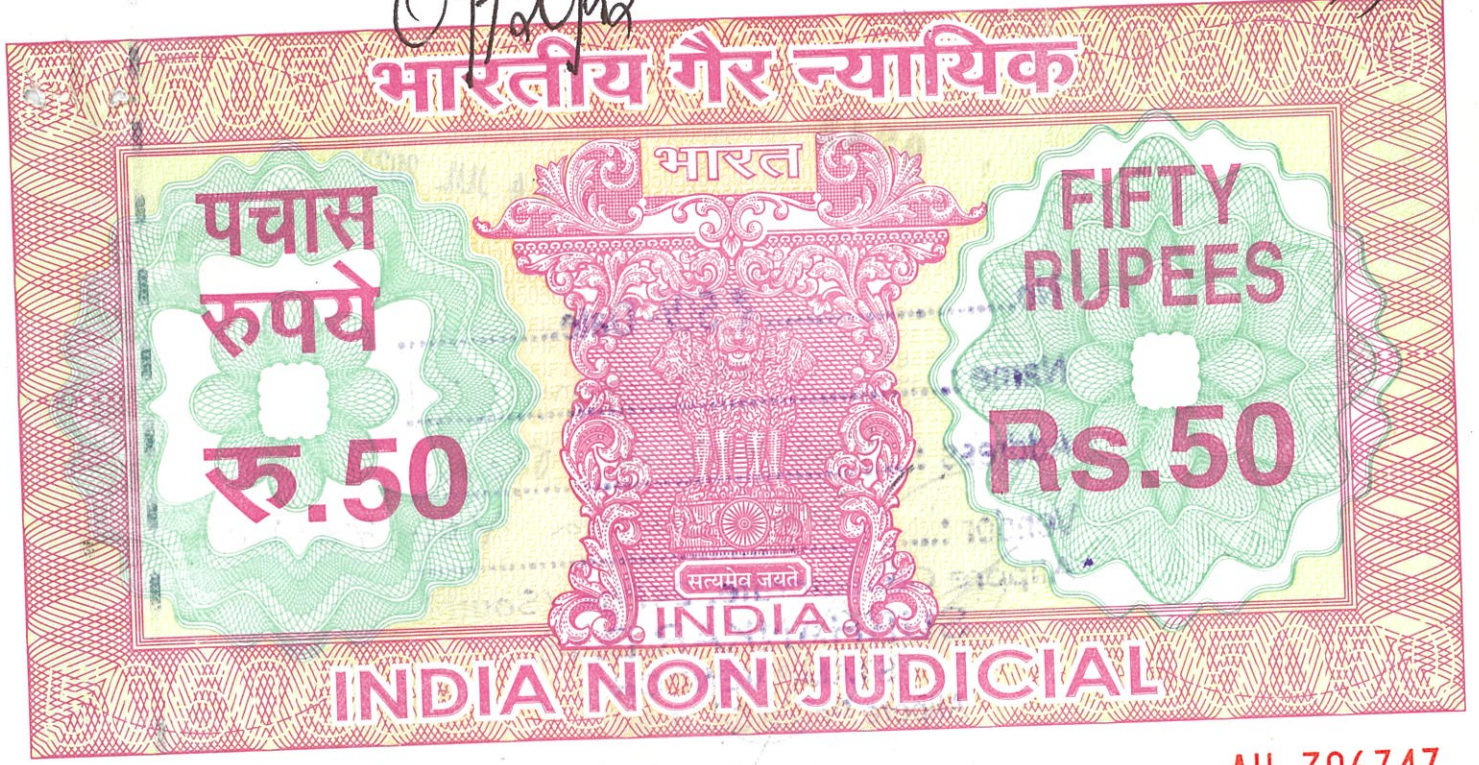


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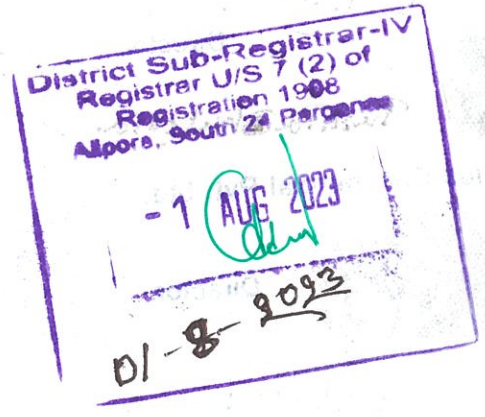
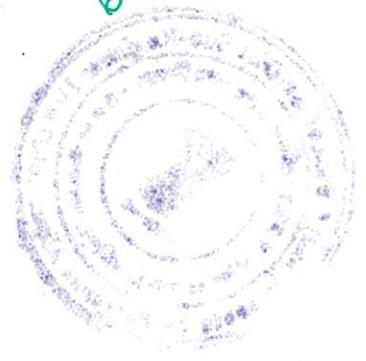


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Certified that the document is admitted the
 Registration. The signature sheet and the
 corresponding sheets attached with the
 document are the part of this document.



6-50 P.M.
 18/7/23

JOINT DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY

THIS AGREEMENT is executed on this 18th day of July, Two Thousand and Twenty Three (2023)

9248

14 JUL 2023

No..... ₹ 50/- Date.....

Name : Shiv Niketan L.T.D

Address : Bakrahat Road

Vendor : Rasapurja Kol- 700104

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL

L3

Ashut.



7657

AKANKSHIT COMMODITIES PVT. LTD.

L3

Ashut.

Director

Pushpa Bhutoria.

7658

Charles Commercial Pvt. Ltd.

PB



Director

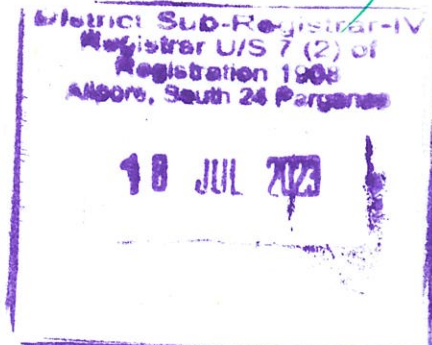
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Kahta Bhutoria

BHUTORIA CONSTRUCTION PVT. LTD.

