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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AF 081628

RNO · (2) 1490754/2021.

A. R. A. 1

JOINT DEVELOPMENT AGREEMENT

16 AUG 2021

THIS 'JOINT DEVELOPMENT AGREEMENT' is made on this 16th day of August, 2021 (Two Thousand and Twenty One A.D.).

LOOKLIKE DEALMARK LLP
MAHAMANI OVERSEAS LLP
MANDALDHAM AWAS LLP
MANGALSHAM BIHMAN LLP
SIDHIDHAN REALESTATES LLP
MOONLIGHT APARTMENT LLP
NIRMALKUNJ HOMES LLP
NITYADHARA REALTORS LLP
PANCHSHREE APARTMENT LLP
RANDATA VINCOM LLP
RASHIAMRIT TREXIM LLP
REGIUS INFRAHOMES LLP
RIFTY INFRAHOUSING LLP
RITUDHAN DISTRIBUTORS LLP
RUDRAMALA PROMOTERS LLP
SARVLOK NIWAS LLP
SHIVPARIWAR VINTRADE LLP

Authorised Signatory

EDEN ELEMENTS LLP

Aditya Agarwal

Designated Partner/Authorised Signatory

702

ক্রমিক নং..... মূল্য..... 300/-

ক্রেতা S - Jain (Mal V)

সাকিম Kolkata High Court

তাং 11/8/21 স্বাক্ষর.....

ভেন্ডার ঃ- অশোক কুমার মাল

মগরাহাট A.D.S.R. Office

দঃ ২৪ পরগণা

Identified by me:

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

16 AUG 2021

BETWEEN

1) LOOKLIKE DEALMARK LLP, Holding PAN : **AAFFL8704K, 2) MAHAMANI OVERSEAS LLP,** Holding PAN : **ABBFM0927G, 3) MANGALDHAM AWAS LLP,** Holding PAN : **ABBFM0924F, 4) MANGALSUDHA NIRMAN LLP,** Holding PAN : **ABBFM0928K, 5) SIDHIDHAN REAL ESTATES LLP,** Holding PAN : **ACVPS9535M, 6) MOONLIFE HIGHRISE LLP,** Holding PAN : **ABBFM0925C, 7) NIRMALKUNJ HOMES LLP** Holding PAN : **AAMFN0697C, 8) NITYADHARA REALTORS LLP,** Holding PAN : **AAMFN0698P, 9) PANCHSHREE APARTMENTS LLP,** Holding PAN : **AARFP4869M, 10) RANDATA VINCOM LLP,** Holding PAN : **AASFR7462H, 11) RASHIAMRIT TREXIM LLP,** Holding PAN : **AASFR7459Q, 12) REGIUS INFRAHOMES LLP,** Holding PAN : **AAUFR2722A, 13) RIFTY INFRAHOUSING LLP,** Holding PAN : **AASFR7715D, 14) RITUDHAN DISTRIBUTORS LLP,** Holding PAN : **AASFR7460F, 15) RUDRAMALA PROMOTERS LLP,** Holding PAN : **AASFR7461E, 16) SARVLOK NIWAS LLP,** Holding PAN : **ACVFS9538G, 17) SHIVPARIWAR VINTRADE LLP,** Holding PAN : **ACVFS9537K,** all Limited Liabilities Partnership, incorporated under the Provisions of 'Limited Liabilities Partnership, 2008', having their respective Registered Office at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by their Authorized Signatory, **SHRI ANUP GUPTA,** son of Late Sital Prasad, holding PAN : **AHMPG3857C,** working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly), West Bengal, hereinafter called and referred to as the **"OWNER"**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors in office and assigns etc.) of the **ONE PART**.

AND

M/S. EDEN ELEMENTS LLP, holding (PAN : **AACCN0602N),** Holding PAN : **AAFFE4297G,** a Limited Liability Partnership, incorporated under the provisions of the "Limited Liability Partnership Act, 2008", having its Registered Office at 17/1, Lansdowne Terrace, Kolkata – 700026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by its Authorized Signatory, **SHRI ADITYA AGARWAL,** son of Sri Sunil Agarwal, holding (PAN : **AFEPA7678D),** working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, hereinafter called and referred to as **THE**

ADDL. REGISTRAR

ADDL. REGISTRAR

1 6 AUG 2021

DEVELOPER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office and assigns etc.) of the **OTHER PART.**

WHEREAS:

A. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **01 (One) Kattahs 04 (Four) Chittak 20 (Twenty) Square Feet** under **Mouza – Malancha,** under R. S. Dag No - 231, R. S. Khatian No. 524, corresponding to L. R. Dag No. 235 under L. R. Khatian No. 623, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Salil Kumar Bhattacharya, son of Late Durga Charan Bhattacharya and Mr. Saikat Bhattacharya, son of Mr. Salil Kumar Bhattacharya, by virtue of a 'Deed of Conveyance' being Deed No. 05565 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 150564 to 150619.

B. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **10 (Ten) Chittak 10 (Ten) Square Feet** under **Mouza – Malancha,** under R. S. Dag No - 231, R. S. Khatian No. 524, corresponding to L. R. Dag No. 235 under L. R. Khatian No. 623, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mrs. Sanga Mukherjee, daughter of Mr. Salil Kumar Bhattacharya, by virtue of a 'Deed of Conveyance' being Deed No. 05835 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 158145 to 158186.

C. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **01 (One) Kattahs 14 (Fourteen) Chittak 30 (Thirty) Square Feet** under **Mouza – Malancha,** under R. S. Dag No - 231, R. S. Khatian No. 524, corresponding to L. R. Dag No. 235 under L. R. Khatian No. 623, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase,

from One Mr. Mainak Mukherjee, son of Mr. Salil Kumar Bhattacharya, by virtue of a 'Deed of Conveyance' being Deed No. 05517 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 148584 to 148626.

D. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **04 (Four) Kattahs 04 (Four) Chittak 42 (Fourty Two) Square Feet** under **Mouza – Malancha,** under R. S. Dag No - 231, R. S. Khatian No. 524, corresponding to L. R. Dag No. 235 under L. R. Khatian No. 198, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur-Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Dhiraj Kumar Mukherjee, son of Late Kamal Kumar Mukherjee, Mrs. Bani Chatterjee, daughter of Late Kamal Kumar Mukherjee, Mrs. Usha Rani Chatterjee, daughter of Late Kamal Kumar Mukherjee, Mrs. Ruby Bhattacharya, daughter of Late Kamal Kumar Mukherjee, Mrs. Sankari Banerjee, daughter of Late Kamal Kumar Mukherjee and Mrs. Sraboni Banerjee, daughter of Late Kamal Kumar Mukherjee, by virtue of a 'Deed of Conveyance' being Deed No. 05516 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 148682 to 148735.

E. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **04 (Four) Kattahs 06 (Six) Chittak 07 (Seven) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 229 & 230, R. S. Khatian No. 68, corresponding to L. R. Dag No. 233 & 234, under L. R. Khatian No. 96, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mrs. Gita Bhattacharya, wife of Late Asit Bhattacharya and Mrs. Arundhuti Bhattacharya @ Naskar, wife of Mr. Utpal Naskar, by virtue of a 'Deed of Conveyance' being Deed No. 04988 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 137256 to 137297.

F. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **15 (Fifteen) Kattahs 05 (Five) Chittak 26 (Twenty Six) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 231, R. S. Khatian Nos. 499, 501, 502, 503, 504, 505, 506, 508 corresponding to L. R. Dag No. 235, under L. R. Khatian Nos. 1118, 1019, 128, 764, 33, 47, 275, 393, 561, 1140, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Sibaprasad Mukherjee, son of Late Sushil Kumar Mukhopadhyay, by virtue of a 'Deed of Conveyance' being Deed No. 04990 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138059 to 138106.

G. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **14 (Fourteen) Kattahs 01 (One) Chittak 38 (Thirty Eight) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 231, R. S. Khatian Nos. 499, 501, 502, 503, 504, 505, 506, 507, 508 corresponding to L. R. Dag No. 235, under L. R. Khatian Nos. 784, 1019, 128, 764, 33, 35, 47, 275, 393, 561, 1140, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur-Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Ratan Lal Mukherjee @ Mukhopadhyay, son of Late Fanindra Nath Mukhopadhyay, by virtue of a 'Deed of Conveyance' being Deed No. 04991 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138506 to 138547.

H. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **01 (One) Kattahs 14 (Fourteen) Chittak 30 (Thirty) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 231, R. S. Khatian Nos. 524 corresponding to L. R. Dag No. 235, under L. R. Khatian Nos. 623, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Jaharlal Mukherjee, son of Late Bimal Kumar Mukherjee, by virtue of a 'Deed of

Conveyance' being Deed No. 04992 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138471 to 138505.

I. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **17 (Seventeen) Kattahs 12 (Twelve) Chittak 19 (Nineteen) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 231, 232, 243, 244 , R. S. Khatian Nos. 524, 217 & 192 corresponding to L. R. Dag No. 235, 236, 247, 248, under L. R. Khatian Nos. 1607, 1608, 1609 & 198, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mrs. Chumki Ghosh, daughter of Late Dipak Kumar Mukherjee, Mrs. Pranati @ Pronoti Mukherjee, wife of Late Biswajit Mukherjee and Mr. Subhasish Bhattachary, son of Sushil Bhattacharya, by virtue of a 'Deed of Conveyance' being Deed No. 04993 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138237 to 138301.

J. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **03 (Three) Kattahs 18 (Eighteen) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 229, R. S. Khatian Nos. 68 corresponding to L. R. Dag No. 233, under L. R. Khatian Nos. 87, 118, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Ashoke Bhattacharya, son of Late Khagendra Nath Bhattacharya, by virtue of a 'Deed of Conveyance' being Deed No. 04994 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138436 to 138470.

K. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **01 (One) Kattahs 04 (Four) Chittaks 19 (Nineteen) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 231, R. S. Khatian Nos. 499 corresponding to L. R. Dag No. 235, under L. R. Khatian Nos. 1118, 1019, 128, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of

Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mrs. Archana Mukherjee @ Mukhopadhyay, wife of Late Sushil Kumar Mukhodhyay, by virtue of a 'Deed of Conveyance' being Deed No. 04995 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138548 to 138587.

L. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **04 (Four) Kattahs 01 (One) Chittak 16 (Sixteen) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 230, R. S. Khatian Nos. 68 corresponding to L. R. Dag No. 234, under L. R. Khatian Nos. 87, 02, 64, 990, 925, 988, 504, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Ashoke Bhattacharya, son of Late Khagendra Nath Bhattacharya, Mr. Ajay Kumar Bhattacharya, son of Late Satya Charan Bhattacharya, Mr. Amulya Kumar Bhattacharya, son of Late Satya Charan Bhattacharya, by virtue of a 'Deed of Conveyance' being Deed No. 04998 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138143 to 138186.

M. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **09 (Nine) Kattahs 04 (Four) Chittak 22 (Twenty Two) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 231, R. S. Khatian Nos. 499, 501, 502, 503, 504, 505, 506, 508 corresponding to L. R. Dag No. 235, under L. R. Khatian Nos. 713, 1019, 128, 259, 1012, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Manik Lal Mukherjee @ Mukhopadhyay, son of Late Fanindra Nath Mukhopadhyay, by virtue of a 'Deed of Conveyance' being Deed No. 04999 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 138628 to 138665.

N. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **01 (One) Kattahs 03 (Three)**

Chittak 05 (Five) Square Feet under **Mouza – Malancha,** under R. S. Dag No – 229/639, R. S. Khatian Nos. 68 corresponding to L. R. Dag No. 233/670, under L. R. Khatian Nos. 02, 64, 990, 925, 988, 504, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Ajay Kumar Bhattacharya, son of Late Satya Charan Bhattacharya, Mr. Amulya Kumar Bhattacharya, son of Late Satya Charan Bhattacharya, by virtue of a 'Deed of Conveyance' being Deed No. 05001 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 137977 to 138019.

O. Further, the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **11 (Eleven) Kattahs 08 (Eight) Chittak 44 (Fourty Four) Square Feet** under **Mouza – Malancha,** under R. S. Dag No – 231, R. S. Khatian Nos. 499, 500, 501, 502, 503, 504, 505, 506, 508 corresponding to L. R. Dag No. 235, under L. R. Khatian Nos. 1118, 1019, 128, 46, 33, 47, 275, 393, 561, 1140, J. L. No. 78, Touzi No. 250, Pargana – Medanmalla, Police Station - **Sonarpur**, under Ward No. 22 of Rajpur- Sonarpur Municipality, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from One Mr. Nilanjan Mukherjee, son of Late Sushil Kumar Mukhopadhyay, by virtue of a 'Deed of Conveyance' being Deed No. 05013 for the year 2017, duly registered at the office of D. S. R. – IV, South 24 Parganas, recorded in Book No. - I, Volume No. 1604-2017, written in Page Nos. 137935 to 137976.

P. Thus by virtue of the aforesaid 15 Nos. Deeds of Conveyance, the 'Owners' herein became the owner of altogether **92 (Ninty Two) Kattahs 01 (One) Chittak 31 (Thirty One) Square Feet** of Land and they have been enjoying their right, title, interest and possession in respect of the said scheduled land.

Q. While enjoying their right, title, interest and possession in respect of the said scheduled land, the Owners herein have mutated their name with the authority of Rajpur Sonarpur Municipality under Assessee No. **1104302150133** under Premises No. 57, Vivekananda Avenue, Kolkata – 700148 and the Net Land Area as per Assessment remained 90 Kattah 05 Chittak 38.59 Sqft, i.e. 6044.55 Sq. Mtr.

