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

Additional Registrar
of Assurances, Kolkata

14 SEP 2023

Pradeep Singh

Pooja Kajani

DEVELOPMENT AGREEMENT

Pooja Kajani

1. Date: 14th September 2023
2. Place: Kolkata
3. Parties:

16 JUN 2023

3820

SL. NO.-
NAME-
ADDRESS-
RS.- 150/-

M/s. Supriyo Basu & Associates
Advocates
Room No. 48, Ground Floor,
Temple Chambers,
6, Old Post Office Street, Kolkata-700001

NAME OF THE
STAMP VENDOR
KESAB KUMAR BASU
SERAMPORE COURT
W.B., HOOGHLY

[Handwritten signature]

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ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
14 SEP 2023

- 3.1 **EVOLVING HOUSING LLP (PAN AAEFE1774D)**, being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No.AAB-4139 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Kolkata:700016, Police Station Park Street, Post Office Park Street, Pin 700016, being represented by its Designated Partner & Authorized Signatory Mrs.PoojaKajaria(**DPIN No 00654972) (PAN ABUPT7103Q)(AADHAAR NO. 8520 1542 5612)**, Daughter of late Mohan LalAgarwal, by religion Hindu, by occupation Business, citizen of India, residing at P-210 CIT Road Scheme VIIM, Kolkata:700054, Police Station Maniktolla, Post Office Kakurgachi, Pin 700054, duly authorized in pursuance of a Resolution of the Board of Partners dated 30th June 2023,
- 3.2 **EVOLVING ESTATES LLP (PAN AAEFE0544R)**, being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. AAB-2730 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Kolkata:700014, Police Station Park Street, Post Office Park Street, Pin 700014, being represented by its Designated Partner & Authorized Signatory Mrs.PoojaKajaria (**DPIN No 00654972) (PAN ABUPT7103Q) (AADHAAR NO.8520 1542 5612)**, Daughter of late Mohan LalAgarwal, by religion Hindu, by occupation Business, citizen of India, residing at P-210 CIT Road Scheme VIIM, Kolkata:700054, Police Station Maniktolla, Post Office Kakurgachi, Pin 700054.duly authorized in pursuance of a Resolution of the Board of Partners dated 30th June 2023,
- 3.3 **SHIV SHAKTI VANIJAYA PRIVATE LIMITED (PAN AARCS7179J)**a company incorporated under the Companies Act 1956 and governed by the provisions of Companies Act, 2013, having identification no CIN-U51909WB2012PTC179838 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Kolkata:700016, Police Station Park Street, Post Office Park Street, Pin 700016, being represented by its Director & Authorized Signatory, Mrs.PoojaKajaria(**DPIN No 00654972) (PAN ABUPT7103Q) (AADHAAR NO. 8520 1542 5612)**, Daughter of late Mohan LalAgarwal, by religion Hindu, by occupation Business, citizen of India, residing at P-210 CIT Road Scheme VIIM, Kolkata:700054, Police Station Maniktolla, Post Office Kakurgachi, Pin 700054,duly authorized in pursuance of a Resolution of the Board of Directors dated 30th June 2023,
- 3.4 **EVOLVING CREATIONSPRIVATE LIMITED (PAN AADCE2228G)**, a company incorporated under the Companies Act 1956 and governed by the provisions of Companies Act, 2013, having identification No : CIN-U74900WB2012PTC188327 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Police Station Park Street, Post Office Park Street, Pin 700016, being represented by its Director & Authorized Signatory Mr.PankajKajaria(**DINNo 00654777)(PAN AFVPK9322F) (AADHAAR NO. 9863 7983 4421)**, son of ShriMulchandKajaria, by religion Hindu, by occupation Business, citizen of India, residing at P-210 CIT Road Scheme VIIM, Kolkata:700054, Police Station Maniktolla, Post Office Kakurgachi,Pin 700054, duly authorized in pursuance of a Resolution of the Board of the Directors dated 30th June 2023hereinafter 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 their respective successors-in-interest and assigns) of the **ONE PART**

And

- 3.5 **RDB MEBA BUILDERS LLP(PAN ABHFR 1651A)**, being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. ACB-3929 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Flat No. 5E, Kolkata:700017, Police Station Park Street, Post Office Park Street, Pin 700017, being represented by its Authorized Signatory, Mr. Pradeep Kumar Pugalia(**DPIN No 00501351**)(**PAN AIUPP 4838M**)(**AADHAAR NO. 4875 3034 9633**), son of Shri Sumer Mal Pugalia, by religion Hindu, by occupation Service, citizen of India, residing at 6/1A, Moria Street, Kolkata:700017, Police Station Shakespeare Sarani, Post Office Shakespeare Sarani, Pin 700017, duly authorized in pursuance of a Resolution of the Board of Partners dated 30th June 2023, and hereinafter referred to as the "**Developer**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and 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 & Subject Matter of Agreement:

- 4.1. **Background:** The Owners together are the lawful and valid owners of and are fully seized and possessed of and otherwise fully and sufficiently entitled to ALL THAT several land parcels including but not limited to land measuring about 42.13Acres, more or less, comprised in several L. R. Dag Nos. including but not limited to L.R. Dag Nos. 2916, 2917, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 3023, 3024, 3025, 3026, 3027, 3028, 3027/3134, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3675, 3676, 3677, 3678, 3679, 3681, 3682, 3672/3851, 3645/3852, 3682/3864, 3682/3865 and 3682/3866, corresponding to several R.S. Dag Nos. including but not limited to R.S. Dag Nos. 923, 1481, 1711, 937, 826, 758, 585, 824, 847, 585, 929, 1645, 815, 985, 818, 1469, 1654, 683, 826, 924, 792, 747, 1465, 949, 675, 816, 786, 752, 784, 938, 1471, 675, 957, 818 and 815, under several L. R. Khatian Nos. including but not limited to 4330, 4342, 4329, 4953, 4439, 4810, 4891, 4368, 4976, 4884, 4820, 4981, 4811, 4819, 4786, 4343, 4883, 4983 and 4438, all lying and situated at Mouza Uttar Bhag, J. L. No. 113, within the jurisdiction of ADSR Baruiipur, under Ramnagar I & II Gram Panchayat, Police Station Baruiipur,

Post Office Ramnagar, District South 24 Parganas and morefully described in the **1stSchedule** hereunder written and hereinafter referred to as "**said Land**"), by virtue of various Deeds of Sale executed in favour of the Owners herein on diverse dates.

- 4.2 The Owners are desirous to commercially exploit the said Land in one or more phases by getting constructed New Buildings/ Bungalows/ Villas/ Commercial Mall/Row Houses/Duplex Bungalows/Garages/Car Parking Spaces/other structures, etc. ("**Units**") on the said Land and selling and/or otherwise transferring the Units and other rights therein (hereinafter referred to as "**the Project**"), as per plans sanctioned and/or to be sanctioned by the concerned authorities (hereinafter referred to as the "**said 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 are now desirous of appointing the Developer herein as the exclusive developer for the purpose of construction, erection, and marketing of the Project, on the terms and conditions 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 said Land:** The Owners are the absolute lawful owners of the said Land and fully seized and possessed of and otherwise fully and sufficiently entitled to the same by virtue of several deeds executed in their favour on diverse dates ("**Land Title Deeds**").
- 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, licenses, liabilities, attachments, trusts, debutters, executions, acquisitions, requisitions, vestings, alignments and lispendens whatsoever and the Owners have a bankable and marketable title to the said Land and are fully entitled to lawfully retain, own, develop and transfer the said Land 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 the possession.
- 5.1.4 **No Requisition or Acquisition:** The said Land is not affected by any requisition or acquisition of any authority or authorities and no notice of requisition or acquisition of the said Land or any portion thereof has been served upon the Owners.

- 5.1.5 **Taxes Paid:** All land revenues, municipal rates, taxes and outgoings, relating to the said Land have been and/or shall be paid by the Owners for the period upto the date of this Agreement.
- 5.1.6 **Custody of Original Title Documents:** The originals of the Land Title Deeds in respect of the said Land (hereinafter referred to as the "**Original Title Documents**") are in exclusive possession and custody of the Owners and no other person or entity has any right or entitlement in respect of the same.
- 5.1.7 **No Guarantee:** No guarantee or any other security that may affect the said Land in any manner has been given by the Owners.
- 5.1.8 **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.
- 5.1.9 **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.
- 5.1.10 **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.
- 5.1.11 **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.
- 5.1.12 **Continuous Marketability:** The Owners shall ensure that the Owners' title to the said Land continues to remain marketable and free from all encumbrances till completion of Project.
- 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 bankable and 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 bungalows/villas/row houses/duplex bungalows/car parking spaces/other structures. etc. thereon in accordance with the Plan sanctioned and/or to be sanctioned/revise/modifie/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 ("**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, if the Developer and the Owners mutually decide and agree upon to divide among them the unsold Units by recording such understanding in a subsequent document.
- 6.2. **Developer to have development right:** 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 and/or permissions and/or no objections and/consents and/or licenses and/or registrations, may be necessary and/or required for undertaking and development of the Project.
- 6.2.2 install all electricity, gas, water, telecommunication, connection, and other requisite equipment and foul water drainage to the said Land and shall ensure that the same connect directly to the mains.
- 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.
- 6.2.4 give all necessary notices to all 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 on any such notice.
- 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 Municipality or 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 neither 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 Architect, Engineer 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 **Deposit:** At the time of the execution of these presents the Developer herein shall deposit with the Owners an interest free sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only ("**Deposits**") payable/refundable by the Owners from the Owners' Revenue Share at such time and in such manner as may be mutually decided upon by the Owners and the Developer.

6.3. Development of Additional Lands adjacent to and/or contiguous to and/or accessible through, and/ or in the vicinity of the said Land:

6.3.1 **Additional Lands:** The Developer will be entitled to develop 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 ("**Additional Lands**"), in one or more phases and / or one or more independent developments for the intent and purpose of expansion/extending new phases ("**New Development(s)**") either by making landowners of adjacent land parcels copartners in the Project and/or by causing to purchase those adjacent land parcels by shareholders/partners of the Owners and/or the Developer in their individual capacity in such manner as the Developer may deem fit and proper and the Owners hereby waive their any and every right to raise any query or objection of any and every nature whatsoever in this regard. It is clarified and understood by the Owners and the Owners have accepted and confirmed without demur that the Project and the New Developments shall always be developed by the Developer only or its nominees. Upon such purchase or inclusion by making the co-owners of the

Additional Lands the co-partners of the Project the said Land shall be deemed to mean and include such Additional Lands and the Project shall be made with the said Land described in the Schedule hereunder written as also the Additional Lands and/or such portions thereof as may be purchased/included. The Developer has negotiated/is negotiating with other landowners owning lands adjacent to and/or contiguous to and/or accessible through and/or in the vicinity of the said Land for this purpose. The Owners have agreed with easement rights to access i.e. ingress to and egress from the Project Land to adjacent additional land. The Developer would cause erection of pathways, driveways and lanes as may be required for free ingress and egress to and from the Project Land and New Building(s) to adjacent additional land or new constructed building on the said additional adjacent land. The Developer shall construct the required common parts and essential services including water, drainage/sewerage, electricity and telephone connections and landscaping and electrification of roads, pathways, driveways and lanes. Upon agreements being entered into 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 a New Development(s).

- 6.3.2 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 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 as well as the club constructed on the said Land and all facilities in the said Land to the owners/occupants of the New Development(s). The owners/occupants of the New Development(s) shall also be entitled to become members of the club constructed on the said Land and shall have similar rights and obligations regarding the same. The owners/occupants of the New Development(s) shall have an undivided, impartible, proportionate and variable share in the land as comprised in the relevant future New Developments, as is attributable to each individual units forming part of such New Developments. However, the common areas and utilities 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 and/or the association of the Project 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 and the Club constructed on the said Land and all facilities in the said Land as may be granted by the Developer to them. The Developer shall also endeavour to (but shall not be obligated to) ensure that the common

areas and all facilities in the New Development(s) are provided to and/ or made available to the Owners/occupants/Transferees of the Project.

- 6.3.3 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 Clause 6.3.1 and 6.3.2 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 or through the association of the Project regarding the same irrespective of any inconveniences, temporary or otherwise.