Poa B

Dir



Tumpa Banerjee
Garia Shm Rd, Kalitala
Ghoshal Paw, Kol-84

BETWEEN

- 1) **M/s. BHUTORIA CONSTRUCTION PRIVATE LIMITED (PAN AABCB3033G)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, District 24 Parganas (South), Kolkata-700104, West Bengal represented by its director **MRS. KANTA BHUTORIA**, Wife of Mr. Prakaash Bhutoria, working for gain at M/s. Bhutoria Construction Private Limited and having PAN AEOPB5052R, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal

- 2) **M/s. CHARLES COMMERCIAL PRIVATE LIMITED (PAN AABCC2791A)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas (South), Kolkata-700104, West Bengal, represented by its director **MRS. PUSHPA BHUTORIA**, wife of Mr. Arrun Bhutoria, working for gain at M/s. Charles Commercial Private Limited, and having PAN AEOPB5050P, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal

- 3) **AKANKSHIT COMMODITIES PRIVATE LIMITED (PAN AAMCA5223C)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas (South), Kolkata-700104, West Bengal, represented by its director **Mr. LALIT KUMAR BHUTORIA**, Son of Mr. Prakaash Bhutoria, working for gain at M/s. Akankshit Commodities Private Limited and having PAN AFVPB8282R, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal, India.
Hereinafter collectively referred to as “**THE OWNERS/PRINCIPALS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successors-in-office/interest and/or assigns) of the **ONE PART**.

AND

SHIV NIKETAN LIMITED (PAN: AAACO33421E), a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station Bishnupur, Dist. South 24 Parganas, Kolkata 700 001, West Bengal represented by its director **MR. PRAKAASH BHUTORIA**, Son of Late Sumer Mull Bhutoria, working for gain at Shiv Niketan Limited and having PAN: - AHRPB8345F, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, West Bengal hereinafter referred to as “**THE DEVELOPER/ ATTORNEY/ OWNER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns) of the **OTHER PART**



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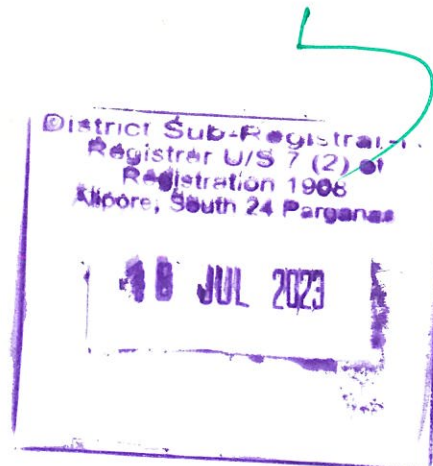
SHIV NIKETAN LTD.

[Signature]
Director



7661

~
Tumpa Banerjee
Garia Str. Bd, Kalitala
Gheshal Para, K-1-84



WHEREAS:

- A. The Parties hereto of the First Part are Owners of various pieces and parcels of land, comprised in R.S. Dag No 365, 377, 380, 388, 389, 391, 392, 393, 394, 395, 396, 397, 398 corresponding to L.R. Dag No. 418, 433, 436, 444, 445, 447, 448, 449, 450, 451, 452, 453, 454 under L.R. Khatian Nos. 1255, 1800, 1448, 1401 in Mouza: Nowabad, J.L. No: 19, P.S. Bishnupur, District: South 24 Parganas, Kolkata-700104, West Bengal, total measuring 349.57 decimals more or less with a clear marketable title more fully and particularly described in the **First Schedule** written hereunder and hereinafter referred to as the **“Said Property”**.
- B. The details of Ownership of ‘Said Property’ more fully and particularly mentioned in the **SECOND SCHEDULE** hereunder written.
- C. The Developer is inter-alia engaged in the business of real estate development. As a part of its activity the Developer planning to develop a Residential Housing Complex at Mouza Nowabad, South 24 Parganas. The Developer for the aforesaid purpose has already identified several land parcels and obtained development right from the Owners of said land parcels. The developer has also approached the Owners herein for joint development of its aforesaid project comprising of several self-contained independent units / apartments together with requisite infrastructure, amenities, facilities etc. on the Said Property and hereinafter referred to as the said Project. It is clarified that the Developer will develop the **“Said Property”** jointly with the properties of other Owners contiguous to the ‘Said Property’ for better and integrated development with the ultimate goal of achieving better revenue out of said development.
- D. Prior to the execution of this Agreement, the Developer has made necessary searches and investigation concerning the marketable title of the Owners in respect of the Said Property and upon being fully satisfied with the title of the Owners, the Developer has discussed with the Owners, the terms and conditions upon which the development of the said project on the said Property will be undertaken and accordingly both parties herein have agreed to enter into this Agreement for development and execution of the said project on the terms and conditions set forth hereinafter.

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

ARTICLE-I
DEFINITION

1. In these presents unless contrary and/or repugnant thereto the following expression shall have the following meaning:
- 1.1 **“SAID PROPERTY”** shall mean Land total measuring 349.57 decimals more or less comprised in L.R. Dag Nos. 418, 433, 436, 444, 445, 447, 448, 449, 450, 451, 452, 453, and 454 in Mouza: Nowabad, J.L. No: 19, P.S. Bishnupur, District: South 24 Parganas, Kolkata – 700 104, West Bengal, as described in **First Schedule** hereunder written.
- 1.2 **“PROJECT”** shall mean the planning, design, development and construction of pre dominantly residential multistoried building/s (comprising of various self-contained independent flats / apartments, and some commercial spaces as may be planned by architect on the ‘Said Property’ along with other constructed spaces, facility of car parking areas, necessary infrastructure, facilities,



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common areas and amenities in accordance with the Building Plan to be sanctioned by the Appropriate Authority and other permissions, clearances from the concerned authorities as may be required from time to time and according to specifications for construction agreed between the parties hereunder.

