as Authorised Signatory), Fastspeed Realestate Private Limited (as Authorised Signatory), Hardsoft Infratech Private Limited (as Authorised Signatory), Newtown Promoter Private Limited (as Authorised Signatory), Acotech Realestate Private Limited (as Authorised Signatory)

2	Mr Nityanand Sonthalia Son of Mr Pradeep Kumar Sonthalia Atmosphere, Flat No: W-220, 1001/A, E. M. Bye Pass, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8M, Aadhaar No: 42xxxxxxxx8541 Status : Representative, Representative of : Shri Ram Residency Private Limited (as Director), Shri Ram Ozone Distribution Private Limited (as Director), Sonotel Hospitality Private Limited (as Director)
3	Mr Pawan Kumar Dhoot Son of Late Kedar Nath Dhoot CF-388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, 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.:: ADxxxxxx1E, Aadhaar No: 48xxxxxxxx1372 Status : Representative, Representative of : Kedarnath Dhoot HUF (as Karta)
4	Mrs Pushpa Dhoot Daughter of Mr Pawan Kumar Dhoot CF-388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ACxxxxxx8M, Aadhaar No: 41xxxxxxxx0429 Status : Representative, Representative of : Khachariawas Dhoot Family Trust (as Trustee)
5	Mr Piyush Dhoot Son of Mr Pawan Kumar Dhoot Silver Arcade, Flat No: S2, 2nd Floor, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2L, Aadhaar No: 45xxxxxxxx4973 Status : Representative, Representative of : Dhoot Realtors Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gouri Sankar Rana Son of Late Kamala Kanta Rana 6, Church Lane, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mrs Manju Malani, Mr Piyush Dhoot, Mrs Pushpa Dhoot, Mrs Santosh Devi Dhoot, Mr Shyam Sunder Malani, Mr Nityanand Sonthalia, Mrs Ritika Sonthalia, Mrs Nidhi Tibrewala, Mr Pradeep Kumar Sonthalia, Mr Sanjay Kumar Dhoot, Mr Nityanand Sonthalia, Mr Pawan Kumar Dhoot, Mrs Pushpa Dhoot, Mr Piyush Dhoot

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dignity Goods Private Limited	Dhoot Realtors Private Limited-4 Katha 5 Chatak 5 Sq Ft
2	AMB Realtors Private Limited	Dhoot Realtors Private Limited-2 Katha 12 Chatak

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Galaxy Advisory Private Limited	Dhoot Realtors Private Limited-2 Katha

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Dignity Goods Private Limited	Dhoot Realtors Private Limited-1 Katha 7 Chatak 25 Sq Ft
2	AMB Realtors Private Limited	Dhoot Realtors Private Limited-4 Katha

3	Password Vyapaar Private Limited	Dhoot Realtors Private Limited-6 Katha 8 Chatak 15 Sq Ft
4	Mrs Manju Malani	Dhoot Realtors Private Limited-6 Katha 8 Chatak
5	Mr Shyam Sunder Malani	Dhoot Realtors Private Limited-4 Katha
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Tridev Sales Private Limited	Dhoot Realtors Private Limited-6 Katha 10 Chatak 35 Sq Ft
2	Raghunath Goods Private Limited	Dhoot Realtors Private Limited-5 Katha 4 Chatak 35 Sq Ft
3	Himgiri Merchants Private Limited	Dhoot Realtors Private Limited-7 Katha 4 Chatak
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Yashaswi Commercial Private Limited	Dhoot Realtors Private Limited-6 Katha 11 Chatak 22.5 Sq Ft
2	Himgiri Advisory Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
3	Gammon Trades Private Limited	Dhoot Realtors Private Limited-6 Katha 11 Chatak 22.5 Sq Ft
4	Glaze Traders Private Limited	Dhoot Realtors Private Limited-6 Katha 11 Chatak 22.5 Sq Ft
5	Megabytes Advisory Private Limited	Dhoot Realtors Private Limited-5 Katha 8 Chatak
6	Galaxy Advisory Private Limited	Dhoot Realtors Private Limited-5 Katha 8 Chatak
7	Glaze Commercial Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
8	Multiplex Advisory Private Limited	Dhoot Realtors Private Limited-5 Katha 8 Chatak
9	Mr Piyush Dhoot	Dhoot Realtors Private Limited-7 Katha 6 Chatak 22.5 Sq Ft
10	Mrs Pushpa Dhoot	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
11	Mrs Santosh Devi Dhoot	Dhoot Realtors Private Limited-7 Katha 5 Chatak
12	Kedarnath Dhoot HUF	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
13	Khachariawas Dhoot Family Trust	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
14	Mr Shyam Sunder Malani	Dhoot Realtors Private Limited-2 Katha 14 Chatak
15	Shri Ram Residency Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
16	Mr Nityanand Sonthalia	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
17	Mrs Ritika Sonthalia	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
18	Mrs Nidhi Tibrewala	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
19	Shri Ram Ozone Distribution Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
20	Mr Pradeep Kumar Sonthalia	Dhoot Realtors Private Limited-5 Katha 11 Chatak 36 Sq Ft
21	Silverspring Advisory Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak

22	Exclusive Facility Management Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
23	Atishay Agencies Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
24	Sevenwise Promoters Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
25	Fastspeed Realestate Private Limited	Dhoot Realtors Private Limited-5 Katha 11 Chatak 36 Sq Ft
26	Hardsoft Infratech Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
27	Newtown Promoter Private Limited	Dhoot Realtors Private Limited-7 Katha 5 Chatak 22.5 Sq Ft
28	Acotech Realestate Private Limited	Dhoot Realtors Private Limited-5 Katha 11 Chatak 36 Sq Ft
29	Sonotel Hospitality Private Limited	Dhoot Realtors Private Limited-6 Katha 11 Chatak 22.5 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1299		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1301		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1302		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2701		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2702		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190408417 / 2023