6.4. Club:

- 6.4.1 The Developer shall, subject to grant of necessary Approvals, and as part of the Project, construct a club having diverse facilities, which may include facilities for inter alia recreation, indoor and/or outdoor sports and games, health and fitness activities, leisure activities, hospitality (including providing accommodation, food and/or beverages), etc. (hereinafter referred to as the "**Club**"). The land and areas within the Project which are intended to be used for setting up the Club and its facilities as well as the land and areas appurtenant thereto and/or earmarked therefor ("**Club Land**"). The Club Land shall belong to the Owner(s) herein on whose land the Club will be constructed ("**Club Owner**") and the Club Owner hereby unconditionally and without demur appoints the Developer herein to construct the Said Club and to enjoy all rights and authority to name, run, operate, develop and/or make improvements to the Club, and to transfer the Club Membership to any person whether a transferee of the Project or any third person as the Developer deem fit and proper and the Owners hereby waive any right or authority of any and every nature whatsoever to raise and objection or any question of any and every nature whatsoever in this regard at all times hereafter. Save and except a right to membership of the Club the Transferees shall not have any right, title or interest in the Club or the Club Land, and the Club or the Club Land shall not form part of the Common Areas, notwithstanding anything to the contrary contained elsewhere in this Agreement.
- 6.4.2 The Developer herein shall appoint Club Manager to look after and maintain the Club on such terms as the Developer shall deem fit and proper and the Owners hereby waive any right or authority of any and every nature whatsoever to raise and objection or any question of any and every nature whatsoever in this regard at all times hereafter.
- 6.4.3 The conveniences and facilities of the Club may also be used by the allottees of all phases of the Project or allottees of projects situated in and around locality where the Project will be developed as well as outsider members at the sole discretion of the Developer and hence shall be meant for use by all the members of the Club.
- 6.4.4 The Club Owner shall not be required to make any contribution, subscription or payment towards the Maintenance Charges under any circumstances

whatsoever. The entire revenue of the club from membership fees/deposits/maintenance charges/development charges and/or any other charges that may be collected either by the Developer or the Club Manager shall be utilized towards meeting all expenses of any and every nature whatsoever relating to the Club and/or the land occupied by it, including the Club land and other taxes and levies and net revenue of the Club (if anything left at the discretion of the Developer) to be distributable after meeting all expenses and paying all outgoings relating to the Club and/or Club Land such net revenue of the Club shall be distributed between the Club Owner and Developer in the ratio of 20:80. However the Developer can lay aside such net revenue of the Club for meeting future expenses of the Club if the Developer deems fit and proper and Club Owner hereby waive any right or authority of any and every nature whatsoever to raise an objection or any question of any and every nature whatsoever in this regard at all times hereafter. The Club Owner have totally understood and agreed and accepted without demur that the aforementioned net revenue from the Club (i.e. Gross Revenue from Club Less all expenditures and outgoings) shall belong to the Developer and shall be utilized for development, improvement of the Club, expansion of the Project and meeting expenditures relating to the Club including making payment to the Club Manager for maintaining, managing, running developing and/or improving the Club.

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:** A significant portion of the said Land has been mutated in the names of the Owners herein with the authorities under the West Bengal Land Reforms Act, 1955 and mutation of the balance portion is under process/pending. The Owners shall get the mutation of the balance portion completed. In the event the Owners approach/request the Developer to extend financial support to the Owners enabling them to complete mutation of the balance land the Developer will make the contribution if it desires so. However, the Owners hereby jointly and severally confirm, assure guarantee and undertake to refund/reimburse to the Developer the amount so contributed immediately on demand by the Developer failing which the Owners hereby undertake to pay interest @12% (twelve percent) per annum on such amount without any demur or objection.
- 8.2 **Conversion:** A portion of the said Land has not been converted in accordance with law for enabling development and construction of the Project and conversion of the said Land is under process/pending. The Owners shall get the conversion of the said Land completed. In the event the Owners approach/request the Developer to extend financial support to the Owners enabling them to complete conversion of the balance land the Developer will make the contribution if it desires so. However, the Owners hereby jointly and severally confirm, assure guarantee and undertake to refund/reimburse to the Developer the amount so contributed immediately on demand by the Developer failing which the Owners hereby undertake to pay interest @12% (twelve percent) per annum on such amount without any demur or objection.
- 8.3 **Sanction & Approvals:** All necessary sanctions, approvals, permissions, clearances, consents, no objections, registrations, licenses, etc. that may be required for the implementation of the Project (collectively "**Approvals**") shall be obtained by the Developer at its own costs; including the cost of electricity connection and deposits, costs of transformer, installation and generator load required including any charges for changes in the Plan or any Approvals and for upgradation and alterations from the agreed specifications and Plan, which are agreed between the Owners and the Developer, 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 **Demolition of Existing Building and Removal of Debris:** The Developer shall demolish the existing constructions at the said Land and remove debris etc. and make the site in suitable condition for commencement of construction of the Project in accordance with the Plan.
- 8.6 **Registration & Compliance with RERA:** 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("RERA")in accordance with law and all costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the Developer. The Owners have clearly understood and agreed upon that there will be separate RERA registrations for commercial project, residential project and any other project. 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 RERA 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.

- 8.7 **Construction of Project:** The Developer shall commence construction and erection of the Project immediately after execution of this Agreement and proceed diligently to execute and complete the development. The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the Plans together with amenities and facilities as may be mutually agreed between the Owners and the Developer from time to time.
- 8.8 **Completion Time:** The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the Plans and the mutually agreed specifications within the period, as to be declared by the Developer, at the time of applying for Registration before WBRERA (**Completion Date**). However, such period may be mutually extended, subject to approval of WBRERA ("**Grace Period**"). Any delay that may be attributable to Force Majeure 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 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.
- 8.9 **Common Areas:** The Developer shall at its own costs install and erect in the New Buildings, common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the New Building (collectively "**Common Areas**"). It is clarified that the adjacent or contiguous properties, if any, may be notionally or actually integrated or added to the said Land in so far as sharing of common amenities and facilities are concerned such as roads, passages, green areas, gates, water connection, water reservoirs, sewage connection, lighting of streets, generator, transformer etc. The Owners confirm that they have no objection to this and the Developer shall be free to do anything that the Developer deems fit and proper in this regard. It has been agreed by the Owners herein that the land earmarked by the Developer for club and commercial space/market shall not form part and shall not be included in Common Area.
- 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.
- 8.13 **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. Such Original Title Documents shall be ultimately handed over to the Owners upon 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. Such Original Title Documents shall be ultimately handed over to the Owners upon completion of the Project.
10. **Power of Attorney:** The Owners shall grant to the Developer and/or its authorized representative/partner/director 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 and taking any and every decision concerning the Project and/or the said Land. 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.

The powers granted by the owner as mentioned below

1. To appear on behalf of and represent **owners** before all authorities/bodies (local, State or Central Government) statutory or otherwise including semi-government bodies/authorities for all intents and purposes in connection with the construction, development, execution, implementation and completion of the development comprising of one or more of such several components as agreed in the Development Agreement, proposed to be carried out by Developer on the Said Property, which developer would design, develop, finance, construct, market and deal with ("**Project**") and to sign, execute and deliver all letters,

applications undertakings, indemnities etc. amongst others and submit the same as may be required or necessary for carrying out the construction, development, execution, implementation and completion of the Project at the Said Property.

2. To appear on behalf of and represent owner before all the concerned local authorities, the Panchayat, West Bengal Fire Services Department, Urban Land (Ceiling & Regulation) Department, concerned police authority, the concerned authorities in terms of and/or under the provisions of The West Bengal Housing Industry Regulation Act, 2017, and all other governmental authorities and/or government departments, and to sign, execute, deliver, submit, file necessary forms, applications, papers, letters, documents, agreements, undertakings, indemnities in respect of any matter as may be necessary or required from time to time relating to the construction, development, execution, implementation and completion of the Project at the Said Property.
3. To apply for and obtain permissions or approvals from the concerned sanctioning and/or planning authority and/or other governmental authority as may be required for the development, construction, execution, implementation and completion of the Project at the Said Property in accordance with the Development Agreement and for that purpose to sign, execute and deliver such applications, papers, writings, undertakings, appeals, etc., as may be required.
4. To enter upon the Said Property with men and material as may be required for the purpose of development work and erect the buildings as per the building plans to be sanctioned by the concerned sanctioning authority and/or local authority.
5. To enter into, defend possession of and to manage administer and maintain the said Land and every part thereof and to warm off, prohibit and if necessary to proceed in accordance with law against all of any trespassers on the said Land or any part thereof and to take appropriate steps whether by legal action or otherwise including to file complaint in the concerned police station having jurisdiction and to represent us to the concerned police authorities and to abate nuisances and protect the said Land and for this purpose to represent us to the concerned authorities or departments, bodies, entities, officers, both Central and State including Ramnagar I & II Gram Panchayats, Kolkata Metropolitan Development Authority, Zilla Parishad, West Bengal State Electricity Distribution Company Limited, gas supply company, West Bengal Pollution Control Board, Environment Department of Government of West Bengal, Ministry of Environment and Forests, Government of West Bengal as also Government of India, National Highway authorities, Revenue Officers or any other authority or authorities or Society or societies or Body Corporate in respect of the said Land and the Project and to take all steps and do all acts, deeds and things as the said Attorney shall think fit and proper.

6. To hold and defend possession of the Said Property and every part thereof and also to develop, manage, maintain, deal with and administer the Project being developed thereon and all buildings, constructions, structures etc. to be constructed on the Said Property and every part thereof.
7. To sign, execute and deliver all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals, to accept all estimates, tenders, quotations etc. on such terms and conditions as developer shall deem fit and proper and to settle all disputes and differences in connection thereto for the construction, development, execution, implementation and completion of the Project at the Said Property.
8. To appoint and terminate the appointment of architects, engineers, surveyors and others for survey and soil testing at the Said Property.
9. To sign, execute, deliver and register if required all plans, sketches, maps, declarations, including boundary declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Said Property.
10. To prepare or cause to be prepared, apply for and submit the plans for construction of building(s) on the Said Property, with the concerned sanctioning and/or planning authority and other governmental authorities as may be required for sanction of the building plans and if required, to have the same modified and/or altered and/or amended and/or revised from time to time, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.
11. To obtain delivery of the sanction plan from the concerned sanctioning authority/local authority or any other authority or authorities.
12. To appear on behalf of and represent owners before and apply for and obtain clearance certificate, NoCs, permissions and consents, if required, from the Pollution Control Board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the Said Property and the development thereof including for sanction of building plan/s in respect of the development and construction of the Project at the Said Property.
13. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plans, to receive the excess amount of fees, if any, paid to any authority or authorities for the purpose of sanction, modification and/or alteration of the building plans in respect of the Project at the Said Property.

14. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including Panchayat/municipal rates and taxes, land revenue and other charges) payable in respect to the said Land or any part or share thereof to which the same are payable.
14. To pay all fees and expenses and obtain sanction and such other order or orders or permissions or consents or NOCs from the necessary authorities and to do all other necessary acts, deeds and things as be expedient for sanction, modification and/or alteration of the plans in respect of the Project at the Said Property.
15. To receive refund of the excess of all fees, amounts, rates, taxes and charges if any, paid by the said Attorney on our behalf, as aforesaid.
16. To accept or object to the assessments made from time to time of annual valuations in respect of the said Land or any part or share thereof by the appropriate authority and to attend all hearings and have the same finalized.
17. To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from plan sanctioning authority, Town Planning Authorities the Government of West Bengal and/or from all other concerned authorities for converting the said Land or any part/s thereof to residential, and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by our said Attorney and for the said purpose to sign and submit all necessary applications, forms, indemnities, undertakings, affidavits, declarations, papers, documents and writings, and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever thereof, and to do and perform all other necessary acts, deeds, thing and matters.
18. To sign, execute and submit all papers, documents, statements, drawings, plans, undertakings and declarations as may be required for having the building plan or plans sanctioned modified or altered for the aforesaid purposes including those on account of change of user thereof or any part thereof or to have the same renewed or revalidated from the concerned departments of the plan sanctioning authority or other concerned authorities in such manner as the said Attorney may deem fit and proper.
19. To amalgamate the said Land with any adjoining plot or plots for the purpose of development and to sign and execute all deeds and documents on mutual consent and as per existing terms and conditions specified in Development agreement on our behalf.
20. To sign and submit to the plan sanctioning authority, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal forest Department BSNL, Airports Authority of India. Geo Spatial Data Centre, West Bengal State Electricity Board, CESC, Public Health Engineering or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities

and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal in all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, West Bengal Town and Country (Planning and Development) Act, 1979, and Rules and Regulations thereof and/or other applicable laws (hereinafter collectively referred to as the '**Authorities**'), the building plans, layout, plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the said Land, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereof/therein and/or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or those made, issued or granted heretofore and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by our said Attorneys and to apply to plan sanctioning authority Town Planning Authority for and obtain, Building Commencement, Occupancy and Completion Certificates and such other Certificate/s and no objection certificates which may be necessary for commencing carrying out and completing the development of the said Land and to pay any premia, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities and to apply for the receive refund thereof and to issue and pass effectual receipts and discharges for the same and to deal and correspond with and to appear and represent us before the Authorities and/or any other person/s, and to sign, execute, give, submit and registrar (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, forms, indemnity and other documents, papers and writings , as may be required to be given to the Authorities and/or any other person/s.

21. To have the Said Property measured/surveyed and to have the soil tested for the proposed construction and development of the Project at the Said Property.
22. To commence and complete developments of the said Land by constructing thereon a building in accordance with the term and conditions of the said Development Agreement and also in accordance with the sanction plan and further to do all acts deeds and things which are ancillary thereto and/or necessary therefore.
23. To apply for and to obtain electricity, gas, water sewerage, drainage, lift, and/or connections of other utilities and facilities in of for the said Land from the CESC Ltd. WBSEB, KMDA and other appropriate authorities and/or to alter or close down and/or have disconnected the same.
24. To insure and keep insured all at the said Land or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all the premium for such insurance.
25. To do all necessary acts deeds and things and to comply with all laws, rules, regulations, bye-laws, ordinances, etc, for the time being in force for the development of the said Land and/or for other purposes ancillary and incidental thereto.