- 1.3 **“NATURE OF DEVELOPMENT”** shall mean the development of the ‘*Said Property*’, by constructing predominantly multistoried residential building/s, as may be approved by the sanctioning and/or concerned authority at any time, as agreed between the parties.
- 1.4 **“GROSS SALE PROCEEDS”** shall mean the amounts on any account whatsoever received from time to time (including part payments) from any Transferee in respect of transfer of any property, benefit or right in the Project or any part thereof and/or any Saleable Space or any part thereof and/or anything else relating to or connected with the Project including proceeds of sales or consideration, premium, salami, rent, car-parking charges, floor rise charges, preferential location charges, interest / compensation if any received by the Developer from Transferees on any delayed payment or otherwise, transfer/nomination charges, any amount received from Transferees as compensation on cancellation of any Agreement, Deposits/Extra Charges/Taxes and also GST or any other tax payable by the Transferees, etc.
- 1.5 **“NET SALE PROCEEDS”** shall mean Gross Sale Proceeds less:
- a) GST and other taxes will be charged to the customers, as may be applicable from time to time (hereinafter referred to as “the Taxes”);
 - b) Marketing Costs and Brokerage cost for the Project to be charged at the rate of 2.5% on all amount payable by the Developer to the Owners on account of Owners’ Revenue plus applicable tax;
 - c) Transfer or Nomination Charge and Booking Cancellation charges, if any, collected by the Developer;
 - d) Other Deposits and Charges: “Other Deposits and Charges” are collected from the transferees along with applicable Taxes which shall mean the following:
 - i. Any deposits/fit out charges for the resident’s club, club membership or subscription charges, electricity connection, DG charges/deposit, generator, installation of transformer, maintenance deposit, advance maintenance charges, legal /documentation charges, charges for formation of the association/society of the Transferee/s, collected from the Transferee/s which shall not be forming part of consideration for the flats / units of the Project to be sold to such Transferee/s subject to a maximum amount of @ Rs.500/- (Rupees Five Hundred only) per sq. ft. of saleable super built-up area.
 - ii. Stamp duty and registration fees and other incidental and allied costs, expenses etc. if received, collected and recovered from the Transferee/s for the purposes of execution and/or registration of the agreement for sale/conveyance deed or other instruments/documents for Transfer of the flats / units of the Project. Priority should be given to the transferees directly paying the same to the concerned authority.
 - iii. Cost received for any extra customization/up-gradation work carried out by the Developer at the instance of Transferee/s in addition to and beyond the standard Specification of the

buildings and flat as stated in **THIRD SCHEDULE** hereto as well as changes due to design provisions/layout.

- iv. Any other outgoing, such as, interest for delay or any compensation arising out of force majeure condition which is paid to the transferee/s and/or any statutory authorities.
- v. The Total amount Extra Development Charges will be @Rs.750/- (Rupees Seven Hundred Fifty only) per sq. ft. saleable super built-up area.

- 1.6 **“ARCHITECT AND OTHER CONSULTANTS”** shall mean **PRAKALPA SPACECRAFT PRIVATE LIMITED**, having its office at DN 11 Block, Sector V, Salt Lake, Bidhannagar, Kolkata 700091, West Bengal and any person/s, agencies, to be appointed by the Developer as consultants for designing and planning the proposed project and/or building/s and allied infrastructure to be constructed on the *‘Said Property’*.
- 1.7 **“OWNERS”** shall mean the Parties of the First Part and include its successor or successors in office and permitted assigns.
- 1.8 **“DEVELOPER”** shall mean the Party of the Second Part and include its successors, successor-in-office and/or permitted assigns.
- 1.9 **“SHARING RATIO”** shall mean the share of the parties respectively in the Net Sales Proceeds as per the agreed ratio, as more fully described in the **Article – XIII** hereunder.
- 1.10 **“NEW BUILDING”** shall mean the new multistoried buildings to be constructed by the Developer in accordance with the plan/s and/or revised plan/s to be sanctioned by the appropriate sanctioning authority.
- 1.11 **“PLAN”** shall mean plan or plans to be prepared by the Architect and sanction by the concerned authorities for the Development of the *‘Said Property’* including any modification and/or additions, alternations thereof, hereinafter referred to as the *‘Said Plan’*,
- 1.12 **“SPECIFICATION”** shall mean the specifications of the material to be used for the construction of the new building, common area, amenities and facilities to be provided in the said Complex as more fully mentioned in **THIRD SCHEDULE**.
- 1.13 **“TRANSFER”** with its grammatical variations shall mean transfer by Sale and include transfer by possession in part performance of such sale and include any other means of transfer if so mutually agreed between the parties in writing.
- 1.14 **“TRANSFeree”** shall mean any persons to whom any space or rights in the new Project including any Saleable Space will be transferred or agreed to be transferred.
- 1.15 **“OTHER DEPOSITS/EXTRA CHARGES/TAXES”** shall mean the amounts to be deposited/paid by any Transferees in respect of their respective Units and the same to be utilized by the Developer towards arrangement of such services.



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1.16 "DEVELOPMENT RIGHTS" shall refer to the rights, powers, entitlements, authorities, sanctions and permissions at the costs, expenses and effort of the Developer and on and subject to the terms and conditions contained in this agreement to:

- i. To develop the 'Said Property' with the properties of other Owners and to construct new multistoried building by the Developer solely at its own costs, expenses and effort in accordance with the plan to be sanctioned by the Appropriate Authority and/or other relevant authorities as per the various applicable laws with or without any amendment and/or modifications thereof made or caused to be made by the Developer hereto as per statutory requirement or suggested by the; Architect for betterment of the development and also approved in writing by the Owners;
- ii. To prepare and submit to concerned Authorities all applications, plans and other permissions as may be required for the purpose of obtaining necessary sanctions from the appropriate authorities by the Developer on behalf; of the Owners after making necessary alterations and/or modifications thereof, if required having been mutually agreed in writing upon consultation with the Owners;
- iii. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development and construction of the Project;
- iv. To start booking of constructed space, accept advance and execute Sale Agreements at the rates and in the manner as mentioned hereinafter;
- v. To carry out all the infrastructures and related work/ constructions for the Project, water storage facilities, water mains, sewages, storm water drains, recreation garden, electrical sub-stations and all other common areas and facilities required to be constructed on the 'Said Property' for the said project;
- vi. To execute all necessary, legal and statutory and applications necessary for the exercise of the Development Rights, all allotments, agreements and sale deeds in connection with all the marketing, leasing, licensing or sale of the constructed area comprised in the Project and to be constructed on the Land as envisaged herein shall be executed by the Owners, through their constituted Attorney being the Developer and the Developer jointly before the jurisdictional Sub Registrar/Registrar towards registration of the documents and to admit execution and present such document for registration;
- vii. To manage the land and the built up areas and facilities/ common areas comprised in the project and constructed upon the Land directly or through facility management agency against collection of maintenance charges from the Transferees of the said project till handing over the Project to the Association of the Transferees to be formed;
- viii. To apply for and obtain any approvals in its name or in the name of the Owners, including any temporary connections of water, electricity, drainage and sewerage in the name of the Owners for the purpose of development and construction of the Project or for exploitation of the Development Rights in the Project;