R. The said owner have executed a registered Boundary Declaration to Rajpur Sonarpur Municipality for Common Passage dated 07.05.2021 in respect of the subject property and the said Declaration to Rajpur Sonarpur Municipality was registered in the office of D. S. R. – IV, Alipore, South 24 Parganas and the same was duly rigistered in Book No. - I, Volume No. 1604-2021, bearing Deed No. 03755 for the year 2021 written in Page No. 147466 to 147493 and in pursuance to the said Boundary Declaration, the Net Land Area, as per Assessment, remained 90 Kattah 05 Chittak 38.59 Sqft, i.e. 6044.55 Sq. Mtr. and as per present physical measurement it was found to be 90 Kattah 05 Chittak 26.27 Square feet i.e. 6043.41 Sq. Mtr.

S. In consideration of what is hereinafter appearing the Owner has agreed to grant the exclusive right of Development in respect of the said total land unto and in favour of the Developer herein and the Developer has agreed to undertake development of the said land and to incur all costs, charges and expenses in connection therewith including the cost of preparation and sanction of the plan (hereinafter referred to as the **CONSTRUCTION COST**) and to cause new building/s and/or a decent Housing Complex to be constructed on the said land (hereinafter referred to as the **HOUSING COMPLEX**) and thereafter to sell and transfer the various flats, units, apartments constructed spaces and car parking spaces forming part of the said Housing Complex and to divide and distribute the gross sale proceeds accruing therefrom between the Owner and Developer in the proportion as hereinafter appearing.

T. At the request of the said owner, the Developer herein has agreed to develop the said property and to commercially exploit the same for the consideration and on the terms and conditions hereinafter appearing.

U. The Developer shall undertake the construction of the building on the plot of land owned by the said Owner particulars of which are described in SCHEDULE hereunder written and hereinafter called the said land and shall obtain a building to be sanctioned from Rajpur- Sonarpur Municipality in the name of the Owners herein.

V. That the Developer shall at its cost and expenses shall construct the proposed building on the schedule property in accordance with the building plan to be sanctioned by the Competent authority and confirm to such specification as may be recommended by the recognized licensed holder Architect from time to time appointed for the purposes and it is hereby clearly understood that the

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

16 AUG 2021

decision of the Architect regarding the quality of materials shall be final and binding on the parties hereto.

NOW THIS AGREEMENT WITNESSETH and is hereby agreed by and between the parties hereto as follows:

ARTICLE I – DEFINITIONS

Unless in these presents there is something in the subject or context inconsistent therewith.

1.1 PREMISES - shall mean the **MUNICIPAL PREMISES NO. 57, VIVEKANANDA AVENUE, KOLKATA – 700 148,** measuring more or less **90 KATTAH 05 CHITTAK 38.59 SQUARE FEET,** more or less, under **Mouza - Malancha**, under R. S. Dag No - 231, 229, 230, 229/639, 232, 243 and 244 corresponding to L. R. Dag No. 235, 233, 234, 233/670, 236, 247 and 248, under L.R. Khatian Nos. 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309 and 2310, Touzi No. 250, J. L. No. – 78, Pargana – Medanmalla, under Rajpur Sonarpur Municipality Ward No. - 22, P. S. - **Sonarpur**, Dist: South 24 Parganas, West Bengal, (more fully and particularly described in the 'Schedule Property' hereunder written).

1.2 BUILDING - shall mean building or buildings to be constructed as per building plan to be sanctioned by the Rajpur- Sonarpur Municipality on the said premises and shall include the parking and other spaces intended or means for the enjoyment of the building.

1.3 OWNER & DEVELOPER - shall include their respective transferees.

1.4 COMMON FACILITIES – shall include corridors, hallways, stairways, landings, water reservoir, pump room, passageways, driveways, gardens, parkways, generator room (if necessary) and other spaces and facilities whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building(s) and/or common facilities or any of their thereon as the case may be.

1.5 SALEABLE SPACE - shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.6 **OWNER'S SHARE** - shall mean **17%** of the total revenue/sale proceeds to be received from the sale of entire saleable area including car parking area/spaces of the proposed building/s to be constructed on the scheduled premises by the Developer at its own cost, shall be the owner's allocation and the owner's allocation shall be shared by all the owners in equal proportion.

1.7 **DEVELOPER'S SHARE** - shall mean **83%** of the revenue/sale proceeds of the proposed building/s to be retained by the Developer in the building to be constructed by itself at its own cost in the manner hereinafter provided except the owner's allocation as mentioned above.

1.8 **ARCHITECT**- shall mean any person or persons or firm or firms appointed or nominated by the Developer as the Architect(s) of the building.

1.9 **OWNER**- shall mean the said **1) LOOKLIKE DEALMARK LLP, 2) MAHAMANI OVERSEAS LLP, 3) MANGALDHAM AWAS LLP, 4) MANGALSUDHA NIRMAN LLP, 5) SIDHIDHAN REAL ESTATES LLP, 6) MOONLIFE HIGHRISE LLP, 7) NIRMALKUNJ HOMES LLP 8) NITYADHARA REALTORS LLP, 9) PANCHSHREE APARTMENTS LLP, 10) RANDATA VINCOM LLP, 11) RASHIAMRIT TREXIM LLP, 12) REGIUS INFRAHOMES LLP, 13) RIFTY INFRAHOUSING LLP, 14) RITUDHAN DISTRIBUTORS LLP, 15) RUDRAMALA PROMOTERS LLP, 16) SARVLOK NIWAS LLP, 17) SHIVPARIWAR VINTRADE LLP,** all 'Limited Liabilities Partnership', incorporated under the Provisions of 'Limited Liabilities Partnership, 2008', having their respective Registered Office at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, and shall mean and include their respective successor/s in its respective offices/interests and assigns.

1.10 **DEVELOPER**– shall mean **M/S. EDEN ELEMENTS LLP,** holding (PAN : **AACCN0602N),** Holding PAN : **AAFFE4297G,** a Limited Liability Partnership, incorporated under the provisions of the "Limited Liability Partnership Act, 2008", having its Registered Office at 17/1, Lansdowne Terrace, Kolkata – 700026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, and shall include its successor and/or successors in office/interest and assigns and/or nominee /s, which shall construct or develop or cause to be constructed or cause to be developed on a plot of land under the meaning of 'West Bengal Apartment Ownership Act, 1972' and 'West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993', for the purpose of transfer of such building or flats.

1.11 BUILDING PLAN- shall mean the plan for construction of the building to be approved by the Owner and sanctioned by 'Rajpur Sonarpur Municipality' and shall include any amendments thereto or modifications thereof made or caused by the Developer after the approval of the Owner.