26. To apply for and to obtain all permissions, clearances, no objection certificates including the necessary completion or Occupancy Certificate/s from the concerned authorities, as the case may be, for the purposes herein stated.
27. For all or any of the purposes herein stated to appoint Engineers, Surveyors, Architects, Contractors, Suppliers, Labourers and other Professionals, Sub contractors, service provider, agencies and specialists in respect of development of the said Land and/or matters connected therewith and/or ancillary as may be required from time to time, and to revoke his/her/ their/its appointment and re-appoint any other person in his/her/their/its place and stead and to settle and pay their fees and/or compensation and to supervise the development and construction work of the Project on the Said Property.
28. To apply for and obtain, in the name of owners, the service connections including water, sewerage and electricity for carrying out and completing the development of the Said Property.
29. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and legal proceedings and demands, civil, criminal or revenue, touching or concerning any of the matters herein contained in which we in any way of manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, submit to judgment or make non-suited any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including the Tribunal, Collector, etc.
30. To sign declare verify and/or affirm any plaint, written, statement, petition, application, supporting petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in anywise concerned with or incidental to any proceeding relating to the matters herein contained as the said Attorney may require or think fit and proper.
31. To appear and represent owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Said Property, Metropolitan Magistrate, Executive Magistrate, oath commissioner(s), any other officers and/or government body(ies) and/or department(s), and to make submissions for and on behalf of owners as also for the purpose of and in connection with the enforcement of all powers and authorities contained/granted herein.
32. To file and submit declarations, authentications, statements, applications and/or returns make commitments to the necessary authority or authorities in connections with the aforesaid matters whenever required.
33. To pay all fees, charges, outgoings or expenses whatsoever in respect of the said Land and similarly to receive all incomings receivable for and on account of the said Land as the occasion so requires.

34. To appoint and employ required security personnel and other staff for the due protection, preservation and maintenance of the said Land and to terminate them as and when necessary.
35. To enter into appropriate agreement to allot, sell, lease, sub-lease the flats, units, premises, garages, parking spaces and other areas, Bungalows, Villas, Commercial Mall, Row Houses, Garages, Car Parking Spaces, other structures and spaces therein in accordance with the said Development Agreement to such person/s and for such consideration/price, as mutually agreed and on such other terms, conditions, covenants and provisions as our said Attorney may in its role, absolute and unfettered discretion thinks fit and proper, and to hand over possession, occupation and/or charge thereof to the allottees, purchasers, lessees, sub-lessees and other transferees thereof, and to receive the entire consideration and other monies and benefits which may be received by or accrue to them in respect thereof and out of that to adjust and/or appropriate in terms of the Development Agreement/s and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign seal, execute and registrar (if required) all necessary letters, agreements, documents, instruments, assurances and writings whatsoever or howsoever and as our said Attorney may deem fit and proper.
36. To make, prepare, sign, execute enter into, alter, modify or to cancel all deeds, documents, agreements, contracts, applications, allotments, etc, on our behalf for the sale, lease and/or otherwise transfer of the proportionate undivided part or share comprised in the said Land attributable to the flats, apartments and/or other constructed spaces or areas to be developed by the said Developer thereat and agreed to be sold or transferred to the intending transferees thereof and to receive all monies, considerations, premiums, deposits, earnest monies and other sums and amounts from such intending transferees and upon completion of construction of the new building, as aforesaid, to deliver possession of the respective allotments to such intending transferees, respectively, and/or transfer the same in accordance with the West Bengal Real Estate (Regulation and Development) Rules 2021 as the case may be.
37. To sell, gift, grant lease, of and/or otherwise transfer flats, units, premises, garages, parking spaces and other areas, Bungalows, Villas, Commercial Mall, Row Houses, Garages, Car Parking Spaces, other structures and spaces therein with proportionate share in the land comprised in the said Land and to receive all considerations monies, advances and other amounts in respect thereof from the intending transferees in terms of the Development Agreement.
38. To execute deed of conveyance/s, gift deed/s, convey and/or otherwise transfer the spaces, units, flats, units, premises, garages, parking spaces and other areas, Bungalows, Villas, Commercial Mall, Row Houses, Garages, Car Parking Spaces, other structures and spaces therein together with undivided proportionate share in the land comprised in the said Land and to receive all consideration monies, advances and other amounts in respect thereof from the intending transferees in terms of the Development Agreement and to sign, execute and present for registration the agreements, indentures deeds and other

documents for the purpose of sale, gift and/or transfer of the units/spaces including parking spaces with concerned registration office/s in this behalf.

39. To accept all the monies received by themselves and/or on behalf of the aforesaid Owners for transfer of the spaces, units, flats, units, premises, garages, parking spaces and other areas, Bungalows, Villas, Commercial Mall, Row Houses, Garages, Car Parking Spaces, other structures and spaces therein and disburse the monies received in respective Bank Accounts as per the agreed terms and conditions specified in the Development Agreement and also as per the agreed ratio between the Developer and Owners in the ratio **(i) 80% (Eighty percent) : 20% (Twenty percent)** of the Gross Revenue realized from sale, gift, grant of lease, of and/or otherwise transfer flats, units, premises, garages, parking spaces and other areas, Bungalows, Villas, Commercial Mall, Row Houses, Garages, Car Parking Spaces, other structures and spaces therein within the proposed project property.
40. To grant, sign, and give valid receipts and/or discharges for all monies and amounts received by the said Attorney under or pursuant to the powers hereby conferred which shall fully exonerate the person paying the same and also to refund excess thereof, if any, to the person paying the same and to obtain similar receipts and/or discharges in respect thereof on our behalf.
41. To do all acts, deeds and things, which are in general required or deemed necessary by the said Attorneys to construct, carry out and complete development of the said Land in accordance with the said Development Agreement.
42. To sign and execute all necessary documents for the purpose of raising finance for construction of the project on the said Land from any bank or financial institutions and for that purpose to create valid mortgage/charge of the Developer's share in the said Land and construction therein and to sign and execute all documents including mortgage deed in favour of any bank or financial institutions or any other entity and to appear before the registration office having jurisdiction over the said Land for the purpose of admitting the execution of any documents on this behalf and on our behalf and also to deliver original title deeds and other documents of title to such bank or financial institutions or other financier, if required but without creating any charge or mortgage on the principal's share in the revenue and only as per the terms and conditions recorded in the Development Agreement.
43. To form, incorporate and register any organization/s (hereinafter referred to as '**the said Organization/s**') comprising all or any of the allottees, purchasers and transferees of the flats, units, premises, garages, parking spaces and other areas, Bungalows, Villas, Commercial Mall, Row Houses, Garages, Car Parking Spaces, other structures and spaces comprised in the said Land, including one or more co-operative societies, limited companies, associations of apartment owner (condominiums) or otherwise, and for that, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies

and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations, affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever under the West Bengal Apartment Ownership Act, 1972 or the West Bengal Real Estate (Regulation and Development) Rules 2021 or other laws or rules for the time being in force in West Bengal.

44. For all or any of the purposes hereinbefore stated to appear and represent us before any Notary Public, Magistrate, Registrar, District Registrar, Additional Registrar, Registrar of Assurances and/or other registration authorities, concerned gram Panchayat/municipality, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Income Tax authorities, Fire Brigade, Police Authorities, IGBC, GRIHA Council and/or other competent authority or body for certification of green building and also all other authorities and Government Departments and/or its offices and also all other State Executives Judicial or Quasi Judicial and other authorities and persons and also courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute affirm, notarize, submit, present for registration, admit execution, acknowledge and register or have registered and perfected and/or delivered all deeds, agreements, documents, instruments, declarations, affidavits, applications, undertakings, indemnities, objection, notices, etc. as be required by the concerned authorities or as may in any way be found necessary or expedient by the said Attorneys.
45. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, concerning the sanction or building plans and/or touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Tribunal Collector, etc.
46. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or in the Development Agreement.
47. To file and submit declarations, statements, application and/or returns, make commitments and give undertakings and indemnities to the necessary authority or authorities in connection with the matters herein contained.
48. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments.
49. To receive or pay and/or deposit on behalf and account of owners all moneys including court fees etc. and to receive on behalf of owners refund of the excess

amount if any, paid and to give valid and effectual receipts in respect thereof.

50. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as owners could do in person through its directors/partners/designated partners.
51. To make representations and warranties for and on behalf of owners in respect of the Said Property to the extent of restating and reiterating the representations and warranties made/given by owners in/under the Development Agreement.
52. To appoint substitute or substitutes and/or delegate the powers and authorities granted hereby and/or hereunder and/or under the Development Agreement in part or in whole, and to revoke the same upon prior written approval of owner.
53. To do all such acts, deeds and things as may be required to be done for the purpose of accomplishment of the terms, goals and objectives of the Development Agreement and/or in pursuance/furtherance of the Development Agreement and/or for exercising the development rights granted to/in favour of developer under the Development 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 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. ("**Sale Proceeds**") shall be allocated between the parties in the manner mentioned in Clause No. 11.2 and 11.3 hereunder. 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.
- 11.2 **Owners' Revenue Share:** It shall mean ALL THAT the 20% (twenty percent) of the Sale Proceeds realized from the Project of development on the said Land (hereinafter referred as "**Owner's Revenue Share**").
- 11.3 **Developer's Revenue Share:** It shall mean ALL THAT remaining 80% (eighty per cent) of the Sale Proceeds realized from the Project (hereinafter referred as "**Developer's Revenue Share**").

12. Financials:

- 12.1 **Project Finance:** The Developer may arrange for financing of the Project ("**Project Finance**") by a Bank/Financial Institution ("**Financier**"). 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 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 (collectively "**Project Finance Obligation**") and the Developer hereby indemnifies and agrees to keep indemnified the Owners against any claim, liability or loss whatsoever relating to Project Finance/Project Finance Obligation. The Developer shall be solely liable for repaying the Project Finance/ Project Finance Obligation. Notwithstanding the aforesaid authorization, the Owners hereby undertake to also sign 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 the Original Title Documents shall be used solely for the purpose of the Project at the said Land.

- 12.2 **Marketing Costs & Other Charges:** The costs for marketing, brokerage marketing materials and the other charges payable for sales of the Units, shall be borne by the Owners and the Developer in the ratio of Owners' Revenue Share and Developer's Revenue Share i.e. 20:80. The Goods & Service tax or any other taxes attributable to such expenditure shall be paid by the Developer and Owners will bear cost excluding any Goods & Service charges as no services are rendered by the Developer. The share of the above expenses are purely on Pure Agent concept for the value attributable to the Owners.
- 12.3 **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 shall be collected by the Developer by cheques / demand drafts / pay orders issued in its name. All Sale Proceeds shall be deposited and distributed in accordance with RERA. The Developer shall, pay to the Owners the Owner's Revenue Share of the Sale Proceeds in a mutually agreed manner, and retain the Developer's Revenue Share of the Sale Proceeds. For this purpose a Revenue Collection Account or Escrow Account shall be opened with a mutually acceptable Bank for the purpose of collection of all revenues and receipts relating to the Project including the Sale Proceeds and all other incomes or collections or deposits including items which are excluded from the meaning of the term Sale Proceeds. It is clarified that such account shall be an escrow account and shall be solely operated and controlled by the Developer with instructions to the escrow bank to transfer the Owner's Revenue Share to the bank account designated by the Owners, immediately upon receipt of funds from the Intending Purchaser. The bank accounts as required for the project and day to day transactions shall be opened in any scheduled commercial bank and shall be operated solely by the Developer.
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 or the Owners may grant a special power of attorney to the Developer at the discretion of the Developer. 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:** All applicable land revenues, rates, taxes and outgoings (collectively **Rates**) in respect of the said Land till the date of grant of the Completion/Occupancy Certificate 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 ("**Maintenance Charges**"). The Maintenance Charges may be enhanced time to time. At an appropriate stage the Developer shall hand over the maintenance to a body / organization / society 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. Provided However that in case of revised sanction, the time required for revision 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 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 Associates that is any Company, LLP any other entity under the management and control of the Developer.
- 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, at their own cost and responsibility, 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, debentures, prohibitions, restrictions, restrictive covenants, executions, acquisitions, Requisitions, attachments, vestings, alignments, easements, liabilities and encumbrances till the completion of the Project. 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. However the developer can take

project finance from any Bank or Financial institution as mentioned in the clause 12.1 herein mentioned above

- 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 (whether criminal or civil) 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 bye-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 (whether criminal or civil) 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 and/or fees leviable. 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.

- 19.1(i) The Transferees of the Owners' Allocation of unsold Areas shall be liable to pay charges reserved hereunder to the Developer in the same manner as other Transferees when joint Transfers were being effected.

The Owners shall be liable to pay for the actual proportionate Common Expenses in respect of Owners' Allocation of the unsold Units when delivered to the Owners.

The Owners shall pay the rates and taxes upon receiving possession of Owners' Allocation of unsold areas.

The owner shall punctually and regularly pay the maintenance charges, to the Association/Maintenance in charge in accordance with the terms and conditions hereof for the unsold area under owners allocation.