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- ix. To act generally any and all other acts, deeds and things that may be required for the exercise of the Development Rights, including taking construction/project loan from a financial institution/s or bank to the extent permitted herein and subject to the terms of this agreement and the Developer shall solely be liable and/or responsible for repayment of the loan together with the interest accrued thereon. It is agreed and understood that the Owners shall neither be held responsible in respect of such loan nor Owners share of constructed area / revenues shall be liable in any manner whatsoever in connection therewith and the Developer shall keep the Owners saved harmless and fully indemnified from and against all costs charges claims; actions suits and proceedings arising there from including the Claim of the prospective purchasers of the Units;
 - x. The Developer shall be entitled to solely responsible for the sale, sales promotion and advertisement of the entire project. The Owners shall reimburse the marketing, publicity and brokerage costs fixed at 5% (five percent) plus applicable taxes of the amount paid by the Developer to the Owners on account of Owners's Revenue, in terms hereof .
 - xi. The developer may purchase, procure land for any additional requirement of the project as and when necessary , however that should not have any effect in the revenue sharing ratio between the owners and developer
- 1.17 "SALEABLE SPACE" shall mean the aggregate of Built Up Area of all the Units in the new building/s to be constructed and the right to park car and all other open or covered space/s intended or capable of being sold or commercially exploited and shall also include any additional area constructed over and above the sanctioned area and include any proportionate share in land and/or Common Areas and Installations attributable thereto. This shall be subject to applicable laws including the prevailing Real Estate Law.
- 1.18 Words importing singular shall include plural and vice versa.
- 1.19 Words importing masculine gender shall include feminine and neuter genders – like – wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE-II
INTERPRETATION

In this agreement save and except as otherwise expressly provided.

- 2.1 All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.
- 2.2 The division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.
- 2.3 When calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.



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- 2.4 All references to section numbers refer to the sections of this agreement and all references to schedules refer to the Schedules hereunder written.
- 2.5 The words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- 2.6 Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all rules, orders, regulations, bye-laws, terms or direction any time issued under it.
- 2.7 Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented by mutual consent in writing of the parties hereto.

ARTICLE- III
REPRESENTATIONS AND ASSURANCES BY THE OWNERS

- 3.1 At or before entering into this agreement the Owners has assured and represented to the Developer as follows:
- i. That the Owners herein are the absolute Owners of the entirety of the '*Said Property*' having a marketable title in respect thereof.
 - ii. That excepting the Owners nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the '*Said Property*'.
 - iii. That the '*Said Property*' is free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever created or suffered by the Owners, save and except the existing Tenants and Occupiers.
 - iv. That the Owners has full power and authority to enter into this agreement envisaging development of the '*Said Property*' by the Developer, then sell, transfer and/or deal with by the Owners of the '*Said Property*' and there is no subsisting agreement for sale, transfer, lease and / or development affecting the same nor has the Owners created any third party interest into or upon the '*Said Property*' or any part thereof.
 - v. That all rates, taxes, khazna and other outgoings payable in respect of the '*Said Property*' upto the date of execution hereof have been paid and/or shall be paid by the Owners and the Owners shall continue to pay the same for the period upto the date of sanction of Building Plan, and have agreed to keep the Developer its successor and/or successors in office saved harmless and fully indemnified from all costs, charges, claim, actions, suits and proceedings that may be suffered by the Developer owing to nonpayment thereof.
 - vi. That there is no suit or legal proceeding pending before any court of law or any authority nor there is any threat of any legal proceeding initiated against the Owners to the best of their knowledge in respect of the entirety of the '*Said Property*' on any account whatsoever or howsoever:



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- vii. That there is no attachment under the Income Tax or any other Act or under any of the provisions' of the Public Debt Recovery Act in respect of the '*Said Property*' or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such proceedings have been received or served on the Owners to the knowledge of the Owners and no notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- viii. That the '*Said Property*' can be jointly developed by the Developer with the properties of other Owners which are located adjacent/contiguous of the '*Said Property*'.

3.2 Relying on the aforesaid representations and believing the same to be true and acting on good faith thereof the Developer has prima-facie accepted the title of the Owners, but in the event of any of the representations being found to be incorrect and/or false then and in that event it shall be the obligation of the Owners to cause the same to be remedied and/or rectified entirely at their own efforts and cost. In the event of defect/dispute in respect of the title of the '*Said Property*' which is not remedied or rectified by the Owners within three months of being notified thereabout by the Developer to the Owners and which results in injunction in carrying out the development, if the developer suffers any damages from third party claims against the Developer, the Owners shall be fully responsible to compensate such damages sustained by the developer.

ARTICLE IV DEVELOPER'S REPRESENTATION

4. The Developer has represented and warranted to the Owners as follows:

- 4.1 That the Developer is carrying on business of development and construction of real estate and has sufficient infrastructure and expertise in this field and adequate financial capacity to undertake the work of this Development.
- 4.2 The Developer has considerable experience, skill, expertise, finance and a reputed team of professionals at its command for the purpose of carrying out construction transfer and management of the said Housing Complex.
- 4.3 That there is no insolvency, bankruptcy, winding-up, dissolution or liquidation proceeding pending against the Developer.
- 4.4 The Developer has prima facie inspected the '*Said Property*' and found the same physically fit for development jointly with the properties of other Owners contiguous/adjacent to the '*Said Property*' from whom the Developer has acquired development right.
- 4.5 The Developer based on the representations on part of the Owners are prima facie satisfied in respect of the title of the '*Said Property*'.

ARTICLE V COMMENCEMENT OF AGREEMENT

- 5. This agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution hereof.



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ARTICLE – VI
APPOINTMENT

- 6.1 Based on aforesaid express representations of the Developer and believing the same to be true the Owners have appointed the Developer to develop the '*Said Property*'.
- 6.2 The Owners do hereby appoint the Developer to exclusively carry out the Development of the proposed Project on the '*Said Property*' on the terms and conditions, as hereinafter contained.

ARTICLE – VII
POSSESSION

7. Simultaneously with the execution of this Agreement the Owners shall handover peaceful possession of the same to the Developer herein on as is where is basis.