1.12 TRANSFER- with its grammatical variations shall include a transfer by ownership and by any other means adopted for affecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

1.13 TRANSFEREE - shall mean a person to whom any space in the building shall be transferred.

1.14 MASCULINE GENDER - shall include feminine gender and vice versa.

1.15 SINGULAR NUMBER - shall include plural number and vice versa.

ARTICLE II – REPRESENTATION AND WARRANTIES BY THE OWNER AND THE DEVELOPER

2.1 At or before execution of this agreement, the Owner has represented and assured the Developer as follows:-

i) That the Owner is presently the sole and absolute owner of the said Total Land.

ii) That the Owner has a marketable title in respect of the said Total Land.

iii) That the Owner is presently in khas possession of the said Total Land.

iv) That the Owner has not entered into any Agreement for Sale, transfer, lease and /or development nor has created any interest of any third party into or upon the said Total Land or any part or portion thereof.

v) That no part or portion of the said Total Lands is subject to any notice of any acquisition and / or requisition.

vi) That there is no legal bar or impediment in the owner entering into this agreement.

vii) That all rates and taxes Khazanas and other outgoings payable in respect of the said Total Lands have been paid and / or shall be paid by the Owner upto the date of execution of this agreement.

viii) That there is no water body and / or pond on the said total lands and in the records of the Block Land and Land Reforms Officer and / or Municipality.

ix) That the Owners will execute a registered 'Power of Attorney' in favour of the Developer or its Nominee and/or nominees to enable the Developer to carry out various works for undertaking the said Housing Complex and the Owners shall give symbolic possession of the plot of land to the Developer on which Developer shall cause the necessary construction activities.

2.2 At or before execution of this agreement, the Developer has represented and assured the Owner which are as follows:-

i) That the Owner has delivered to the Developer copies of the title deeds, parcha, municipal taxes, receipts, record of rights, mutation certificate and all link deeds in respect of the said lands.

ii) That the Developer has fully satisfied itself as to the right of ownership of the owner in respect of the said lands.

iii) That the Developer has examined the total land area forming part of the said land.

iv) That the Developer has satisfied itself as to the local conditions and acknowledge that it shall be the responsibility of the Developer to take care of all the local problems which the Developer may face while undertaking the work of construction at the said land.

v) That the Developer assures the owner that the Developer has adequate financial resources and necessary personal and / or team to undertake development of the said land.

vi) That the Developer shall utilize the maximum permissible F.A.R as far as possible.

2.3 Relying on the aforesaid representations and believing the same to be correct and true and acting on the faith thereof, the Developer has agreed to undertake the work of development of the said total land subject to the terms and conditions hereinafter appearing.

ARTICLE III - TITLE INDEMNITIES AND REPRESENTATIONS

The Owner doth hereby declare and covenant with the Developer as follows:

3.1 **That** the Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **All That** the said premises.

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3.2 **That** the said premises is free from all encumbrances, charges, liens, lispendences, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.

3.3 **That** excepting the Owner, no one else has any right, title, interest, claim or demand whatsoever or howsoever and in respect of the said premises or any portion thereof.

3.4 **That** there is no attachment under the 'Income Tax Act' or under neither any of the provisions of the 'Public Debt Recovery Act' in respect of the said premises or any part thereof nor any proceedings in respect thereof is pending nor do any notice in respect of any such proceedings have been received or served on the Owner.

3.5 That the Owner has the absolute right and authority to enter into this agreement with the Developer in respect of the development of its schedule premises.

3.6 That the Developer hereby undertakes to indemnify and keep indemnified the Owner from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possessor rights in the said premises arising out of or due to the negligence or non-compliance of any laws, bye-laws, rules and regulations of 'Rajpur Sonarpur Municipality' and/or any other Government or local bodies as the case may be and shall attend to answer and be responsible for any deviation, omission, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be paid by the Developer.

ARTICLE IV – COMMENCEMENT

4. That this Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE V - DEVELOPER'S RIGHT OF CONSTRUCTION

5.1 **That** the Owner hereby grants exclusive right to the Developer to build upon and to commercially exploit the said premises in legal manner as the Developer may choose by constructing building/s thereon at its own cost and expenses.

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ARTICLE VI - TITLE DEEDS

6.1 Immediately after the execution of this Agreement, the Owner shall make it convenient for the Developer to have access to the original title deeds by keeping it deposited with the Developer's Lawyers in Kolkata.

6.2 The Owner or its nominee or nominees or the transferees of Developer shall be entitled for inspection of the title deeds.

6.3 The Owner shall make out the marketable title in respect of the said premises free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever.

ARTICLE VII – POSSESSION

7.1 Upon execution of this agreement and the Owners having obtained all necessary permissions, approvals and sanctions, the Owners shall allow the Developer to commence and carry out and complete the construction of the proposed building on behalf of the Owners as per the terms and conditions and the specifications as set out in these presents and complete the construction within a period of **36 (Thirty Six)** months from the date of execution of this agreement. All costs, charges and expenses to be incurred including all municipal taxes for constructing and completing the said proposed building shall be paid by the Developer.

7.2 The Owners will handover vacant possession of the said property to commence construction in accordance with the Building Sanction Plan to be sanctioned by 'Rajpur Sonarpur Municipality' and to allow the Developer to remain in symbolic possession of the said premises for the purposes of construction and allied activities during the continuation of this agreement and until such time the building is completed in all respects. During such period the Owners will not prevent or any way interfere with its quiet and peaceful occupation of the said premises except in such circumstances when the Owner has reason to believe that the Developer and/or its Sub-Contractor are not carrying out their function in terms of this agreement.

7.3 The Developer shall put the Owner or its nominee/s in possession of the Owner's allocation, in the building to be constructed not later than **36 (Thirty Six)** months from the date of execution of this agreement.

ARTICLE - VIII - ALLOCATION

8.1 The entire building shall be of uniform construction with standard first class building materials.

8.2 The Owner shall be bound to execute "Deed of Conveyance" or "Sale Deed", transfer in the name of Developer's nominee or intending purchaser. The Owner/ first Party hereby undertakes that as and when the Developer asks the First party herein to execute the 'Deed of Conveyance', the First party herein shall execute the necessary Deed of Conveyance or Conveyances in favour of the Developer or their Nominee or Nominees or any intending purchaser/s in such part or parts as shall be required by the Developer from time to time.

8.3 The Developer shall be entitled to sell the entire space in the building and transfer the sale proceeds of the owner's allocation in the account of the owner as mentioned above.

8.4 The common area / facilities shall be owned by the Owner and the Developer for the common use and enjoyment of all the intending purchasers.

8.5 The Developer shall be entitled to enter into agreement for sale or transfer or otherwise deal with the intending purchasers of the flats constructed by the Developer at its own cost.

ARTICLE IX - COMMON FACILITIES

9.1 As soon as the building is completed, the Developer shall be responsible for the payment of all municipal and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable.

9.2 The Developer will punctually and regularly pay the said rates to the concerned authorities and shall keep the owner indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the owner as the case may be consequent upon a default by the Developer in this behalf.

9.3 On completion of the building and from the date of service of notice of possession, the Developer shall bear all maintenance and service charges for the common facilities in the building, the said charges and taxes, light and sanitation charges for bill collection and management of the

common facilities, renovation, replacement, repair whatsoever including if any additional insurance premium is required to be paid for the insurance of the building.

ARTICLE X – CONSIDERATION

10.1 The Developer shall pay **INTEREST FREE REFUNDABLE ADVANCE** amount of **Rs. 17,00,000/- (RUPEES SEVENTEEN LAC ONLY)** to the Owners herein and which shall be refundable by the Owner to the developer on or after completion of the building, which will be shared by all the Owners in equal proportion. That is to say, each every Owner will get Rs. 1,00,000/- (Rupees One Lac Only).