- 19.1(ii) The Owners to pay deposits/extra charges/taxes(edc)– to the developer for unsold portions of their respective allocations as below

- Special Amenities/Facilities:
- Up gradation of fixtures and fittings: Sinking Fund:
- Transformer and allied installation:
- Diesel Generator Charges.
- Legal Charges
- Taxes: deposits towards Municipal rates and taxes, etc.
Stamp Duty, Registration Fees, Service Tax and any other tax and imposition levied by the State Government, Central Government or any other authority
- Common Expenses/Maintenance Charges/Deposits: proportionate share of the common expenses/maintenance charges as may be levied.
- Formation of Association/Holding Organization
- Electricity Meter: Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- Internal Layout Change: any internal change made in the layout of the Owner's Allocation and/or up gradation of fixtures and fittings.
Detector and HVAC within the unit.

- 19.2 **Documentation:** The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for the Units/ the Project shall be prepared by advocate appointed by the Developer ("**Project Advocate**"). 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 **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.
- 19.5 **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.
- 19.6 **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.
- 19.7 **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.
- 19.8 **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.
- 19.9 **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.
- 19.10 **Name of the Project:** The name of the Project shall be decided by the Developer at its own discretion.
- 19.11 **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, 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, pandemic, epidemic or other natural physical disaster, lockdown or any other restriction imposed by the Government or any other authority, 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 any elections, 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 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.

Owners :

Contact person : MrsPoojaKajaria
 Email id : evolvingholdings@gmail.com
 Contact no : 8100877773

Developer :

Contact person : Mr. Pradeep Kumar Pugalia
 Email id : info@rdbindia.com / mebabuilders@gmail.com
 Contact no : 9007077708

- 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 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.

Schedule
("said Land")

ALL THAT several land parcels including but not limited to land measuring about 42.13 Acres, more or less, comprised in several L. R. Dag Nos. including but not limited to L.R. Dag Nos. 2916, 2917, 2965,, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 3023, 3024, 3025, 3026, 3027, 3028, 3027/3134, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3675, 3676, 3677, 3678, 3679, 3681, 3682, 3672/3851, 3645/3852, 3682/3864, 3682/3865 and 3682/3866, corresponding to several R.S. Dag Nos. including but not limited to R.S. Dag Nos. 923, 1481, 1711, 937, 826, 758, 585, 824, 847, 585, 929, 1645, 815, 985, 818, 1469, 1654, 683, 826, 924, 792, 747, 1465, 949, 675, 816, 786, 752, 784, 938, 1471, 675, 957, 818 and 815, under several L. R. Khatian Nos. including but not limited to 4330, 4342, 4329, 4953, 4439, 4810, 4891, 4368, 4976, 4884, 4820, 4981, 4811, 4819, 4786, 4343, 4883, 4983 and 4438, all lying and situated at Mouza Uttar Bhag, J. L. No. 113, within the jurisdiction of ADSR Baruiipur, under Ramnagar I & II Gram Panchayat, Police Station Baruiipur, Post Office Ramnagar, District South 24 Parganas and butted and bounded in the following manner:

On the North :By L.R. Dag Nos. 2915 to 3863, 3640, 3638 and 3637;

On the East: By L.R. Dag Nos. 3655, 3656, 3657, 3658 ,3659,and3693:

On the South :By Baruiipur – Canning Road

On the West: By L. R. Dag Nos. 3029, 3022, 2964, 2918 and 3126.

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

The respective land area and L.R. Khatians comprised in each of the above Dags is mentioned in the table below. **(Plan need to be attached)**

S.N	L.R. DAG NO.	L.R. KH. NOS.	PURCHASED LAND AREA OF THE DAG (IN DEC.)	Deed No Date
1	2916	4330	80	00804 for the year 2013, Baruipur
2	2917	4330	50	03805 for the year 2013, Baruipur
		4330	58	33 Dec - 03775 for the year 2013, Baruipur 50 Dec 00805 for the year 2013, Baruipur
		4342	33	04931 for the year 2013, Baruipur
3	2965	4329	41	10452 for the year 2013, Baruipur
4	2966	4329	82	41 Dec- 09059 for the year 2012, Baruipur 41 Dec -09179 for the year 2012, Baruipur
5	2967	3256	13	6 dec - 09059 for the year 2012, Baruipur 7 Dec 09179 for the year 2012, Baruipur
		4329	27	10460 for the year 2012, Baruipur
6	2968	4329	15	10048 Foor the Year 2012, Baruipur
7	2969	4329	22	11 Dec 09806 for the year 2012, Baruipur 11 Dec 09794 for the Year 2012, Baruipur
8	2970	4342	37	08910 for the year 2013, Baruipur
9	2971	4342	34	08910 for the year 2013, Baruipur
10	2972	4329	17	09060 for the year 2012, Baruipur
11	2973	4329	18	09057 for the year 2012, Baruipur
12	2974	4330	34	00767 for the Year 2013, Baruipur
13	2975	4329	10	10461 for the year 2012, Baruipur
		4953	3	160307780 for the year 2021, Alipore
		4983	3	160307779 for the year 2021, Alipore
		4983	3	160307781 for the year 2021, Alipore
14	2976	4330	17	00797 for the year 2013, Baruipur
15	2977	4329	103	18.5 dec -09806 for the Year 2012,

				Baruipur 18.5 dec -09794 for the Year 2012, Baruipur 66 dec -09619 for the year 2012, Baruipur
16	3023	4329	15	8 Dec 10457 for the year 2012, Baruipur 7 Dec 10454 for the year 2012, Baruipur
17	3024	4329	57	57 dec -09606 for the year 2012, Baruipur
		4439	11	11 Dec 161101009 for the y 2021, Baruipur
18	3025	4329	12	12 Dec -09807 for the year 2012, Baruipur
		4330	15	15 Dec - 04928 For the year 2013, Baruipur
		4810	2	2 dec -161107999 for the year 2019, Baruipur
		4891	1	1 dec -161108407 for the year 2019, Baruipur
19	3026	4330	22	00768 for the year 2013, Baruipur
20	3027	4368	59	09855 for the Year 2013, Baruipur
21	3028	4329	41	09603 for the year 2012, Baruipur
22	3027/3134	4368	26	09855 for the Year 2013, Baruipur
23	3641	4330	65	49.5 Dec 00798 for the Year 2013, Baruipur 15.00 dec 00794 for the year 2013, Baruipur
		4329	41	10462 for the year 2012, Baruipur
24	3642	4329	46	29.50 dec -09788 for the year 2012, Baruipur 16.5 Dec 10451 for the year 2012, Baruipur
25	3643	4330	38	00807 for the year 2013 , Baruipur
26	3644	4329	19	9.5 Dec 09794 for the year 2012, Baruipur 9.5 Dec 09806 for the year 2012, Baruipur
27	3645	4329	84	10453 for the Year 2012 , Baruipur
28	3646	4329	27	09058 for the year 2012, Baruipur
		4330	26.8	00806 for the year 2013, Baruipur

		4810	2	161108407 for the year 2019, Baruipur
		4891	7.2	161107999 for the year 2019, Baruipur
29	3647	4330	9	5 dec Each 04910 & 04911 for the year 2013, Baruipur
		4368	59	53 dec 09856 for the year 2013, Baruipur
		4820	6	6 Dec 08947 for the year 2013, Baruipur
		4884	7	7 dec 08906 for the year 2013, Baruipur
		4976	50	
30	3648	4329	82	10459 for the year 2012, baruipur
31	3649	4330	75	00795 for the year 2013, Baruipur
32	3650	4329	50	10455 for the year 2012, Baruipur
		4330	85	15 Dec -00796 for the year 2013, Baruipur
				70 Dec -00766 for the year 2013, Baruipur
33	3651	4330	123	27 Dec -00799/2013, 47 dec - 04910/13 47 Dec -04911/13- Baruipur
		4368	10	08906 for the year 2013, Baruipur
		4820	2	
		4981	10	08947 for the year 2013, Baruipur
34	3652	1308	25	
		4439	50	7.25 Dec -161101657 of 2016, Baruipur
		4811	25	14.50 Dec -161101655 of 2016, Baruipur
35	3653	4329	24	10458 of the year 2012, Baruipur
36	3654	663	4	
		4278	13	10456 of the year 2012, Baruipur
		4329	31	8.25 Dec -19794 /2012, 8.25 Dec - 09806 of 2012, Baruipur
		4330	275	92 Dec -00945 /2013, 92 Dec - 0944/2013, 91Dec 00943/2013, Baruipur
		4368	33	09857 of year 2013, Baruipur

37	3660	4330	77	00803 of the year 2013, Baruipur
38	3661	4342	25	8.25 Dec -10098/2013, 8.25 Dec-08909/2013, Baruipur
		4368	8	16.50 Dec 08912/2013 Baruipur 01201 of the year 2014, Baruipur
39	3662	4330	41	00803 of the Year 2013, Baruipur
40	3663	4819	122	04150 of the year 2014, Baruipur
41	3664	4330	70	00800 of the Year 2013, Baruipur
		4342	70	04918 of the year 2013, Baruipur
42	3665	1196	5	Pending with ADSR , Baruipur
		2226	5	
		2314	5	
		2324/1	5	
		2477	5	
43	3666	4342	17	5.75 dec-08909 /2013, 5.75 Dec 01201/ 2014- Baruipur
		4368	6	11.50 Dec -08912 /2013 , Baruipur
44	3667	4342	51	04930 of the year 2013, Baruipur
45	3668	4342	2	04930 of the year 2013, Baruipur
46	3669	4342	42	04930 of the year 2013, Baruipur
47	3670	4329	168	09793 of the year 2012, Baruipur
48	3671	4330	250	100 Dec - 00801 of the year 2013, Baruipur 100 Dec 00802 of the year 2013, Baruipur 50 Dec 00767 of the year 2013, Baruipur
49	3672	4329	157	81 Dec -09061/2012, Baruipur 75.25 -10022/2012 , Baruipur
50	3673	4329	8	09793/2012, baruipur
51	3675	4342	40	40 Dec -8908/2013 , Baruipur
		4439	8	33.75-10099/2013, Baruipur

		4786	33	6.75 Dec 161101658, 2016 Baruipur
52	3676	4342	56	08905 of the year 2013, Baruipur
		4439	25	20.25 Dec -10099 of the year 2013, Baruipur
		4786	20	21 dec -161102102 , 4.05 - 161101658/ 16, Baruipur
53	3677	4343	105	52.5 Dec 04927 /2013 ,Baruipur 52.50 Dec 04929 /2013 Baruipur
54	3678	4329	50	09807/2012, Baruipur
		4330	60	04928/2013 Baruipur
		4810	7	161107999/2019, baruipur
		4883	2	161108407 /2019, baruipur
55	3679	4330	8	00769/2013 , Baruipur
56	3681	4368	10	09855/ 2013, Baruipur
57	3682	4329	17	09602/2012 Baruipur
58	3672/3851	4329	135	67 Dec -09785/ 2012, Baruipur'
		4330	65	67 Dec -09605/2012, Baruipur
		4983	2	67 Dec -04912/2013, Baruipur
59	3645/3852	4329	15	10048/2012, Baruipur
60	3682/3864	4329	16	09603/2012 Baruipur
		4438	1	09603/2012, Baruipur
61	3682/3865	4329	16	09602/2012, Baruipur
62	3682/3866	4329	18	09603/2012, Baruipur
		TOTAL	4213	

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and the year first herein above written:

Evolving Housing LLP

Pooja Kajaria
Partner

EVOLVING ESTATES LLP

Pooja Kajaria
Partner

SHIV SHAKTI VANIJAYA PVT. LTD.

Pooja Kajaria
Director

EVOLVING CREATIONS PVT. LTD.

Pooja Kajaria
Director

[OWNERS]

RDB MEBA BUILDERS LLP

Rudra Kumar
Designated Partner

[DEVELOPER]

WITNESSES:

1. *William Sato*
18, Dum Dum Road,
Kolkata - 700020.

2. *Kajal Roy*
KAJAL ROY
vill - Tripurapur, P.O. - Garbaha
Dist - Howrah, Pin - 711410

Drafted By:

Tuhin Ranjan Chakrabarti
Advocate
Alipore Court
Enrolment No. WB/1319/1999

RECEIPT OF CONSIDERATION

Received of and from the within named Developer a sum of **Rs.21,00,000/- (Rupees Twenty One Lakhs only)** of payable/refundable by the Owners from the Owners' Revenue Share at such time and in such manner as may be mutually decided upon by the Owners and the Developer as per the Memorandum hereunder written:

Mode	Date	Bank	Amount
Cheque No. 000008	07/08/2023	IDFC First Bank	4,83,000/-
Cheque No.000009	07/08/2023	IDFC First Bank	7,98,000/-
Cheque No. 000010	07/08/2023	IDFC First Bank	7,56,000/-
Cheque No.000011	07/08/2023	IDFC First Bank	63,000/-
		TOTAL	21,00,000/-

Evolving Housing LLP

Proja Kajuria
Partner

EVOLVING ESTATES LLP

Proja Kajuria
Partner

SHIV SHAKTI VANIJAYA PVT. LTD.