ARTICLE VIII
DEVELOPMENT RIGHTS

- 8.1 The Owners hereby grant subject to what has been herein provided exclusive right to the Developer to develop and to exploit commercially the '*Said Property*' and to construct new multistoried buildings thereon in accordance with the plan or plans to be sanctioned by the Authority concerned with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.
- 8.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary permission from the appropriate authorities for carrying on smooth construction work at the '*Said Property*' and the Developer shall pay and bear all fees including architect's fees, charges, construction costs and expenses required to be paid or deposited for exploitation of the '*Said Property*'. However, required fees and charges to be paid to the Zilla Parishad, South 24 Paraganas related to additional sanction (Additional FAR) on account of Green Building or due to future change in any law or Building Rules or otherwise, as the case may be, shall be paid and borne by the Owners.
- 8.3 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the '*Said Property*' or any part thereof to the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive right to the Developer for the purpose of development and commercial exploitation of the '*Said Property*' in terms hereof and other than to deal with Developer's share, subject to providing the Owners share as per the terms of these presents.

ARTICLE – IX
PLAN- PERMISSIONS

9. For the purpose of undertaking the development of the '*Said Property*', the Developer shall prepare or cause to be prepared a map or plan and for the aforesaid purpose by an architect of repute engaged by it and shall also share such plans / drawings with the Owners before submission of the plan to the concerned authority for sanction and giving 30 days' time to the Owners to give its inputs. The Owners shall be entitled to give necessary inputs which shall be suitably incorporated upon joint discussions with the Architect.

In addition to the normal F.A.R, the Developer shall also try and get additional F.A.R. on account of Green Building and other permissible areas of buildings to be constructed and hereinafter referred to as the additional F.A.R and the plans shall be prepared by utilizing the same.



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ARTICLE – X
DEVELOPER'S OBLIGATIONS

10. The Developer at its own cost effort shall:

- i. Take all necessary steps for obtaining all permissions, clearances and sanctions and as may be necessary / required and shall do all acts, deeds and things required by any statute and to comply with the lawful requirements of all the authorities for the development of the '*Said Property*'.
- ii. 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 and has agreed to keep the Owners, saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.
- iii. Determine and ascertain the built-up area of the residential and commercial spaces in the Project with the objective of optimum utilization of available space, keeping in mind the then market scenario.
- iv. In consultation with the Architect shall determine the quality and specifications of building materials that are to be used in construction of the new buildings in the Project without however violating those as per the **THIRD SCHEDULE** specified herein.
- v. The Developer shall with prior approval from the Owners be entitled to make any changes, variation and/or modifications in the Plans and/or specifications and/or construction of the new buildings, as may be required to be done from time to time at the instance of the concerned sanctioning authority or other appropriate authorities or under any statute or under the advice of the Architect, without any objection or hindrance or claim by the Owners or any of them.
- vi. During the period of construction of the Project, the Owners may undertake periodical inspection of the Project, assisted by an Engineer, if felt necessary. Suggestions / observations, if made on such inspection, shall be communicated to the Corporate Office of the Developer in writing, who may discuss the same with the Architect and implement, if feasible. Such inspection, non-inspection, giving or non-giving of observation shall not create, on the Owners, any statutory, collateral or consequential obligation or liability which is otherwise the obligation or liability of the Developer nor shall be taken to be acknowledgement, discharge or waiver by the Owners of any obligation of the Developer or rights or remedies against the improper compliance, if any by the Developer.
- vii. The Owners shall not remain responsible for any accident and/or mishap or damage taking place within or outside the '*Said Property*' while undertaking demolition of the existing structures, if any, at the '*Said Property*' and during the course of development and the developer has agreed to keep the Owners, saved harmless and full indemnified from and against all costs, charges, claims, actions, suits and proceedings, in relation thereto.
- viii. The Developer shall not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the '*Said Property*' or any part or portion thereof.
- ix. The Developer shall 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 consultants as may be necessary and/or required for the purpose of construction erection and completion of the said new building/s.



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- x. The Developer shall remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the said new building and/or buildings in accordance of the plan and in a good and workman like manner and by adhering to the Specifications 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.
- xi. The Developer shall comply with all applicable laws and shall complete the development and construction of the Building strictly in accordance with the sanctioned and/or revised sanctioned Building Plan.
- xii. The Developer alone (to the exclusion of the Owners) shall be responsible and liable for the payment of any wages or compensation or other moneys payable to any workmen, contractor of the Developer for any work, dispute, accident or injury to such persons in the course of the proposed development on the '*Said Property*'. The Developer and/or its contractors shall comply with all Labour Laws including ESIC, Provident Fund and Insurance payments and settle disputes and claims in event of death or injury to any persons on site engaged during development of the '*Said Property*'.
- xiii. The Developer on being satisfied based on the representation of the Owners with the title of the Owners on prima facie basis and have agreed to take up the Project and hereby confirms and undertakes that, the Developer shall commence construction the Project within 6 (six) months from the date of obtaining sanction plan and all other mandatory approval if so required to be obtained after sanction of plans and prior to commencement of construction of the '*Said Property*', subject to any Force Majeure conditions, as defined in this Agreement (*Date of Commencement*) preferably on or before 01.04.2024.
- xiv. The Developer shall, at the earliest preferably within 10 (ten) months from the date of execution of all Development Agreement, obtain from the Competent Authorities, sanction of the Building Plans. In case the approvals as mentioned takes more than 10 months due to Force Majeure Conditions the said period may be extended as mutually agreed between the parties in writing . In this regard it is clarified that (1) full potential (including normal FAR and additional FAR) of the '*Said Property*' shall be utilized for construction of the New Building, (2) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Completion Certificate from concerned Authority).
- xv. The Developer shall be responsible to arrange all necessary finances and/or funds for the development of the Project. However, financial or other obligation or liability thereby, extends all necessary co-operation required by the Developer for obtaining such finances and/or funds.
- xvi. GST and all other impositions or levies, as may be imposed or levied by any Statutory or Governmental Body or authority upon the Development of the '*Said Property*' or matters connected therewith , if any, relating to the construction of the Project shall be paid and borne solely by the Developer who shall comply with the applicable provisions regarding the same. However the Owners shall be liable to pay GST, as may be applicable, as per statute. In case Owners decide to retain constructed areas in the said project the developer will charge applicable GST and same will be payable by the Owners. However, in case of any new levies in the future if imposed by any statutory authority the same shall be borne by the parties in accordance with law.
- xvii. It is hereby agreed that, if the Developer wants to change the nomenclature of the Developer Company, it can be done only with prior written consent of the Owners, the said consent should not be withheld unnecessarily by the Owners and the changed entity shall be bound by all the



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terms and conditions of this Agreement and all obligations and liabilities of the Developer in respect of the project.