10.2 The undivided proportionate share or interest in the land attributable to each of the flats/units shall be transferred in favour of the flat buyers or its nominee or nominees.

10.3 After the completion of the project, the Owner shall execute a Deed or Deeds of Conveyance for the undivided proportionate share of land for the purpose of the same, the costs, charges and expenses incurred for completion of the Owner's Allocation shall be the consideration for sale and transfer of the said undivided proportionate share in the land attributable to the Developer's Allocation. The said consideration amount shall be apportioned in various Deeds of Conveyance or Conveyances to be executed by the Owner in favour of the Developer or its nominee or nominees at the cost of the Developer and/or its nominee(s) attributable to the remaining 83% area of the proposed construction (Developer's Allocation) in favour of the Developer or its nominee(s) in such part or parts as may be requested by the Developer. All other costs like stamp fees, registration charges, etc. would be borne by the Transferees. The consideration for such transfers shall be the cost of construction of 17% of the proposed construction (the Owner's Allocation).

ARTICLE XI - TIME FOR COMPLETION

11.1 The building shall be completed within **36 (Thirty Six)** months from the date of execution of this agreement and on handing over vacant possession of the said premises to the Developer by the owner, unless and until the Developer is prevented by the circumstances beyond its control.

11.2 In the event if the Developer fails to complete the said proposed building within the said stipulated period of **36 (Thirty Six)** months from the date of execution of this agreement for reasons

beyond its control, or on account of force majeure which would include storm, tempest, flood, earthquake, riots, war, etc., in that event the Owners will extend further time of another **06 months** after the expiry of stipulated **36 (Thirty Six)** months, (hereinafter referred to as the **COMPLETION DATE**). The completion of the building shall mean the completion of construction in all respects but would not necessarily mean the issue of the Completion Certificate or Occupation Certificate by the Municipal Authorities. An Architect's Certificate certifying the completion of the building in all respects would amount to such completion.

11.3 The Developer shall use their best endeavors to cause the Development to be practically in accordance with the provisions of this Agreement.

ARTICLE XII– MISCELLANEOUS

12.1 That the First Party shall also execute and register a **'GENERAL POWER OF ATTORNEY'** in favour of the said Developer herein and or the nominated person of the developer herein, as may be required for the proposed construction of the said building and to deal with the intending Purchaser/Purchasers for sale of the flats/ apartments, Car Parking Space, Servant Quarter, Other Spaces, etc. under the Developer/ Owner's Allocation.

12.2 The Developer shall construct the said building with its own funds. However, the Developer is empowered to obtain financial assistance by creating equitable mortgage of the said land by depositing the title deeds of the said land herein at their own risk and responsibilities from any nationalized bank, Schedule Bank and/or any financial institution or from any Private Bank/person for the purpose of completion of the construction in terms of this 'Joint Development Agreement' and the owner undertakes not to raise any objection in this regard and shall sign as guarantor on the said mortgage application, but the mortgage amount shall not be above the market price of the said land. Be it clearly mentioned that the owner shall not be liable for repayment of such loan amount and the Developer shall indemnify the Owner from any liability which may arise in future in this respect.

12.3 The Owner and the Developer have entered into this agreement purely on the principal of exchange of the owner's allocation in the building to be constructed and completed by the Developer at its own cost against the undivided proportionate share of land attributable to the Developer's

allocation to be retained or sold to its nominees by the Developer in the said completed building. However, each party shall keep the other indemnified from and against the same.

12.4 The Owner and the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure with a view that obligation of the party affected by the force majeure shall be suspended for the duration of the force majeure.

12.5 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-outs, Pandemic or any other act or commission beyond the control of the party affected thereby.

12.6 It is understood that from time to time to enable the construction of the building by the Developer, various deeds, matters and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner to which no specific provisions have been made herein, the Owner hereby authorizes the Developer to do all such acts, deeds, matters and things and undertake to execute any such additional powers of authorities as may be required by the Developer for the purpose and also undertake to sign and execute all such additional applications and other documents as may be required for the said purpose.

12.7 The Developer shall frame the rules and regulations regarding the uses and rendition of common services and also the common restrictions, which have to be normally, kept in the sale and transfer of the ownership flats.

12.8 The Owner hereby agrees to abide by all the rules and regulations of such Management Society / Association / Holding Organization / facility Management Company, as shall be formed by the Developer and hereby gives their consent to abide by the same.

12.9. Any notice required to be given by the Owner to the Developer will be without prejudice to any other mode of service available deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post and shall be deemed to have been served on the Developer by the Owner. Similarly any notice required to be given by the Developer to the owner shall be without prejudice to any other mode of service available deemed to have been served on the Owners if

1 6 AUG 2021

delivered by hand or sent by prepaid paid registered post and shall be deemed to have been served on the Owner by the Developer.

12.10. Nothing in these presents shall be construed as a demised or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than exclusive license to the Developer to commercially exploit the same in terms hereof.

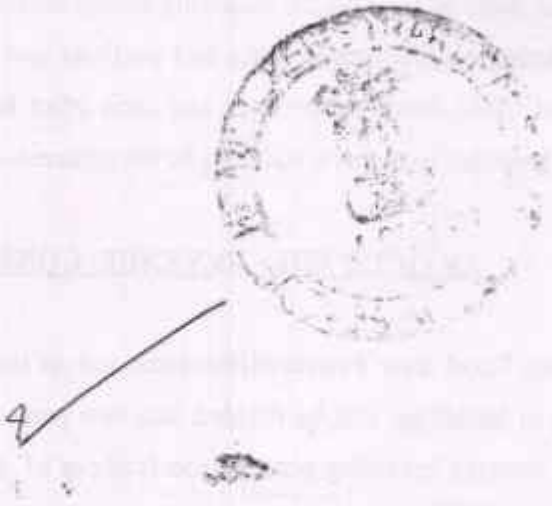
12.11 As and from the date of completion of the building, the Developer and / or its transferee(s) and the Owner and / or their transferee(s) shall be liable to pay and bear proportionate charges on account of wealth and other taxes payable in respect of his / her / their respective spaces.

12.12 In the event of any liability of GST or Works Contract or any other Tax liability which may arise or become payable on the owner's allocation, the same would be payable by the Developer or their nominees as the case may be to the respective authority directly. Further it has been agreed that construction shall be deemed to be commenced when vacant possession of the land is handed over to the Developer and the plan is being approved by the Rajpur Sonarpur Municipality.

12.13 In the event if the Developer acquires any other piece or parcel of land adjoining or contiguous to the land described in the schedule hereunder (hereinafter referred to as the additional area) the Developer shall be entitled to provide all facilities and/or utilities existent in the schedule area to the residents of the new building and/or buildings which may be constructed by the Developer on the additional plots of land which including access and/or for the purpose of ingress in and egress from and/or through the common parts and portions and also provide drainage, sewerage, transformer, generator, cable ducts, water lines and such other facilities and/or amenities and/or utilities which shall be provided in the new building in the adjacent area.