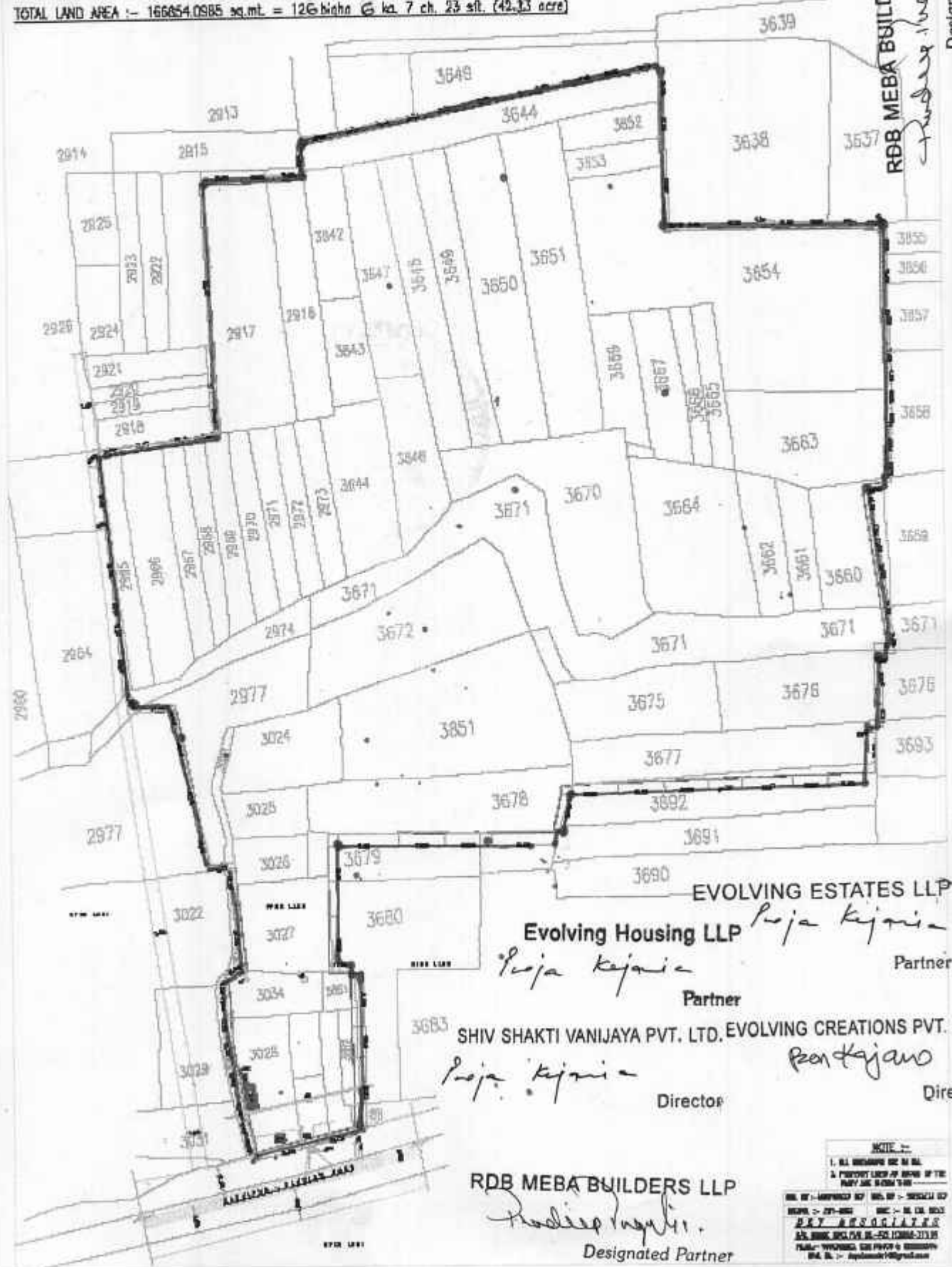
Proja Kajuria
Director

EVOLVING CREATIONS PVT. LTD.

Prudhyan
Director

[OWNERS]

SITE PLAN OF R.S.DAG NO. - 3028, 3134, 3064, 3065, 3037, 3027, 3023, 3025, 3024, 3023
MOUZA- UTTARBHAG, J.L.NO.-113, SHEET NO.-1, 3 & 4 UNDER RAMNAGAR NO. 2 GRAM PANCHAYAT
P.S. :- BARUIPUR, DISTRICT :- SOUTH 24 PARGANAS.
TOTAL LAND AREA :- 166654.0985 sq.mt. = 126 bigha 6 ka. 7 ch. 23 sq. (42.33 acre)

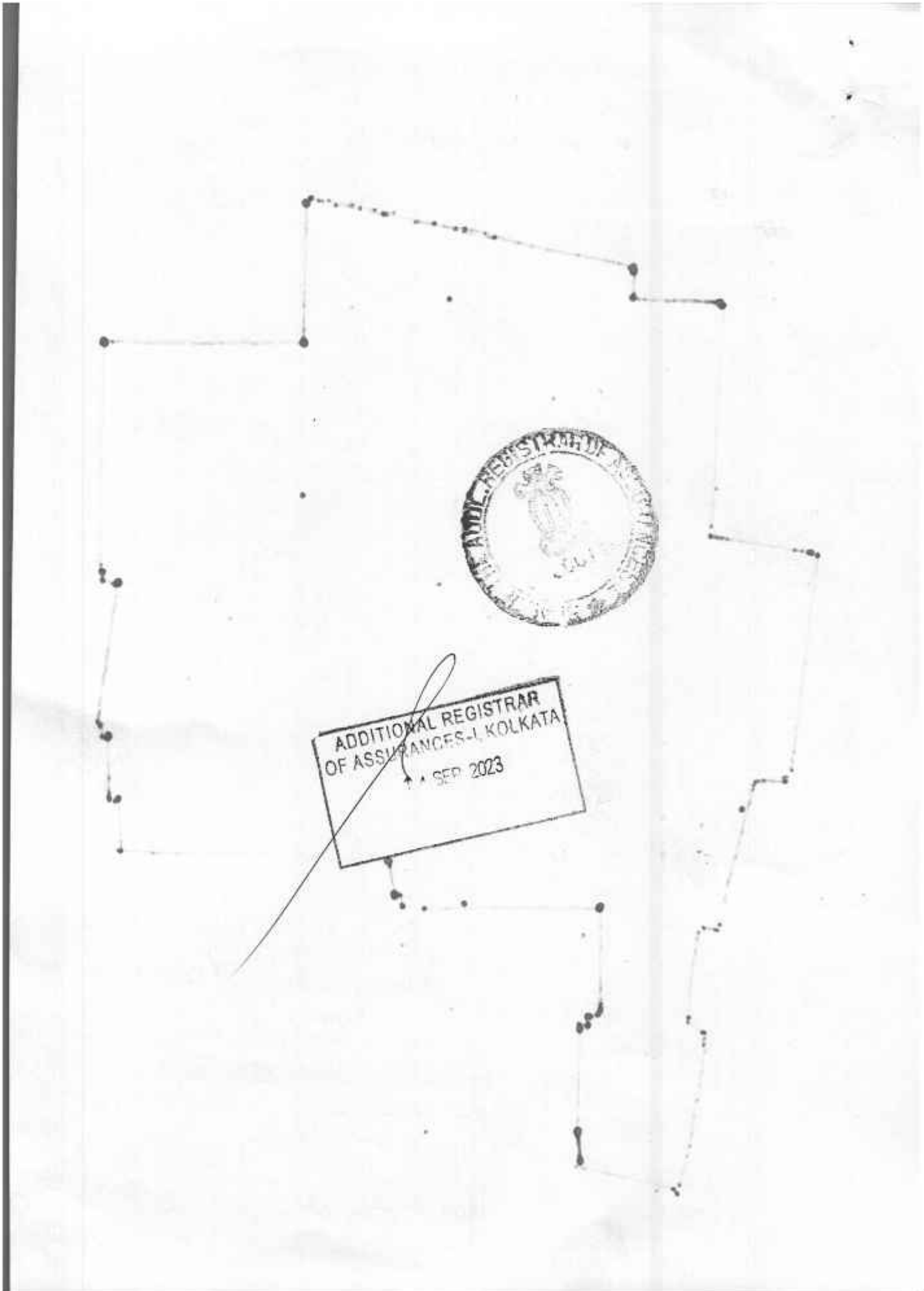


RBB MEBA BUILDERS LLP
Rudra Singh
 Designated Partner

EVOLVING ESTATES LLP
Evolving Housing LLP *Pooja Kajaria*
Pooja Kajaria Partner
SHIV SHAKTI VANIJAYA PVT. LTD. EVOLVING CREATIONS PVT. LT
Pooja Kajaria Director *Pooja Kajaria* Direc

RBB MEBA BUILDERS LLP
Rudra Singh
 Designated Partner

NOTE :-
 1. ALL DIMENSIONS ARE IN METERS
 2. PROPERTY LIES AT BEHIND OF THE
 MAIN ROAD BROADWAY
 3. ALL DIMENSIONS ARE IN METERS
 4. ALL DIMENSIONS ARE IN METERS
 5. ALL DIMENSIONS ARE IN METERS
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 10. ALL DIMENSIONS ARE IN METERS





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
14 SEP 2023

EVOLVING HOUSING LLP

LLPIN:AAB-4139

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700016
Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

**THE MINUTES OF THE MEETING OF THE BOARD OF PARTNERS OF
EVOLVING HOUSING LLP HELD ON 30th June 2023 AT 11.00 AM AT THE
REGISTERED OFFICE OF LLP SITUATED AT 74/2 AJC BOSE ROAD SUIT 5E,
KOLKATA :700016.**

Partners Present: 1. Pooja Kajaria DPIN 00654972 2. Suresh Kumar Agarwal DPIN 01334246, 3. Rohini Gupta DPIN 00267890, 4. Ganesh Kumar Bagri DPIN 00156978, 5. Padma Mohta DPIN 01677878.

Business discussed as below:-

Joint Development Agreement & Power of Attorney

Discussion Held regarding the Proposed Joint Development Agreement & Power of Attorney in favour of M/s RDB MEBA BUILDERS LLP. M/s EVOLVING HOUSING LLP is the lawful owner of various piece or parcel of land situated at in Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayet Police Station Baruipur, District South 24 Parganas (Said Property).

EVOLVING HOUSING LLP is desirous of commercially exploiting its Said Property by getting constructed New Buildings/Bunglows/Villas/Commercial Mall/Row Houses/Garages/Car Parking Spaces/ other structures ("Units") for selling and/or otherwise transferring Units and other rights therein ("Project") free from all encumbrances by appointing RDB MEBA BUILDERS LLP , ("Developer") , PAN ABHFR1651A, being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. ACB -3929 having its registered office at 74/2 Acharya Jagdish Chandra Bose Road, Tirupati Plaza, Flat No 5E, Kolkata:700017, Police Station Park Street, Post Office Park Street., Pin 700017, being represented by its Authorized Signatory as per the Board Resolution of RDB MEBA Builders LLP , by entering into a Joint Development Agreement with the Developer and also by granting a Power of Attorney for the purpose of, inter alia, obtaining necessary approvals, for the Project, booking and sale of the Units in the Project and taking every decision concerning the Project and/or Project and/or the Said Property and the drafts of the Development Agreement and Power of Attorney is placed before the board read and approved by the Board.



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EVOLVING HOUSING LLP

LLPIN:AAB-4139

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700016

Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

After due deliberations following resolutions were passed:

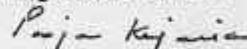
"RESOLVED THAT Mrs Pooja Kajaria DPIN NO 00654972 d/o Late Shri Mohan Lal Agarwal Pan No:ABUPT7103Q, ADHAAR NO 8520 1542 5612, who is a designated Partner, be and is hereby authorised to sign and execute the Joint Development Agreement & Power of Attorney, as placed before the Board discussed and approved, in favour of RDB MEBA BUILDERS LLP (ACB-3929) and/or its nominees to exercise all the above authorities and powers and to do all acts deeds and things concerning the Joint Development of Land at Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayat, Police Station Baruipur, District South 24 Parganas, and also to do and execute all other necessary / ancillary documents and papers and to appear before the appropriate Registration Authority and present for registration and execute the Development Agreement and Power of Attorney and to admit execution thereof as also to sign all other documents, including but not limited to declarations, bonds, affidavits, indemnity/undertaking etc. for and on behalf of the LLP relating to the Project and/or the Said Property and to receive Security Deposit and deliver receipt therefor."

"RESOLVED FURTHER THAT all acts done, documents executed by the above mentioned signatory shall be valid and binding on the LLP.

"RESOLVED FURTHER THAT a copy of the extract of the minutes of the meeting be handed over to the concerned person if required.