- xviii. The Project shall be made complete in all respects including providing all required Common Areas and essential services including drainage/sewerage, water, electricity, telephone and any other essential connections and the landscaping and electrification of such Common Areas as may be required for beneficial use of the Units.
- xix. The Developer shall be responsible for applying and obtaining electricity, water, sewerage and drainage connection at the Land and/or Buildings(s) and/or Units as may from time to time be required, for that the developers can make applications in the name of Owners to concerned authorities, as their authorized representatives.
- xx. On and from the date of this Agreement, the Developer shall be in charge of the Development of the '*Said Property*' in the manner herein stated and further bear and pay all costs and expenses on account of security and safety of the '*Said Property*'.
- xxi. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building(s) and development of the '*Said Property*'.
- xxii. The Developer shall comply with the provisions of all statutes, rules and regulations as are applicable in connection with the development of the Project.
- xxiii. The Developer shall purchase and maintain insurance policies as are customarily and ordinarily available in India on commercially reasonable terms and reasonably required to be maintained to insure the Project and all related assets against risks in an adequate amount, consistent with estimated value of the Project and as may be required by the lenders (if any). The premiums payable on insurance coverage as indicated above, including any costs and expenses incidental to the procurement and enforcement of such insurance cover shall be part of the Project Costs. The proceeds from any insurance claims, except for life and injury, shall be promptly be applied for the repair, renovation, restoration,, replacement, or re-instatement of the Project assets, facilities and services or any part thereof, which may have been damaged or destroyed.
- xxiv. For the purpose of maintaining clarity in the Project accounts and also to provide ease in monitoring cash flow of the Project through the designated Real Estate account, the Owners hereby agree that subject to the Developer not being in default or breach of any Conditions of Transfer, the Developer alone shall be responsible and authorized in the name of the Owners to receive in trust for the Owners, the Owners' share of all earnest money, advances, deposits, considerations and other amounts (including Net Sale Proceeds) payable by the transferee/s for the sale or Transfer of Units and other saleable areas and give valid receipts and discharges therefor.
- xxv. The Developer shall also be solely responsible for the Development of the Project and shall be entitled for itself and on behalf of the Owners, as the case may be, to handle, deal with and/or to look after all matters, disputes, litigations, cases, issues that may arise out of the activities while developing the '*Said Property*' and construction of the Project thereat, at its own cost and expenses, as also those arising with the ultimate buyers of Units of the Project by ensuring there is no delay, default or breach of this agreement or the agreement with such buyers.



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ARTICLE-XI
INTEREST FREE REFUNDABLE SECURITY DEPOSIT

- 11.1 The Developer shall pay to the Owners an interest free refundable security deposit of Rs. 7,00,00,000/- (Rupees Seven Crores only), which shall be payable in the following manner:
- i. Rs.10,00,000/- (Rupees Ten Lakh only) on or before signing of this Agreement, which the Owner acknowledges to have received as per memo of consideration written hereunder;
 - ii. Balance of Rs. 6, 90, 00,000/- (Rupees Six Crores Ninety Lakh only) within 3 (three) months from the launch of the project.
- 11.2 That the above security deposit paid to the Owner by the Developer shall be adjusted by the Developer @ 5% of Net Sale Proceeds payable to the Owner by the Developer from the Owner's share from very first sale till refund of entire security deposit amount.

ARTICLE – XII
TIME OF COMPLETION

12. It is agreed between the parties herein that the Developer shall complete the development of the Project in all respects and in all phases, within 60 (sixty) months, with an additional 12 (twelve) months grace period (if the Project is not completed within the originally specified time), and all other approvals as may be mandatorily required after the grant of sanction plan and before commencement of construction, subject to force majeure stipulations hereunder.

ARTICLE – XIII
SHARING RATIO

- 13.1 In consideration of the Owners granting development rights to the Developer and the Developer agreeing to construct and complete the Project at its cost and expenses, the Owners shall retain their share of constructed residential area and shall share the net sale proceeds of the constructed commercial area with the Developer and the parties shall jointly Transfer the flats / units and other rights and benefits in the Project (with the Owners transferring the undivided share in land upon completion of construction) and share the Net Sale Proceeds received from the prospective Transferees in the ratio as mentioned below:

Owners	:	30% (Thirty Percent) net sale proceeds on to be paid to the Owners
Developer	:	Balance 70% (Seventy Percent) of the net sale proceeds.



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The owner will receive their ratio on the following periods:-

PAYMENT SCHEDULE	AMOUNT (IN PERCENTAGE)	OWNER'S SHARE	DEVELOPER'S SHARE
ALLOTMENT MONEY	10%	5%	5%
AT THE TIME OF SALES AGREEMENT REGISTRATION	10%	5%	5%
COMPLETION OF FOUNDATION	15%	5%	10%
COMPLETION OF GROUND FLOOR ROOF CASTING OF THE UNIT	15%	5%	10%
COMPLETION OF 3 RD FLOOR ROOF CASTING OF THE UNIT	10%	5%	5%
COMPLETION OF 6 th FLOOR ROOF CASTING OF THE UNIT	10%	00	10%
COMPLETION OF 9 th FLOOR ROOF CASTING OF THE UNIT	10%	4%	6%
COMPLETION OF 12 th FLOOR ROOF CASTING OF THE UNIT	10%	00	10%
COMPLETION OF BRICKWORK	5%	00	5%
POSSESSION	5%	1%	4%
TOTAL	100%	30%	70%



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13.2 The owners allocation of 30% to be shared among the owners in the following ratios :-

(Internal Agreed Proportion)

SL. NO.	NAME OF THE COMPANY	SHARE OF EACH COMPANY
1	Akankshit Commodities Private Limited	25.00
2	Charles Commercial Private Limited	2.25
3	Shiv Niketan Limited	0.50
4	Bhutoria Construction Private Limited	2.25
Total		30%

13.3 That it is agreed between the Owners and Developer that after receiving the payment of the entire amount of consideration in respect of Owners allocation, the Deed of the Conveyance will be executed by the Owners, through its constituted attorney being the Developer in favour of such intending Purchaser and the Developer will necessarily be a Party to such Deed of Conveyance and/or transfer, as the case may be.