ARTICLE XIII – REVENUE/ CONSIDERATION DISTRIBUTION

13.1 The **Total Sale Proceeds/Revenue** out of the sale of the Flats, Car Parking Spaces in the building or buildings will be divided into two parts whereby **17% (SEVENTEEN PERCENT)** of the total revenue including proceed received out of sale Car Parking Spaces shall absolutely belong to the **OWNERS** (hereinafter referred to as the **OWNER'S ALLOCATION**) and the remaining **83% (EIGHTY-THREE PERCENT)** of the total revenue/ realization/ sale proceeds shall



absolutely belong to the **DEVELOPER** (hereinafter referred to as the **DEVELOPER'S ALLOCATION**). That is to say each one of the owner shall get **1%** of the total revenue / realization / sale proceeds including proceed received out of sale of Car Parking Spaces.

13.2 The entirety of the saleable area (including the owner's allocation and the developer's allocation) forming part of the development shall be sold and transferred by the Developer to the bonafide purchaser/s. The Owner agrees and covenants with the Developer that the Owner shall sign and execute all deeds and documents and instruments if necessary and / or required from time to time.

13.3 The Developer shall be entitled to enter into agreement for sale and transfer of the various flats, units, apartments, constructed spaces and car parking spaces forming part of the development at such price and on such terms as may be agreed upon and duly confirmed by the Owner and any amount so received shall be divided and distributed amongst the parties hereto whereby 17% of such consideration amount shall belong absolutely to the Owner and the remaining 83% of such consideration amount shall belong to the Developer.

13.4 The Developer shall disburse the said 17% of the sale proceeds to the Owner's account towards their share of allocation, at any time during the course of construction or at the end of the Project, as mutually agreed among Owners and the Developer from time to time. It shall be the obligation of the Developer to collect applicable Service Tax and / or other government levies or charges or taxes as applicable on sale and transfer of built up areas, flats, units, car parking spaces etc. and deposit the same to the appropriate authority and the Developer shall indemnify the Owners for any liability / demand which may arise in future in respect of the same.

13.5 It is also hereby agreed that Extra Development Charges collected from the purchasers of units in the proposed project (on account of the installation of Generator, transformer, legal charges, sinking fund and maintenance deposit or any other account that the Developer may choose to impose and collect in respect of maintenance and upkeep of the project) shall accrue to the Developer only.

13.6 The Developer and the Owner shall join in all the 'Agreements for Sale' and 'Deeds of Conveyances' as shall be required, without raising any objection whatsoever or howsoever.

ARTICLE XIV - ARBITRATION

14.1 In case of any disputes, differences or questions arising between the parties with regard to the interpretation, meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement, the same shall be referred to the sole Arbitrator of Mr. Sanjay Kumar Jain, Advocate, under the provisions of the Indian Arbitration Act, 1996, and/or statutory modification or enactment thereto and the Award made and published by the said Arbitrator shall be final and binding on the parties and upon his failing or refusing or becoming incapable to act as the Arbitrator the same shall be referred to the arbitration in accordance with the provisions of the Indian Arbitration Act, 1996, or any statutory enactment of modification shall be binding, final and conclusive on the parties hereto.

ARTICLE XV – JURISDICTION

15.1 Courts at Kolkata alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

ARTICLE XVI - SPECIFICATIONS

Structure	: RCC-framed structure with anti-termite treatment in foundation. Cements used: ***Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco, Emami****.
Brickwork	: Eco-friendly, premium brickwork with **Autoclaved aerated concrete (AAC)** blocks used for better quality.
Elevation	: Modern elevation, conforming to contemporary designs.
External Finish	: Paint by certified ***Nerolac/Asian Paints/Berger, applicator****, and other effects as applicable.
Lobby	: Beautifully decorated & painted lobby
Doors & Hardware	: Quality wooden frames with solid core flush doors. Internal door handles of ***Godrej/Hafele/Yale****. Main door with premium ***stainless steel handle*** and ***eyehole***. Main Door Lock by ***Godrej****.
Internal finish	: Wall Putty.


CALCUTTA

Windows	:	Colour anodized / Powder coated aluminum sliding windows with clear glass (using high quality aluminum). Large Aluminum Windows in Living Room Balcony.
Flooring	:	Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.
Kitchen counter	:	Granite slab with stainless steel sink. Ceramic wall tiles up to 2 (two) feet height above counter.
Toilets	:	Hot and Cold water line provision with ***CPVC**** pipes. CP fittings including ***Health Faucet**** of ***Jaquar/ Kohler/ Parryware/ Hindware****. Dado of ceramic tiles up to door height. Sanitaryware with ***EWC with ceramic cistern*** and basin of ***Kohler/ Parryware/Jaquar/Hindware****. Pipes of ***Supreme/Skipper/Oriplast****
Elevator	:	Passenger Lifts of ***Kone****.
Electricals	:	a) Concealed ***Polycab/Mescab/Havells/RR Kabel**** copper wiring with modular switches of ***Anchor Roma/Schneider Electric/Havells**** b) TV & Telephone points in master bedroom and living room. c) Two Light Points, one Fan Point, two 5A points in all bedrooms. d) One 15A Geyser point in all toilets. e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen. f) One AC point in master bedroom. g) One washing machine point in the balcony. h) Modern MCBs and Changeovers of ***Havells/HPL/Schneider Electric****
Water Supply	:	Underground and Overhead storage tanks of suitable capacity.
Landscape	:	Professionally designed and executed landscaping.

Generator	: 24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats and 600 W for 2 bedroom flats.
Security	: Intercom facility and 24/7 Security Personnel.

* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the Vendor is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Piece and Parcel of land measuring, more or less, **90 KATTAH 05 CHITTAK 38.59 SQUARE FEET**, i.e. 6044.55 Sq. Mtr; being **PREMISES NO. 57, VIVEKANANDA AVENUE, KOLKATA – 700 148,** under **Mouza - Malancha**, under R. S. Dag No - 231, 229, 230, 229/639, 232, 243 and 244, corresponding to L. R. Dag No. 235, 233, 234, 233/670, 236, 247 and 248, under L.R. Khatian Nos. 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309 and 2310, Touzi No. 250, J. L. No. – 78, Pargana – Medanmalla, under Rajpur Sonarpur Municipality Ward No. 22, P. S. - **Sonarpur**, Dist: South 24 Parganas, West Bengal, which is butted and bounded as follows:-

ON THE NORTH	: Land of R.S. Dag No – 222, 226, 227 & 228
ON THE SOUTH	: Land of R.S. Dag No – 233, 242 and 2.20 Mtr. Wide Common Passage.
ON THE EAST	: 25 Ft. Wide Municipal Road.
ON THE WEST	: Land of R.S. Dag No – 242 and 232 (P)

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

16 AUG 2021

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

SIGNED, SEALED and **DELIVERED**
by the within named **OWNER** at Kolkata
in the presence of :

Sanjay Kumar Jain
Advocate.