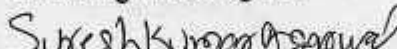
For Evolving Housing LLP

Evolving Housing LLP


Partner


Pooja Kajaria
DPIN 00654972

Evolving Housing LLP


Partner

Suresh Kumar Agarwal
DPIN 01334246

Evolving Housing LLP


Partner

Rohini Gupta
DPIN 02267890

Evolving Housing LLP


Partner

Ganesh Kumar Bagri
DPIN 00156978

Evolving Housing LLP


Partner

Padma Mohta
DPIN 01677878



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EVOLVING CREATIONS PRIVATE LIMITED

CIN-U74900WB2012PTC188327

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700016

Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

**THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
EVOLVING CREATIONS PVT LTD ON 30th June 2023 AT 11.00 AM AT THE
REGISTERED OFFICE OF THE COMPANY SITUATED AT 74/2 AJC BOSE
ROAD SUIT 5E, KOLKATA :700016.**

**DIRECTORS PRESENT:: 1. Pankaj Kajaria DIN 00654777 2. Sugam Kumar Gupta
DIN 00383054, 3. Suresh Kumar Agarwal DIN 01334246, 4. Ganesh Kumar Bagri
DIN 00156978, 5. Padma Mohta DIN 01677878.**

Business discussed as below:-

Joint Development Agreement & Power of Attorney

Discussion Held regarding the Proposed Joint Development Agreement & Power of Attorney in favour of M/s RDB MEBA BUILDERS LLP. M/s EVOLVING CREATIONS PVT LTD is the lawful owner of various piece or parcel (Dag no) of land situated at in Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayet Police Station Baruipur, District South 24 Parganas (Said Property).

M/s Evolving Creations Pvt Ltd is desirous of commercially exploiting its Said Property by getting constructed New Buildings/Bunglows/Villas/Commercial Mall/Row Houses/Garages/Car Parking Spaces/ other structures ("Units") for selling and/or otherwise transferring Units and other rights therein ("Project") free from all encumbrances by appointing RDB MEBA BUILDERS LLP , ("Developer") , PAN ABHFR1651A, being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. ACB -3929 having its registered office at 74/2 Acharya Jagdish Chandra Bose Road, Tirupati Plaza, Flat No 5E, Kolkata:700017, Police Station Park Street, Post Office Park Street., Pin 700017, being represented by its Authorized Signatory as per the Board Resolution of RDB MEBA Builders LLP , by entering into a Joint Development Agreement with the Developer and also by granting a Power of Attorney for the purpose of, inter alia, obtaining necessary approvals, for the Project, booking and sale of the Units in the Project and taking every decision concerning the Project and/or Project and/or the Said Property and the drafts of the Development Agreement and Power of Attorney is placed before the board, Read and approved by the Board.



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EVOLVING CREATIONS PRIVATE LIMITED

CIN-U74900WB2012PTC188327

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700016

Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

After due deliberations following resolutions were passed:

"RESOLVED THAT Mr Pankaj Kajaria DIN NO 00654777 s/o Shri Mulchand Kajaria Pan No: AFVPK9322F, ADHAAR NO 9863 7983 4421, who is a Director of the company, be and is hereby authorised to sign and execute the Joint Development Agreement & Power of Attorney, as placed before the Board, discussed and approved, in favour of M/s RDB MEBA BUILDERS LLP, (ACB-3929) and/or its nominees to exercise all the above authorities and powers and to do all acts deeds and things concerning the Joint Development of Land at Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayat, Police Station Baruipur, District South 24 Parganas, and also to do and execute all other necessary / ancillary documents and papers and to appear before the appropriate Registration Authority and present for registration and execute the Development Agreement and Power of Attorney and to admit execution thereof as also to sign all other documents, including but not limited to declarations, bonds, affidavits, indemnity/undertaking etc. for and on behalf of the company relating to the Project and/or the Said Property and to receive Security Deposit and deliver receipt therefor."

"RESOLVED FURTHER THAT all acts done, documents executed by the above mentioned signatory shall be valid and binding on the company.

"RESOLVED FURTHER THAT a copy of the extract of the minutes of the meeting be handed over to the concerned person if required.

For Evolving Creations Private Limited

EVOLVING CREATIONS PVT. LTD.

Pankaj Kajaria

Director

Pankaj Kajaria
DIN 00654777

EVOLVING CREATIONS PVT. LTD.

Sugam Kumar Gupta

Director

Sugam Kumar Gupta
DIN 00383054

EVOLVING CREATIONS PVT. LTD.

Suresh Kumar Agarwal

Director

Suresh Kumar Agarwal
DIN 01334246

EVOLVING CREATIONS PVT. LTD.

Ganesh Kumar Bagri

Director

Ganesh Kumar Bagri
DIN 00156978

EVOLVING CREATIONS PVT. LTD.

Padma Mohta

Director

Padma Mohta
DIN 01677878



EVOLVING ESTATES LLP

LLPIN:AAB-2730

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700014
Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

**THE MINUTES OF THE MEETING OF THE BOARD OF PARTNERS OF
EVOLVING HOUSING LLP HELD ON 30th June 2023 AT 11.45 AM AT THE
REGISTERED OFFICE OF THE LLP SITUATED AT 74/2 AJC BOSE ROAD
SUIT 5E, KOLKATA :700014.**

Partners Present: 1. Pooja Kajaría DPIN 00654972 2. Sugam Kumar Gupta DPIN 00383054, 3. Nidhi Agarwal DPIN 002327942, 4. Ganesh Kumar Bagri DPIN 00156978, 5. Padma Mohta DPIN 01677878.

Business discussed as below:-

Joint Development Agreement & Power of Attorney

Discussion Held regarding the Proposed Joint Development Agreement & Power of Attorney in favour of M/s RDB MEBA BUILDERS LLP. M/s EVOLVING ESTATES LLP is the lawful owner of various piece or parcel (Dag Nos) of land situated at in Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayet Police Station Baruipur, District South 24 Parganas (**Said Property**).

EVOLVING ESTATES LLP is desirous of commercially exploiting its Said Property by getting constructed New Buildings/Bunglows/Villas/Commercial Mall/Row Houses/Garages/Car Parking Spaces/ other structures ("Units") for selling and/or otherwise transferring Units and other rights therein ("Project") free from all encumbrances by appointing RDB MEBA BUILDERS LLP, ("Developer"), PAN ABHFR1651A, being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. ACB -3929 having its registered office at 74/2 Acharya Jagdish Chandra Bose Road, Tirupati Plaza, Flat No 5E, Kolkata:700017, Police Station Park Street, Post Office Park Street., Pin 700017, being represented by its Authorized Signatory as per the Board Resolution of RDB MEBA Builders LLP, by entering into a Joint Development Agreement with the Developer and also by granting a Power of Attorney for the purpose of, inter alia, obtaining necessary approvals, for the Project, booking and sale of the Units in the Project and taking every decision concerning the Project and/or Project and/or the Said Property and the drafts of the Development Agreement and Power of Attorney is placed before the board, read and approved by the Board.



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EVOLVING ESTATES LLP

LLPIN:AAB-2730

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700014

Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

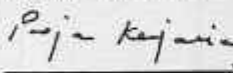
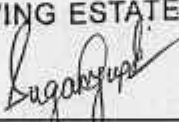
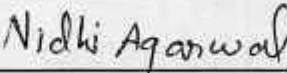

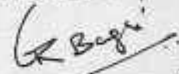

After due deliberations following resolutions were passed:

"RESOLVED THAT Mrs Pooja Kajaria DPIN NO 00654972 d/o Late Shri Mohan Lal Agarwal Pan No:ABUPT7103Q, ADHAAR NO 8520 1542 5612, who is also a designated Partner, be and is hereby authorised to sign and execute the Joint Development Agreement & Power of Attorney, as placed before the Board discussed and approved, in favour of RDB MEBA BUILDERS LLP (ACB-3929) and/or its nominees to exercise all the above authorities and powers and to do all acts deeds and things concerning the Joint Development of Land at Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayat, Police Station Baruipur, District South 24 Parganas, and also to do and execute all other necessary / ancillary documents and papers and to appear before the appropriate Registration Authority and present for registration and execute the Development Agreement and Power of Attorney and to admit execution thereof as also to sign all other documents, including but not limited to declarations, bonds, affidavits, indemnity/undertaking etc. for and on behalf of the LLP relating to the Project and/or the Said Property and to receive Security Deposit and deliver receipt therefor."

"RESOLVED FURTHER THAT all acts done, documents executed by the above mentioned signatory shall be valid and binding on the LLP.

"RESOLVED FURTHER THAT a copy of the extract of the minutes of the meeting be handed over to the concerned person if required.

For Evolving Estates LLP

EVOLVING ESTATES LLP	EVOLVING ESTATES LLP	EVOLVING ESTATES LLP
 Partner	 Partner	 Partner
Pooja Kajaria	Sugam Kumar Gupta	Nidhi Agarwal
DPIN 00654972	DPIN 00383054	DPIN 02327942
EVOLVING ESTATES LLP	EVOLVING ESTATES LLP	
 Partner	 Partner	
Ganesh Kumar Bagri	Padma Mohta	
DPIN 00156978	DPIN 01677878	

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SHIV SHAKTI VANIJAYA PRIVATE LIMITED

CIN-U51909WB2012PTC179838

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700016

Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF SHIV SHAKTI VANIJAYA PVT LTD ON 30th June 2023 AT 11.30 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 74/2 AJC BOSE ROAD SUIT 5E, KOLKATA :700016.

DIRECTORS PRESENT:: 1. Pooja Kajaria DIN 00654972 2. Sugam Kumar Gupta DIN 00383054, 3. Nidhi Agarwal DIN 02327942, 4. Ganesh Kumar Bagri DIN 00156978, 5. Padma Mohta DIN 01677878.

Business discussed as below:-

Joint Development Agreement & Power of Attorney

Discussion Held regarding the Proposed Joint Development Agreement & Power of Attorney in favour of M/s RDB MEBA BUILDERS LLP. M/s Shiv Shakti Vanijaya Pvt Ltd is the lawful owner of **various** piece or parcel (**Dag no**) of land situated at in Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayet Police Station Baruipur, District South 24 Parganas (**Said Property**).

M/s Shiv Shakti Vanijaya Pvt Ltd is desirous of commercially exploiting its Said Property by getting constructed New Buildings/Bunglows/Villas/Commercial Mall/Row Houses/Garages/Car Parking Spaces/ other structures ("**Units**") for selling and/or otherwise transferring Units and other rights therein ("**Project**") free from all encumbrances by appointing **RDB MEBA BUILDERS LLP** , ("**Developer**") , PAN ABHFR1651A, being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. ACB -3929 having its registered office at 74/2 Acharya Jagdish Chandra Bose Road, Tirupati Plaza, Flat No 5E, Kolkata:700017, Police Station Park Street, Post Office Park Street., Pin 700017, being represented by its Authorized Signatory as per the Board Resolution of RDB MEBA Builders LLP , by entering into a Joint Development Agreement with the Developer and also by granting a Power of Attorney for the purpose of, inter alia, obtaining necessary approvals, for the Project, booking and sale of the Units in the Project and taking every decision concerning the Project and/or Project and/or the Said Property and the drafts of the Development Agreement and Power of Attorney is placed before the board, read and approved by the Board.



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SHIV SHAKTI VANIJAYA PRIVATE LIMITED

CIN-U51909WB2012PTC179838

74/2,AJC Bose Road, Tirupati Plaza, Suite No 5E Kolkata -700016

Email ID: pkkajaria@gmail.com, Phone No.: 033-40606070

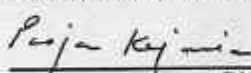

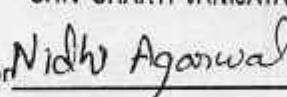
After due deliberations following resolutions were passed:

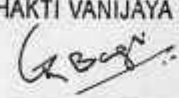

"RESOLVED THAT Mrs Pooja Kajaria DIN NO 00654972 d/o Late Shri Mohan Lal Agarwal Pan No:ABUPT7103Q, ADHAAR NO 8520 1542 5612, who is a Director of the company, be and is hereby authorised to sign and execute the Joint Development Agreement & Power of Attorney, as placed before the Board, discussed and approved, in favour of RDB MEBA BUILDERS LLP, (ACB-3929) and/or its nominees to exercise all the above authorities and powers and to do all acts deeds and things concerning the Joint Development of Land at Mouza Uttar Bhag, J.L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar Gram Panchayat, Police Station Baruipur, District South 24 Parganas, and also to do and execute all other necessary / ancillary documents and papers and to appear before the appropriate Registration Authority and present for registration and execute the Development Agreement and Power of Attorney and to admit execution thereof as also to sign all other documents, including but not limited to declarations, bonds, affidavits, indemnity/undertaking etc. for and on behalf of the company relating to the Project and/or the Said Property and to receive Security Deposit and deliver receipt therefor."

"RESOLVED FURTHER THAT all acts done, documents executed by the above mentioned signatory shall be valid and binding on the company.

"RESOLVED FURTHER THAT a copy of the extract of the minutes of the meeting be handed over to the concerned person if required.

For Shiv Shakti Vanijaya Private Limited

SHIV SHAKTI VANIJAYA PVT. LTD.	SHIV SHAKTI VANIJAYA PVT. LTD.	SHIV SHAKTI VANIJAYA PVT. LTD.
 Director	 Director	 Director
Pooja Kajaria DIN 00654972	Sugam Kumar Gupta DIN 00383054	Nidhi Agarwal DIN 02327942

SHIV SHAKTI VANIJAYA PVT. LTD.	SHIV SHAKTI VANIJAYA PVT. LTD.
 Director	 Director
Ganesh Kumar Bagri DIN 00156978	Padma Mohta DIN 01677878



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RDB MEBA BUILDERS LLP

ACB-3929

74/2 A.J.C BOSE ROAD , TIRUPATI PLAZA, FLAT NO 5E, KOLKATA -700017

CONTACT : 033-40606070

Email ID: pkkajaria@gmail.com

THE MINUTES OF THE MEETING OF THE BOARD OF PARTNERS OF RDB MEBA BUILDERS LLP HELD ON 30th June 2023 AT 04.00 PM AT THE REGISTERED OFFICE OF LLP SITUATED AT 74/2 AJC BOSE ROAD SUIT 5E, KOLKATA :700017.