13.4 If the Owners want to retain any constructed areas in the proposed development, for that the Owners shall be liable to pay applicable GST, Extra Development Charges (EDC), Advance Maintenance Charges, Corpus Fund / Sinking Fund in respect of said retained areas in terms of this Agreement to the Developer as and when demanded by the Developer.

ARTICLE - XIV
MARKETING OF PROJECT

14.1 The Developer shall have the exclusive right and crucial obligation to adequately publicize/ advertise / promote the entire Project to drive and achieve high sales of Units and/or other constructed areas or spaces, Parking Spaces, commercial spaces (if any) and other facilities comprised in the Project.

14.2 Both the parties hereby agree undertake and acknowledge that subsequent to registration of the proposed residential project with relevant Real Estate Law, the Developer shall be entitled to receive booking, enter into agreement for sale, allotment for sale, of any Unit, flat, apartment or any other space/ area in the Project to be developed or constructed over the 'Said Property' as per the terms of this instant Agreement. The Developer shall be entitled to receive consideration / allotment money/ advance consideration, etc. in its own name in respect of sale of the Units and other areas comprised in the Project and give receipts thereof. The sale proceeds in respect of sales of all Units in the Project as also the GST thereon payable by the Transferees / Purchasers shall be deposited in a separate bank account as per the prevailing Real Estate Law.

14.3 The Parties have mutually agreed that, the entirety of the Project shall be sold out within 12 (twelve) months of the Completion Time. In case, the entirety of the Project does not get sold within the time



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specified herein, the Parties may extend the time upon mutual agreement in writing. After the agreed extended period (if applicable) or if no such extended period is agreed then on expiry of 12 months of the Completion Time, the unsold stock shall be divided/shared in a fair and equitable manner between the Parties as per the agreed revenue share ratio as mentioned in clause 13.1 hereto after deduction of any Notional rent, applicable taxes/levies and maintenance charges as may be applicable on such unsold stock. The Owners shall upon being delivered possession of its portion of the unsold stock by the Developer also liable to pay to the Developer 'Other Deposit and Charges' [mentioned in clause 1.5 (d)(i)] applicable to their share of such unsold stock plus applicable GST on such unsold stock & 'Other Deposit and Charges'.

- 14.4 The Owners hereby agree and the Developer hereby agrees, undertakes and acknowledges that subsequent to Registration of the proposed project with under prevailing Real Estate Law, exclusively be entitled to take applications/requests for booking issue letter of Allotment to the prospective Purchasers/Allottees but all agreement for sale, sale deed, nomination/transfer etc., of any Saleable Space, Unit, flat, apartment or any other space/ area in the Project to be developed or constructed over the 'Said Property' shall be signed and executed by both parties and the Owners shall be represented through its constituted Attorney.
- 14.5 The Developer shall ensure that the advertising and marketing of the Project is carried out in a manner that is consistent with and not in derogation of or conflict with any terms or provisions of this Agreement and the Applicable Laws.
- 14.6 The Parties hereby agree that all Net Sale Proceeds, booking amounts, advances and sale proceeds received by the Developer for the sale and Transfer of the Units comprised in the Project shall be appropriated and shared by the Parties in the ratio as mentioned in the Cl. 13.1 above.
- 14.7 The Marketing Costs and Brokerage cost (inclusive of GST and other overheads) shall be borne and paid by the Developer. The Owners' contribution towards marketing and brokerage costs shall be at a fixed rate of 5% (five percent) plus applicable taxes, on all amount received from time to time by the Owners on account of Owners' share of the Net Sale Proceeds Provided However That the Developer does and carries out proper advertisement, publicity and bears and pays all costs thereof as also all costs towards all marketing agents in a timely manner.
- 14.8 In case of there being any requirement of any transaction to be carried out by a manner other than absolute sale in respect of any unit or saleable area, the Developer shall obtain prior written consent of the Owners in respect thereof.

ARTICLE – XV
INCOMES & EXPENDITURES / ACCOUNTS / FINANCIAL COVENANTS

- 15.1 All costs and expenses for the Development of the Project shall be borne by the Developer.
- 15.2 The total revenues in terms of gross sale proceeds of the Project constructed areas (excluding the amounts as mentioned in clause 1.5(a) to 1.5(d) hereto) shall be shared by the Owners and the Developer in the ratio as mentioned in clause 13.1 above.
- 15.3 It has been decided that, the day to day administration of the marketing and compliance of the terms and conditions of sale of the total saleable spaces/units in the Project to the transferees shall be made by the Developer. The Developer shall be entitled to receive consideration/allotment money/ advance consideration, etc. in respect of sale of the Units and other areas comprised in the Project and give receipts



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thereof. The sale proceeds in respect of all sales of the Units in the Project as also the GST thereon payable by the Transferees / Purchasers shall be deposited in the Specified Account.

- 15.4 With effect from the month when booking of flats is started, by the 15th day of each succeeding month, the Developer will pay to the Owners, the Owners' Share of Net Sale Proceeds calculated upto the last date of such payment as received and will also provide to the Owners a detailed statement in respect thereof to be prepared by the Developer containing details of (a) all transactions entered into the Project, (b) cancellations, if any, moneys received and/or paid as refunds or on any other account to such third persons during such period, (c) all other relevant particulars and details and (d) the corresponding Gross Sale Proceeds and Net Sale Proceeds all upto the date of payment to the Owners. Along with the statement as above, the bank statement of the Specified Account during the immediately preceding English calendar month shall also be provided by the Developer to the Owners. In addition to the above, the Developer shall be bound to cause and ensure the entire payment of the Owners' Revenue Share in respect of commercial areas on or before the execution of the deeds of conveyance/transfer of such commercial unit/saleable area in favour of the transferee. The Owners shall, in any event, be granted unconditional and irrevocable rights to view the bank account transactions in respect of the Specified Account.
- 15.5 The Taxes in respect of the sale of the Units to the transferees shall be collected by the Developer from the transferees and deposited in the Specified Account mentioned above. Deposit of such Taxes with the concerned authority in accordance with law in respect of the sale of the Units to the transferees and complying with applicable provisions regarding the same shall be the responsibility of the Developer. However, such payment of Taxes in respect of the sale of the Units to the transferees shall be made out of the Taxes received from the Transferees forming part of Gross Sale Proceeds. Under no circumstances shall the Owners be made or held liable for payment of any Taxes in respect of Gross Sale Proceeds or Net Sale Proceeds or any part thereof nor in respect of grant of any rights and authorities to the Developer hereunder or in terms hereof.
- 15.6 It is further recorded that in view of the present laws, the intending purchasers may deduct Tax Deductible at Source in accordance with the provisions of the Income Tax laws of India and similarly the Developer shall deduct TDS from Owners' revenue.
- 15.7 After completion of Development of the Project, the parties shall carry out reconciliation of accounts of the Project and pay or receive suitable adjustment amounts with applicable interest and other dues, to or from each other. Apart from the exclusions mentioned in para 1.5(a) to 1.5(d) above, the Owners shall have 30% share in any other head or account arising out of the Development of the 'Said Property'.