LOOKLIKE DEALMARK LLP
MAHAMANI OVERSEAS LLP
MANGALDHAM AWAS LLP
MANGALSUDHA NIRMAN LLP
SIDHIDHAN REALESTATES LLP
MOONLIFE NIZHRISE LLP
NIRMALKUNJ HOMES LLP
NITYADHARA REALTORS LLP
PANCHSHREE APARTMENT LLP
RAMDATA VINCOM LLP
RASHIAMRIT TREXIM LLP
REGIUS INFRAHOMES LLP
RIFTY INFRAHOUSING LLP
RITUDHAN DISTRIBUTORS LLP
RUDRAMALA PROMOTERS LLP
SARVLOK NIWAS LLP
SHIVPARIWAR VINTRADE LLP
Authorised Signatory

.....
SIGNATURE OF OWNER

SIGNED, SEALED and **DELIVERED**
by the within named **DEVELOPER**
at Kolkata in the presence of

Debarati Sengupta
17/1 Lansdowne Terrace
Kol-26.

EDEN ELEMENTS LLP
Aditya Agarwal
Designated Partner/Authorised Signatory

.....
SIGNATURE OF DEVELOPER

Drafted by me on the basis of information
furnished by the Parties herein

Sanjay Kumar Jain
Advocate, High Court, Calcutta
Enrolment No. WB/444/2005.

1 6 AUG 2021

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

GRN Details

GRN:	192021220052036911	Payment Mode:	Online Payment
GRN Date:	14/08/2021 13:40:57	Bank/Gateway:	HDFC Bank
BRN :	1529161511	BRN Date:	14/08/2021 13:08:48
Payment Status:	Successful	Payment Ref. No:	2001490754/2/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	EDEN ELEMENTS LLP
Address:	17/1 LANSDOWNE TERRACE
Mobile:	9051222000
EMail:	gaurav@edenprojects.in
Depositor Status:	Others
Query No:	2001490754
Applicant's Name:	Mr SANJAY KUMAR JAIN
Identification No:	2001490754/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001490754/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001490754/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	17021
			Total	**92042**

IN WORDS: NINETY TWO THOUSAND FORTY TWO ONLY.

15 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT
SARVLOK NIWAS LLP
14/05/2015
Permanent Account Number
ACVFS9538G

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
LOOKLIKE DEALMARK LLP
19/05/2015
Permanent Account Number
AAFFL8704K

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
REGIUS INFRA HOMES LLP
18/05/2015
Permanent Account Number
AAUFR2722A

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MANGALDHAM AWAS LLP
15/05/2015
ABBFM0924F

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITU INFRAHOUSING LLP
14/05/2015
AASFR7715D

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITUDHAN DISTRIBUTORS LLP
15/05/2015
AASFR7480F

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MAHAMANI OVERSEAS LLP

14/05/2015

Permanent Account Number

ABBFM0927G

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RANDATA VINCOM LLP

18/05/2015

Permanent Account Number

AASFR7462H

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RASHIAMRIT TREXIM LLP

14/05/2015

Permanent Account Number

AASFR7459Q

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MOONLIFE HIGH RISE LLP

14/05/2015

Permanent Account Number

ABBFM0925E

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

NIRMALKUNJ HOMES LLP

15/05/2015

Permanent Account Number

AAMFN0597C

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHIVPARIWAR VINTRADE LLP

15/05/2015

Permanent Account Number

ACVFS9537K

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SIRHINDAN REAL ESTATES LLP

15/05/2015

Permanent Account Number

ACVFS9535M

My Profile

PAN	AASFR7461E
Name of Assessee	RUDRAMALA PROMOTERS LLP
Date of Birth	18/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL, 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
*Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active

My Profile

PAN	AARFP4869M
Name of Assessee	PANCHSHREE APARTMENTS LLP
Date of Birth	18/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL, 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active

e-Filing Anywhere Anytime
Income Tax Department, Government of India

Welcome MANGALSUDHA NIRMAN LLP (Corporate) Logo
Last Login: 23/06/2017 16:1
Idle Session Timer

My Profile

PAN *	ABBFM0928K
Name of Assessee	MANGALSUDHA NIRMAN LLP
Date of Birth	15/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL, 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active

My Profile

PAN	AAMFN0698P
Name of Assessee	NITYADHARA REALTORS LLP
Date of Birth	14/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
EDEN ELEMENTS LLP
08/09/2015
AAFFE4297G

Aditya Agarwal

भारत सरकार
GOVERNMENT OF INDIA

Anup Gupta

DOB: 15/01/1960
MALE

8648 1881 5513

MERA AADHAAR, MERI PEHCHAN

Anup Gupta

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address
S/O Sital Prasad Gupta, P-5 EXTN, DR.
A,K, PAUL ROAD, Behala, Behala,
Kolkata,
West Bengal - 700034

8648 1881 5513

1947
1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No.1947, Bengaluru-560 001


भारत सरकार
GOVERNMENT OF INDIA
Sanjay Kumar Jain
DOB: 01/04/1966
Male / MALE
2476 8879 9042
आधार - साधारण मानुषेर अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address
S/O: Dalamchand Jain, Ideal Towers,
Block-B,Flat - 9B., 57 Diamond Harbour
Road, Khiddirpore, Kolkata,
West Bengal - 700023

Sanjay Jain

DATED 16TH DAY OF AUGUST, 2021

'JOINT DEVELOPMENT AGREEMENT'

BETWEEN

M/S. LOOKLIKE DEALMARK LLP & OTHERS

-------OWNERS

AND

M/S. EDEN ELEMENTS LLP

---------DEVELOPER

'WILLOW ESTATE'
57, VIVEKANANDA AVENUE,
MALANCHA,
KOLKATA – 700 148,

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHMPG3857C

नाम / Name
ANUP GUPTA

पिता का नाम / Father's Name
SITAL PRASAD GUPTA

जन्म की तारीख
Date of Birth
15/01/1960

23022020

हस्ताक्षर / Signature

Anup Gupta

ADITYA AGARWAL

Father : SUNIL AGARWAL

DOB : 12/10/1985

Male

8252 4437 8016

আমার আধার, আমার পরিচয়

Aditya Agarwal

Address:
16/1, PALM AVENUE,
Ballygunge, Ballygunge, Kolkata,
West Bengal, 700019

8252 4437 8016

SPECIMEN FORM FOR TEN FINGERPRINTS

Aditya Agarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Amitabh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR OF ASSURANCES-IV
KOLKATA
16 AUG 2021

Major Information of the Deed

Deed No :	I-1901-04898/2021	Date of Registration	16/08/2021
Query No / Year	1901-2001490754/2021	Office where deed is registered	
Query Date	14/08/2021 1:10:13 PM	1901-2001490754/2021	
Applicant Name, Address & Other Details	SANJAY KUMAR JAIN HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003645050, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 17,00,000/-]	
Set Forth value		Market Value	
Rs. 17,00,000/-		Rs. 5,71,49,783/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 17,105/- (Article:E, E, B, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: VIVEKANANDA AVENUE, Mouza: Malancha, Premises No: 57, , Ward No: 022 Jl No: 78, Touzi No: 250, MALANCHA Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-235 (RS :-)	LR-2294	Bastu	Bastu	90 Katha 5 Chatak 38.59 Sq Ft	17,00,000/-	5,71,49,783/-	Width of Approach Road: 25 Ft.,
	Grand Total :				149.1041Dec	17,00,000 /-	571,49,783 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**LOOKLIKE DEALMARK LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**MAHAMANI OVERSEAS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**MANGALDHAM AWAS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**SIDHIDHAN REAL ESTATES LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