Partners Present: 1. Pankaj Kajaria DPIN 00654777 2. . Pradeep Kumar Pugalia DPIN 00501351.

EVOLVING HOUSING LLP (PAN AA EFE1774D), being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No.AAB-4139 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Kolkata:700016, Police Station Park Street, Post Office Park Street, Pin 700016,

EVOLVING ESTATES LLP (PAN AA EFE0544R), being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. AAB-2730 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Kolkata:700014, Police Station Park Street, Post Office Park Street, Pin 700014,

SHIV SHAKTI VANIJAYA PRIVATE LIMITED (PAN AARCS7179J)

A company incorporated under the Companies Act 1956 and governed by the provisions of Companies Act, 2013, having identification no CIN-U51909WB2012PTC179838 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Kolkata:700016,



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RDB MEBA BUILDERS LLP

ACB-3929

74/2 A.J.C BOSE ROAD , TIRUPATI PLAZA, FLAT NO 5E, KOLKATA -700017

CONTACT : 033-40606070

Email ID: pkkajarna@gmail.com

EVOLVING CREATIONS PRIVATE LIMITED (PANAADCE2228G),

A company incorporated under the Companies Act 1956 and governed by the provisions of Companies Act, 2013, having identification No : CIN-U74900WB2012PTC188327 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Suit No 5E, Police Station Park Street, Post Office Park Street, Pin 700016,

(collectively "Owners") are the lawful owners of ALL THAT piece and parcel of land measuring about 42.13 Acres, more or less, comprised in several L. R. Dag Nos. including but not limited to L.R. Dag Nos. 2916, 2917, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 3023, 3024, 3025, 3026, 3027, 3028, 3027/3134, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3675, 3676, 3677, 3678, 3679, 3681, 3682, 3672/3851, 3645/3852, 3682/3864, 3682/3865 and 3682/3866, corresponding to several R.S. Dag Nos. including but not limited to R.S. Dag Nos. 923, 1481, 1711, 937, 826, 758, 585, 824, 847, 585, 929, 815, 985, 818, 1469, 1654, 683, 826, 924, 792, 747, 1465, 949, 675, 816, 786, 752, 784, 938, 1471, 675, 957, 818 and 815, under several L. R. Khatian Nos. including but not limited to 4330, 4342, 4329, 4953, 4439, 4810, 4891, 4368, 4976, 4884, 4820, 4981, 4811, 4819, 4786, 4343, 4883, 4983 and 4438, all lying and situated at Mouza Uttar Bhag, J. L. No. 113, within the jurisdiction of ADSR Baruipur, under Ramnagar I & II Gram Panchayat, Police Station Baruipur, Post Office Ramnagar, District South 24 Parganas (**Said Property**).

The aforesaid Owners are desirous to commercially exploit their Said Property by getting constructed New Buildings/ Bunglows/ Villas/ Commercial Mall/Row



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RDB MEBA BUILDERS LLP

ACB-3929

74/2 A.J.C BOSE ROAD , TIRUPATI PLAZA, FLAT NO 5E, KOLKATA -700017

CONTACT : 033-40606070

Email ID: pkkajaria@gmail.com

Houses/Garages/Car Parking Spaces/ other structures ("Units") for selling and/or otherwise transferring Units and other rights therein ("Project") free from all encumbrances by appointing RDB MEBA BUILDERS LLP (PAN ABHFR 1651A), being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. ACB-3929 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Flat No. 5E, Kolkata:700017, Police Station Park Street, Post Office Park Street, Pin 700017, being represented by its Authorized Signatory, **Mr. Pradeep Kumar Pugalia** (DPIN No 00501351) (PAN AIUPP 4838M) (AADHAAR NO. 4875 3034 9633), son of Shri Sumer Mal Pugalia, by religion Hindu, by occupation Service, citizen of India, residing at 6/1A, Moria Street, Kolkata:700017, Police Station Shakespeare Sarani, Post Office Shakespeare Sarani, Pin 700017, as " developer " and hereinafter referred to as the "Developer" , by entering into a Development Agreement with the Developer and also by granting a Power of Attorney in favour of RDB MEBA BUILDERS LLP (PAN ABHFR 1651A), being Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having Identification No. ACB-3929 and having its registered office at 74/2 AJC Bose Road, Tirupati Plaza, Flat No. 5E, Kolkata:700017, Police Station Park Street, Post Office Park Street, Pin 700017, being represented by its Authorized Signatory, **Mr. Pankaj Kajaria** (DPIN No 00654777) (PAN AFVPK9322F) (AADHAAR NO. 9863 7983 4421), son of Shri Mulchand Kajaria, by religion Hindu, by occupation Business, citizen of India, residing at P-210 CIT Road Scheme VIIM, Kolkata:700054, Police Station Maniktolla, Post Office Kakurgachi, Pin 700054, for the purpose of, inter alia, obtaining necessary approvals, for the Project, booking and sale of the Units in the Project and taking every decision concerning the Project and/or the



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RDB MEBA BUILDERS LLP

ACB-3929

74/2 A.J.C BOSE ROAD , TIRUPATI PLAZA, FLAT NO 5E, KOLKATA -700017

CONTACT : 033-40606070

Email ID: pkkajaria@gmail.com

Said Property and the drafts of the Development Agreement and Power of Attorney have already been duly approved by the Board.

After due deliberations following resolutions were passed:

"RESOLVED THAT Mr. Pradeep Kumar Pugalia , Designated Nominee Partner (DPIN No 00501351) (PAN AIUPP 4838M) (AADHAAR NO. 4875 3034 9633) be and is hereby authorised to sign and execute the Development Agreement , placed before the board of partners , and represent **RDB MEBA BUILDERS LLP** with the land owners of Baruipur Project AND and to appear before the appropriate Registration Authority and present for registration of the Development Agreement and to admit execution thereof as also to sign all other documents, including but not limited to declarations, bonds, affidavits, indemnity/undertaking etc. for and on behalf of the LLP relating to the Project and/or the Said Property .

FURTHER RESOLVED THAT **Mr. Pankaj Kajaria**, Designated Nominee Partner (DPIN No 00654777) (PAN AFVPK9322F) (AADHAAR NO. 9863 7983 4421) be and is hereby authorised to sign and execute the Power of Attorney , as placed before the board of partners , representing **RDB MEBA BUILDERS LLP** and/or its nominees to exercise all the above authorities and powers and to do all acts deeds and things concerning the Project and/or the Said Property, as also all other necessary / ancillary documents and papers and to appear before the appropriate Registration Authority and present for registration of Power of Attorney and to admit execution thereof as also to sign all other documents, including but not limited to declarations, bonds, affidavits,



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RDB MEBA BUILDERS LLP

ACB-3929

74/2 A.J.C BOSE ROAD , TIRUPATI PLAZA, FLAT NO 5E, KOLKATA -700017

CONTACT : 033-40606070

Email ID: pkkajaria@gmail.com

indemnity/undertaking etc. for and on behalf of the LLP relating to the Project and/or the Said Property ."

"RESOLVED FURTHER THAT all acts done, documents executed by the above mentioned signatory shall be valid and binding on the LLP.

"RESOVED FURTHER THAT a copy of the extract of the minutes of the meeting be handed over to the concerned person if required.

For RDB MEBA BUILDERS LLP

RDB MEBA BUILDERS LLP

Pankajaria

Designated Partner



RDB MEBA BUILDERS LLP

Deep Singh

Designated Partner



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



192023240219181878

GRN Details

GRN: 192023240219181878 Payment Mode: SBI Epay
GRN Date: 13/09/2023 18:46:47 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3639795032229 BRN Date: 13/09/2023 18:48:03
Gateway Ref ID: 232562452051 Method: HDFC Retail Bank NB
GRIPS Payment ID: 130920232021918186 Payment Init. Date: 13/09/2023 18:46:47
Payment Status: Successful Payment Ref. No: 2002154850/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PANKAJ KAJARIA
Address: 74/2 AJC BOSE ROAD , KOLKATA :700017
Mobile: 9330277773
EMail: pkktax@gmail.com
Period From (dd/mm/yyyy): 13/09/2023
Period To (dd/mm/yyyy): 13/09/2023
Payment Ref ID: 2002154850/3/2023
Dept Ref ID/DRN: 2002154850/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002154850/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002154850/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21021
			Total	96042

IN WORDS: NINETY SIX THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1901-07584/2023	Date of Registration	14/09/2023
Query No / Year	1901-2002154850/2023	Office where deed is registered	
Query Date	22/08/2023 7:19:20 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPRIYO BASU AND ASSOCIATES 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903635387, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 21,00,000/-]		
Set Forth value	Market Value		
Rs. 21,00,000/-	Rs. 84,74,05,800/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 21,105/- (Article:E, E, B)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: RAMNAGAR-II, Mouza: Uttarbhag, JI No: 113, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2916	RS-4330	Bastu	Shali	80 Dec	40,440/-	51,84,000/-	Property is on Road Adjacent to Metal Road,
L2	RS-2917	RS-4330	Bastu	Shali	141 Dec	71,544/-	91,36,800/-	Property is on Road Adjacent to Metal Road,
L3	RS-2965	RS-4329	Bastu	Shali	41 Dec	20,418/-	26,56,800/-	Property is on Road Adjacent to Metal Road,
L4	RS-2966	RS-4329	Bastu	Shali	82 Dec	40,836/-	53,13,600/-	Property is on Road Adjacent to Metal Road,
L5	RS-2967	RS-3256	Bastu	Shali	40 Dec	19,920/-	25,92,000/-	Property is on Road Adjacent to Metal Road,
L6	RS-2968	RS-4329	Bastu	Shali	15 Dec	7,470/-	9,72,000/-	Property is on Road Adjacent to Metal Road,
L7	RS-2969	RS-4329	Bastu	Shali	22 Dec	10,956/-	14,25,600/-	Property is on Road Adjacent to Metal Road,
L8	RS-2970	RS-4342	Bastu	Shali	37 Dec	18,426/-	23,97,600/-	Property is on Road Adjacent to Metal Road,
L9	RS-2971	RS-4342	Bastu	Shali	34 Dec	16,932/-	22,03,200/-	Property is on Road Adjacent to Metal Road,

L10	RS-2972	RS-4329	Bastu	Shali	17 Dec	8,466/-	11,01,600/-	Property is on Road Adjacent to Metal Road,
L11	RS-2973	RS-4329	Bastu	Shali	18 Dec	8,964/-	11,66,400/-	Property is on Road Adjacent to Metal Road,
L12	RS-2974	RS-4330	Bastu	Shali	34 Dec	16,932/-	22,03,200/-	Property is on Road Adjacent to Metal Road,
L13	RS-2975	RS-4953	Bastu	Shali	19 Dec	9,462/-	12,31,200/-	Property is on Road Adjacent to Metal Road,
L14	RS-2976	RS-4330	Bastu	Shali	17 Dec	8,466/-	11,01,600/-	Property is on Road Adjacent to Metal Road,
L15	RS-2977	RS-4329	Bastu	Shali	103 Dec	51,294/-	66,74,400/-	Property is on Road Adjacent to Metal Road,
L16	RS-3023	RS-4329	Bastu	Shali	15 Dec	7,470/-	9,72,000/-	Property is on Road Adjacent to Metal Road,
L17	RS-3024	RS-4439	Bastu	Shali	68 Dec	33,864/-	44,06,400/-	Property is on Road Adjacent to Metal Road,
L18	RS-3025	RS-4810	Bastu	Shali	30 Dec	14,940/-	19,44,000/-	Property is on Road Adjacent to Metal Road,
L19	RS-3026	RS-4330	Bastu	Shali	22 Dec	10,956/-	14,25,600/-	Property is on Road Adjacent to Metal Road,
L20	RS-3027	RS-4368	Bastu	Shali	59 Dec	29,382/-	38,23,200/-	Property is on Road Adjacent to Metal Road,
L21	RS-3028	RS-4329	Bastu	Shali	41 Dec	20,418/-	26,56,800/-	Property is on Road Adjacent to Metal Road,
L22	RS-3027/3134	RS-4368	Bastu	Shali	26 Dec	12,948/-	16,84,800/-	Property is on Road Adjacent to Metal Road,
L23	RS-3641	RS-4330	Bastu	Shali	106 Dec	52,788/-	2,57,58,000/-	Property is on Road Adjacent to Metal Road,
L24	RS-3642	RS-4329	Bastu	Shali	46 Dec	22,908/-	1,11,78,000/-	Property is on Road Adjacent to Metal Road,
L25	RS-3643	RS-4330	Bastu	Shali	38 Dec	18,924/-	92,34,000/-	Property is on Road Adjacent to Metal Road,
L26	RS-3644	RS-4329	Bastu	Shali	19 Dec	9,462/-	46,17,000/-	Property is on Road Adjacent to Metal Road,
L27	RS-3645	RS-4329	Bastu	Shali	84 Dec	41,832/-	2,04,12,000/-	Property is on Road Adjacent to Metal Road,
L28	RS-3646	RS-4810	Bastu	Shali	63 Dec	31,374/-	1,02,06,000/-	Property is on Road