On 14-06-2023

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

Presented for registration at 17:45 hrs on 14-06-2023, at the Private residence by Mr Sanjay Kumar Dhoot ,

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 34,57,14,931/-

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

Execution is admitted on 14/06/2023 by 1. Mrs Manju Malani, Wife of Mr Shyam Sunder Malani, 18A, Silver Spring, Sector: 2, 5, Road: J.B.S. Halden Avenue, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 2. Mr Piyush Dhoot, Son of Mr Pawan Kumar Dhoot, ,CF-388, Sector-1, Salt Lake City, P.O: Sech Bhawan, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 3. Mrs Pushpa Dhoot, Wife of Mr Pawan Kumar Dhoot, ,CF-388, Sector-1, Salt Lake City, P.O: Sech Bhawan, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 4. Mrs Santosh Devi Dhoot, Wife of Late Kedar Nath Dhoot, ,CF-388, Sector-1, Salt Lake City, P.O: Sech Bhawan, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 5. Mr Shyam Sunder Malani, Son of Late Balkishan Malani, ,18A, Silver Spring, Sector: 2, 5, Road: J.B.S. Halden Avenue, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 6. Mr Nityanand Sonthalia, Son of Mr Pradeep Kumar Sonthalia, Atmosphere, Flat No: W-220, 1001/A, Road: E. M. Bye Pass, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 7. Mrs Ritika Sonthalia, Wife of Mr Nityanand Sonthalia, Atmosphere, Flat No: W-220, 1001/A, Road: E. M. Bye Pass, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 8. Mrs Nidhi Tibrewala, Daughter of Mr Pradeep Kumar Sonthalia, ,House No.8-2-547/4, Road No. 7, Banjara Hills, P.O: Banjara Hills, Thana: BANJARA HILLS, , Hyderabad, ANDHRA PRADESH, India, PIN - 500040, by caste Hindu, by Profession House wife, 9. Mr Pradeep Kumar Sonthalia, Son of Mr Ram Swarup Sonthalia, ,House No. 2, Chanchani Colony, Dhaiya Dhanbad, P.O: Nagnagar, Thana: BARWADDA, , Dhanbad, JHARKHAND, India, PIN - 826004, by caste Hindu, by Profession Business

Indetified by Mr Gouri Sankar Rana, , , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 14-06-2023 by Mr Sanjay Kumar Dhoot, Authorised Signatory, Yashaswi Commercial Private Limited (Private Limited Company), 193/1, M. G. Road, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:- Kolkata, West Bengal, India, PIN:- 700007; Authorised Signatory, Himgiri Advisory Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Glaze Traders Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Galaxy Advisory Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Glaze Commercial Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Multiplex Advisory Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Tridev Sales Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Raghunath Goods Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Himgiri Merchants Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Dignity Goods Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, AMB Realtors Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Silverspring Advisory Private Limited (Private Limited Company), Flat No: Ground Floor, 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, Exclusive Facility Management Private Limited (Private Limited Company), 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Atishay Agencies Private Limited (Private Limited Company), 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Sevenwise Promoters Private Limited (Private Limited Company), 6/1/B, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204; Authorised Signatory, Fastspeed Realestate Private Limited (Private Limited Company), 6/1/B, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204; Authorised Signatory, Hardsoft Infratech Private Limited (Private Limited Company), 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Newtown Promoter Private Limited (Private Limited Company), 113, N.S. Road, Flat No: 25,2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Acotech Realestate Private Limited (Private Limited Company), 113, N.S. Road, Flat No: 25, 2nd Floor, City:- Kolkata, P.O:- Khengrapatti, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Gammon Trades Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Director, Megabytes Advisory Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006; Director, Password Vyapaar Private Limited (Private Limited Company), 19/6, Nayan Chand Dutta Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr Gouri Sankar Rana, , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 14-06-2023 by Mr Nityanand Sonthalia, Director, Shri Ram Residency Private Limited (Private Limited Company), , Ideal Centre, Flat No: 3,3rd Floor, 9, A. J. C. Bose Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Shri Ram Ozone Distribution Private Limited (Private Limited Company), Ideal Centre, Flat No: 3, 3rd Floor, 9, A. J. C. Bose Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Sonotel Hospitality Private Limited (Private Limited Company), Ideal Centre, Flat No: 3, 3rd Floor, 9, A. J. C. Bose Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Gouri Sankar Rana, , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 14-06-2023 by Mr Pawan Kumar Dhoot, Karta, Kedarnath Dhoot HUF (HUF), , CF-388, Sector-1, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

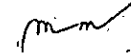
Identified by Mr Gouri Sankar Rana, , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 14-06-2023 by Mrs Pushpa Dhoot, Trustee, Khachariawas Dhoot Family Trust (Trust), CF-388, Sector-I, Salt Lake City, City:- Not Specified, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Identified by Mr Gouri Sankar Rana, , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 14-06-2023 by Mr Piyush Dhoot, Director, Dhoot Realtors Private Limited (Private Limited Company), Silver Arcade, Flat No: S2,2nd Floor, 5, J.B.S. Halden Avenue, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Gouri Sankar Rana, , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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 15-06-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2023 11:45AM with Govt. Ref. No: 192023240095503188 on 13-06-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 8096038451725 on 13-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

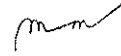
Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13321, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/06/2023 11:45AM with Govt. Ref. No: 192023240095503188 on 13-06-2023, Amount Rs: 75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8096038451725 on 13-06-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 424781 to 424846
being No 190408417 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.06.24 13:12:38 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/06/24 01:12:38 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)