5	**MOONLIFE HIGHRISE LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**NIRMALKUNJ HOMES LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**NITYADHARA REALTORS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	**PANCHSHREE APARTMENTS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	**RANDATA VINCOM LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	**RASHIAMRIT TREXIM LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	**REGIUS INFRAHOMES LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	**RIFTY INFRAHOUSING LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	**RITUDHAN DISTRIBUTORS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	**RUDRAMALA PROMOTERS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	**SARVLOK NIWAS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ACxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	**SHIVPARIWAR VINTRADE LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ACxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	**MANGALSUDHA NIRMAN LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**EDEN ELEMENTS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ANUP GUPTA Son of Late Sital Prasad GUPTA Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 1:15PM	 LTI 16/08/2021	16/08/2021
	17/1, Lansdowne Terrace, Kolkata – 700 026, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AHxxxxxx7C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : LOOKLIKE DEALMARK LLP (as AUTHORISED SIGNATORY), MAHAMANI OVERSEAS LLP (as AUTHORISED SIGNATORY), MANGALDHAM AWAS LLP (as AUTHORISED SIGNATORY), SIDHIDHAN REAL ESTATES LLP (as AUTHORISED SIGNATORY), MOONLIFE HIGHRISE LLP (as AUTHORISED SIGNATORY), NIRMALKUNJ HOMES LLP (as AUTHORISED SIGNATORY), NITYADHARA REALTORS LLP (as AUTHORISED SIGNATORY), PANCHSHREE APARTMENTS LLP (as AUTHORISED SIGNATORY), RANDATA VINCOM LLP (as AUTHORISED SIGNATORY), RASHIAMRIT TREXIM LLP (as AUTHORISED SIGNATORY), REGIUS INFRAHOMES LLP (as AUTHORISED SIGNATORY), RIFTY INFRAHOUSING LLP (as AUTHORISED SIGNATORY), RITUDHAN DISTRIBUTORS LLP (as AUTHORISED SIGNATORY), RUDRAMALA PROMOTERS LLP (as AUTHORISED SIGNATORY), SARVLOK NIWAS LLP (as AUTHORISED SIGNATORY), SHIVPARIWAR VINTRADE LLP (as AUTHORISED SIGNATORY), MANGALSUDHA NIRMAN LLP (as AUTHORISED SIGNATORY)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ADITYA AGARWAL (Presentant) Son of Mr SUNIL AGARWAL Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 3:10PM	 LTI 16/08/2021	16/08/2021
	17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of EDEN ELEMENTS LLP (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY KUMAR JAIN Son of Late DALAM CHAND JAIN HIGH COURT, CALCUTTA, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	16/08/2021	16/08/2021	16/08/2021

Identifier Of Mr ANUP GUPTA, Mr ADITYA AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	LOOKLIKE DEALMARK LLP	EDEN ELEMENTS LLP-8.77083 Dec
2	MAHAMANI OVERSEAS LLP	EDEN ELEMENTS LLP-8.77083 Dec
3	MANGALDHAM AWAS LLP	EDEN ELEMENTS LLP-8.77083 Dec
4	SIDHIDHAN REAL ESTATES LLP	EDEN ELEMENTS LLP-8.77083 Dec
5	MOONLIFE HIGHRISE LLP	EDEN ELEMENTS LLP-8.77083 Dec
6	NIRMALKUNJ HOMES LLP	EDEN ELEMENTS LLP-8.77083 Dec
7	NITYADHARA REALTORS LLP	EDEN ELEMENTS LLP-8.77083 Dec
8	PANCHSHREE APARTMENTS LLP	EDEN ELEMENTS LLP-8.77083 Dec
9	RANDATA VINCOM LLP	EDEN ELEMENTS LLP-8.77083 Dec
10	RASHIAMRIT TREXIM LLP	EDEN ELEMENTS LLP-8.77083 Dec
11	REGIUS INFRAHOMES LLP	EDEN ELEMENTS LLP-8.77083 Dec
12	RIFTY INFRAHOUSING LLP	EDEN ELEMENTS LLP-8.77083 Dec
13	RITUDHAN DISTRIBUTORS LLP	EDEN ELEMENTS LLP-8.77083 Dec
14	RUDRAMALA PROMOTERS LLP	EDEN ELEMENTS LLP-8.77083 Dec
15	SARVLOK NIWAS LLP	EDEN ELEMENTS LLP-8.77083 Dec
16	SHIVPARIWAR VINTRADE LLP	EDEN ELEMENTS LLP-8.77083 Dec
17	MANGALSUDHA NIRMAN LLP	EDEN ELEMENTS LLP-8.77083 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: VIVEKANANDA AVENUE, Mouza: Malancha, Premises No: 57, , Ward No: 022 Jl No: 78, Touzi No: 250, MALANCHA Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 235, LR Khatian No:- 2294		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190104898 / 2021

On 16-08-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4F (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:40 hrs on 16-08-2021, at the Office of the A.R.A. - I KOLKATA by Mr ADITYA AGARWAL ,.

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 5,71,49,783/-

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

Execution is admitted on 16-08-2021 by Mr ANUP GUPTA, AUTHORISED SIGNATORY, LOOKLIKE DEALMARK LLP (LLP), 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MAHAMANI OVERSEAS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MANGALDHAM AWAS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, SIDHIDHAN REAL ESTATES LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MOONLIFE HIGHRISE LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NIRMALKUNJ HOMES LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NITYADHARA REALTORS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, PANCHSHREE APARTMENTS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RANDATA VINCOM LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RASHIAMRIT TREXIM LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, REGIUS INFRAHOMES LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RIFTY INFRAHOUSING LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RITUDHAN DISTRIBUTORS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RUDRAMALA PROMOTERS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, SARVLOK NIWAS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, SHIVPARIWAR VINTRADE LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MANGALSUDHA NIRMAN LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late DALAM CHAND JAIN, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2021 by Mr ADITYA AGARWAL, AUTHORISED SIGNATORY, EDEN ELEMENTS LLP (LLP), 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late DALAM CHAND JAIN, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,105/- (B = Rs 17,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 17,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2021 1:49PM with Govt. Ref. No: 192021220052036911 on 14-08-2021, Amount Rs: 17,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1529161511 on 14-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 702, Amount: Rs.100/-, Date of Purchase: 11/08/2021, Vendor name: A K Mai

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2021 1:49PM with Govt. Ref. No: 192021220052036911 on 14-08-2021, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1529161511 on 14-08-2021, Head of Account 0030-02-103-003-02

Debasis Patra
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 1901-2021, Page from 282982 to 283034

being No 190104898 for the year 2021.

Seal of the Additional Registrar of Assurances-I, Kolkata

Digitally signed by DEBASIS PATRA
Date: 2021.08.30 14:07:56 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 2021/08/30 02:07:56 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)