L29	RS-3647	RS-4820	Bastu	Shali	131 Dec	65,238/-	3,18,33,000/-	Property is on Road Adjacent to Metal Road,
L30	RS-3648	RS-4329	Bastu	Shali	82 Dec	40,836/-	1,99,26,000/-	Property is on Road Adjacent to Metal Road,
L31	RS-3649	RS-4330	Bastu	Shali	75 Dec	37,350/-	1,82,25,000/-	Property is on Road Adjacent to Metal Road,
L32	RS-3650	RS-4329	Bastu	Shali	135 Dec	67,230/-	3,28,05,000/-	Property is on Road Adjacent to Metal Road,
L33	RS-3651	RS-4368	Bastu	Shali	145 Dec	72,210/-	3,52,35,000/-	Property is on Road Adjacent to Metal Road,
L34	RS-3652	RS-4439	Bastu	Shali	100 Dec	49,800/-	2,43,00,000/-	Property is on Road Adjacent to Metal Road,
L35	RS-3653	RS-4329	Bastu	Shali	24 Dec	11,952/-	58,32,000/-	Property is on Road Adjacent to Metal Road,
L36	RS-3654	RS-4278	Bastu	Shali	356 Dec	1,77,288/-	8,65,08,000/-	Property is on Road Adjacent to Metal Road,
L37	RS-3660	RS-4330	Bastu	Shali	77 Dec	38,346/-	1,87,11,000/-	Property is on Road Adjacent to Metal Road,
L38	RS-3661	RS-4342	Bastu	Shali	33 Dec	16,434/-	80,19,000/-	Property is on Road Adjacent to Metal Road,
L39	RS-3662	RS-4330	Bastu	Shali	41 Dec	20,418/-	99,63,000/-	Property is on Road Adjacent to Metal Road,
L40	RS-3663	RS-4819	Bastu	Shali	122 Dec	60,756/-	2,96,46,000/-	Property is on Road Adjacent to Metal Road,
L41	RS-3664	RS-4342	Bastu	Shali	140 Dec	69,720/-	3,40,20,000/-	Property is on Road Adjacent to Metal Road,
L42	RS-3665	RS-2226	Bastu	Shali	25 Dec	12,450/-	60,75,000/-	Property is on Road Adjacent to Metal Road,
L43	RS-3666	RS-4368	Bastu	Shali	23 Dec	11,454/-	55,89,000/-	Property is on Road Adjacent to Metal Road,
L44	RS-3667	RS-4342	Bastu	Shali	51 Dec	25,398/-	1,23,93,000/-	Property is on Road Adjacent to Metal Road,
L45	RS-3668	RS-4342	Bastu	Shali	2 Dec	996/-	4,86,000/-	Property is on Road Adjacent to Metal Road,
L46	RS-3669	RS-4342	Bastu	Shali	42 Dec	20,916/-	1,02,06,000/-	Property is on Road Adjacent to Metal Road,

L47	RS-3670	RS-4329	Bastu	Shali	168 Dec	83,664/-	4,08,24,000/-	Property is on Road Adjacent to Metal Road,
L48	RS-3671	RS-4330	Bastu	Shali	250 Dec	1,24,500/-	6,07,50,000/-	Property is on Road Adjacent to Metal Road,
L49	RS-3672	RS-4329	Bastu	Shali	157 Dec	78,186/-	3,81,51,000/-	Property is on Road Adjacent to Metal Road,
L50	RS-3673	RS-4329	Bastu	Shali	8 Dec	3,984/-	19,44,000/-	Property is on Road Adjacent to Metal Road,
L51	RS-3675	RS-4786	Bastu	Shali	81 Dec	40,338/-	1,96,83,000/-	Property is on Road Adjacent to Metal Road,
L52	RS-3676	RS-4439	Bastu	Shali	101 Dec	50,298/-	2,45,43,000/-	Property is on Road Adjacent to Metal Road,
L53	RS-3677	RS-4343	Bastu	Shali	105 Dec	52,290/-	2,55,15,000/-	Property is on Road Adjacent to Metal Road,
L54	RS-3678	RS-4330	Bastu	Shali	119 Dec	59,262/-	2,89,17,000/-	Property is on Road Adjacent to Metal Road,
L55	RS-3679	RS-4330	Bastu	Shali	8 Dec	3,984/-	19,44,000/-	Property is on Road Adjacent to Metal Road,
L56	RS-3681	RS-4368	Bastu	Shali	10 Dec	4,980/-	24,30,000/-	Property is on Road Adjacent to Metal Road,
L57	RS-3682	RS-4329	Bastu	Shali	17 Dec	8,466/-	41,31,000/-	Property is on Road Adjacent to Metal Road,
L58	RS-3672/3851	RS-4983	Bastu	Shali	202 Dec	1,00,596/-	4,90,86,000/-	Property is on Road Adjacent to Metal Road,
L59	RS-3645/3852	RS-4329	Bastu	Shali	15 Dec	7,470/-	36,45,000/-	Property is on Road Adjacent to Metal Road,
L60	RS-3682/3864	RS-4438	Bastu	Shali	17 Dec	8,466/-	41,31,000/-	Property is on Road Adjacent to Metal Road,
L61	RS-3682/3865	RS-4329	Bastu	Shali	16 Dec	7,968/-	38,88,000/-	Property is on Road Adjacent to Metal Road,
L62	RS-3682/3866	RS-4329	Bastu	Shali	18 Dec	8,964/-	43,74,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			4213Dec	21,00,000 /-	8474,05,800 /-	
		Grand Total :			4213Dec	21,00,000 /-	8474,05,800 /-	




Land Lord Details :







SI No	Name,Address,Photo,Finger print and Signature
1	Evolving Housing LLP 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Evolving Estates LLP 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Shiv Shakti Vanijaya Private Limited 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Evolving Creations Private Limited 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RDB Meba Builders LLP 74/2, AJC Bose Road, Tirupati Plaza, Flat No: 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: abxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Pooja Kajaria Daughter of Late Mohan Lal Agarwal Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office	 <small>Sep 14 2023 1:28PM</small>	 <small>LTI 14/09/2023</small>	 <small>14/09/2023</small>
	P-210, CIT Road Scheme VIIM, City:- Not Specified, P.O:- Kankurgachi, P.S:-Manicktola, District:- Kolkata, West Bengal, India, PIN:- 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: abxxxxxx3q, Aadhaar No: 85xxxxxxxx5612 Status : Representative, Representative of : Evolving Housing LLP (as Partner / Authorized Signatory), Evolving Estates LLP (as Partner / Authorized Signatory), Shiv Shakti Vanijaya Private Limited (as Director / Authorized Signatory)			

2	Name	Photo	Finger Print	Signature
	Mr Pankaj Kajaria (Presentant) Son of Shri Mulchand Kajaria Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office			
		Sep 14 2023 1:32PM	LTI 14/09/2023	14/09/2023
210 CIT Road Scheme VIIM, City:- Not Specified, P.O:- Kankurgachi, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: afxxxxx2f, Aadhaar No: 98xxxxxxxx4421 Status : Representative, Representative of : Evolving Creations Private Limited (as Director / Authorized Signatory)				
3	Name	Photo	Finger Print	Signature
	Mr Pradeep Kumar Pugalia Son of Shri Sumer Mal Pugalia Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office			
		Sep 14 2023 1:33PM	LTI 14/09/2023	14/09/2023
6/1A, Moria Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: aixxxxx8m, Aadhaar No: 48xxxxxxxx9633 Status : Representative, Representative of : RDB Meba Builders LLP (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
MITHUN SAHA Son of RATAN SAHA 16, DUM DUM ROAD, City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030			
	14/09/2023	14/09/2023	14/09/2023
Identifier Of Mrs Pooja Kajaria, Mr Pankaj Kajaria, Mr Pradeep Kumar Pugalia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-20 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-20 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-20 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-20 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.25 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.25 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.5 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-8.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-8.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-8.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-8.5 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.75 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.25 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-25.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-25.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-25.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-25.75 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-3.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-3.75 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-3.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-3.75 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-17 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-17 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-17 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-17 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-7.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-7.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-7.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-7.5 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-5.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-5.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-5.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-5.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-35.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-35.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-35.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-35.25 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-14.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-14.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-14.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-14.75 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-10.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-10.25 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-10.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-10.25 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-6.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-6.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-6.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-6.5 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-26.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-26.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-26.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-26.5 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-11.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-11.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-11.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-11.5 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-9.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-9.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-9.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-9.5 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.75 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-21 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-21 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-21 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-21 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-15.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-15.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-15.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-15.75 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-32.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-32.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-32.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-32.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-10.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-10.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-10.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-10.25 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-20.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-20.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-20.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-20.5 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-18.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-18.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-18.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-18.75 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-33.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-33.75 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-33.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-33.75 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-36.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-36.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-36.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-36.25 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-25 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-6 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-6 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-6 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-6 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-89 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-89 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-89 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-89 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-19.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-19.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-19.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-19.25 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-8.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-8.25 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-8.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-8.25 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-10.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-10.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-10.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-10.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-20.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-20.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-20.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-20.5 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-30.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-30.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-30.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-30.5 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-35 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-35 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-35 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-35 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-6.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-6.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-6.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-6.25 Dec
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-5.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-5.75 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-5.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-5.75 Dec
Transfer of property for L44		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-12.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-12.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-12.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-12.75 Dec
Transfer of property for L45		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-0.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-0.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-0.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-0.5 Dec
Transfer of property for L46		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-10.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-10.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-10.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-10.5 Dec
Transfer of property for L47		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-42 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-42 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-42 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-42 Dec
Transfer of property for L48		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-62.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-62.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-62.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-62.5 Dec
Transfer of property for L49		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-39.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-39.25 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-39.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-39.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-10 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-10 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-10 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-10 Dec
Transfer of property for L50		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-2 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-2 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-2 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-2 Dec
Transfer of property for L51		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-20.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-20.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-20.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-20.25 Dec
Transfer of property for L52		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-25.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-25.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-25.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-25.25 Dec
Transfer of property for L53		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-26.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-26.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-26.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-26.25 Dec
Transfer of property for L54		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-29.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-29.75 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-29.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-29.75 Dec
Transfer of property for L55		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-2 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-2 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-2 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-2 Dec
Transfer of property for L56		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-2.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-2.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-2.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-2.5 Dec
Transfer of property for L57		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.25 Dec
Transfer of property for L58		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-50.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-50.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-50.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-50.5 Dec
Transfer of property for L59		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-3.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-3.75 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-3.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-3.75 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-3.75 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-3.75 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-3.75 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-3.75 Dec
Transfer of property for L60		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.25 Dec
Transfer of property for L61		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4 Dec
Transfer of property for L62		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-4.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-4.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-4.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-4.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-5.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-5.5 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-5.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-5.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-9.25 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-9.25 Dec
3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-9.25 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-9.25 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Evolving Housing LLP	RDB Meba Builders LLP-8.5 Dec
2	Evolving Estates LLP	RDB Meba Builders LLP-8.5 Dec

3	Shiv Shakti Vanijaya Private Limited	RDB Meba Builders LLP-8.5 Dec
4	Evolving Creations Private Limited	RDB Meba Builders LLP-8.5 Dec

Endorsement For Deed Number : I - 190107584 / 2023

On 14-09-2023

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

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

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

Presented for registration at 13:16 hrs on 14-09-2023, at the Office of the A.R.A. - I KOLKATA by Mr Pankaj Kajaria .

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 84,74,05,800/-

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

Execution is admitted on 14-09-2023 by Mrs Pooja Kajaria, Director / Authorized Signatory, Shiv Shakti Vanijaya Private Limited (Private Limited Company), 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; Partner / Authorized Signatory, Evolving Housing LLP (LLP), 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; Partner / Authorized Signatory, Evolving Estates LLP (LLP), 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by MITHUN SAHA, , Son of RATAN SAHA, 16, DUM DUM ROAD, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

Execution is admitted on 14-09-2023 by Mr Pankaj Kajaria, Director / Authorized Signatory, Evolving Creations Private Limited (Private Limited Company), 74/2, AJC Bose Road, Tirupati Plaza, Suite No. 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by MITHUN SAHA, , Son of RATAN SAHA, 16, DUM DUM ROAD, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

Execution is admitted on 14-09-2023 by Mr Pradeep Kumar Pugalia, Authorized Signatory, RDB Meba Builders LLP (LLP), 74/2, AJC Bose Road, Tirupati Plaza, Flat No: 5E, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by MITHUN SAHA, , Son of RATAN SAHA, 16, DUM DUM ROAD, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,105.00/- (B = Rs 21,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 21,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2023 6:48PM with Govt. Ref. No: 192023240219181878 on 13-09-2023, Amount Rs: 21,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3639795032229 on 13-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3820, Amount: Rs.100.00/-, Date of Purchase: 16/06/2023, Vendor name: K K BASU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2023 6:48PM with Govt. Ref. No: 192023240219181878 on 13-09-2023, Amount Rs: 75,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3639795032229 on 13-09-2023, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2023, Page from 297610 to 297686
being No 190107584 for the year 2023.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2023.09.19 16:06:29 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 19/09/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.