ARTICLE - XVI
OWNERS' OBLIGATIONS

- 16.1 The Owners shall at its own cost and effort shall:
- i. Handover peaceful possession of the said Property to the Developer on as is where is basis.
 - ii. Provide all the title related documents, as and when required by the Developer, for verification of the same, before the various authorities against the proper receipt thereof.
 - iii. Co-operate with the Developer in all respect for development of the 'Said Property' in terms of this agreement.



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- iv. For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the new building and/or buildings in accordance with the said plan.
 - v. execute one or more registered power of attorney in favour of the Developer to enable, empower and authorize the Developer, its men, officials, employees and representatives to do all such acts, deeds and things necessary to effectively carry out, implement and complete the construction of the said Project, sale of flat/Units or constructed spaces in terms of this agreement, collect sale consideration amount in its own name in terms hereof and execution by adhering to the Conditions of Transfer, registration of Sale Agreement and Deed of Conveyance in favour of Transferee(s)/ Purchaser(s) on behalf of the Owners and further the said Power of Conveyance granted by the Owners to the Developer shall be exercised only after obtaining completion certificate of the Unit and after entire Net Sales Proceeds of the concerned Unit being the subject matter of such conveyance has been received by the Developer and Owners' Share is duly distributed to and received by the Owners.
 - vi. Bear the additional sanction fees that may be incurred for availing additional FAR over and above normal FAR as per clause 8.2 above.
 - vii. The owners shall bound to improve the land by making boundary walls, land filling, and development, road works, underground water tanks etc. at its own cost and the make the land ready for proposed construction of the project.
- 16.2 The Owners have further agreed by way of negative covenants that during the subsistence of this agreement subject to the Developer not being in delay or default in compliance of its obligations hereunder:
- i. Not to cause any interference or hindrance in the development of the '*Said Property*' by the Developer.
 - ii. Not to do any act, deed or thing whereby the Developer is prevented from promoting and advertising of the said project.
 - iii. Not to let out, grant lease, mortgage or charge or in any like way transfer or encumber the '*Said Property*' save and except as regards the allocation and/or revenue share of the Owners and save to any buyer/transferee of the saleable spaces in the Project.
 - iv. That they shall be liable and responsible for any lawful claim and/or demand of whatsoever nature of any government / statutory, arising out of the Ownership/title to the '*Said Property*' but not arising due to any transaction carried out pursuant to the terms and conditions of this agreement.

ARTICLE -XVII
DEFAULT AND REMEDIES

17. In the event the Developer fails to commence construction of the project by 01.04.2024 in that event the Developer shall liable to pay to the Owners agreed compensation by way of liquidated damages @ 6% per annum on the IGR value of the said property for the period of delay in commencement of construction of the project.



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ARTICLE – XVIII
PROJECT DECISIONS

- 18.1 The Developer shall, in consultation with the Owners in the best interest of the Project and based on techno-commercial feasibility, be empowered to take decisions in respect of the following matters and the same will be binding on both the parties:
- a. Nature of development: Residential
 - b. Materials to be used for the Project without affecting those specified in the Specifications and without prejudicing to such materials being of good quality.
 - c. The name of the Project will have prefixes and suffixes as “GEMS”.

ARTICLE – XIX
PROCEDURE

- 19.1 Simultaneously upon execution and registration of this agreement, the Owners shall execute Registered Power of Attorney in favour of the Developer and/or its representative/s for the purpose of obtaining sanction plan and all necessary Approvals from different authorities in connection with the construction of the building and also for pursuing and following up matter with concerned sanctioning Authority and other authorities.
- 19.2 Apart from the execution of the Specific Power of Attorney, the Owners shall execute as and when necessary all papers, documents, plans, etc. for the purpose of development of the ‘Said Property’ in terms of this Agreement.
- 19.3 It is agreed between the Owners and Developer that during the construction period, the Developer shall only be liable for making the payment of all the rates, taxes and all other outgoings including the khazna in respect of the ‘Said Property’, till handing over the respective allocation area to all the parties.

ARTICLE – XX
PROJECT

- 20.1 The Developer shall at its own costs and efforts shall construct, erect and complete the New Building to be constructed for the development of the ‘Said Property’, in accordance with the sanctioned and/or revised sanctioned plans and as per the specifications mentioned in the **THIRD SCHEDULE**.
- 20.2 The Developer shall be authorized in the name of the Owners in so far as necessary to apply for and obtain quota entitlement and other allocation of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the proposed New Building and other inputs and facilities required for the construction or for the better enjoyment of the building for which purpose the Owners shall execute in favour of the Developer or its representative/s as Power of Attorney and other authorities as shall be required by the Developer.



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- 20.3 The Developer shall at their own cost, charges, expenses, outgoings and fees timely comply with all requirements and obligations under the relevant Real Estate Laws as also other applicable laws including obtaining the registration and/or approval of the Project. At the request of the Developer, the Owners shall, within a reasonable time sign the necessary papers as may be required. The Developer shall keep all insurances required under the Real Estate Law, as also all licenses, permission and/or approval valid and subsisting at all times at its own costs and expenses. In the event of any interest, penalty, compensation liability and/or other amounts becomes payable under and/or pursuant to WBRERA and/or any other applicable law (including to Transferees and Third Party) and/or any punishment being ordered for any offence on any account whatsoever other than due to the default of the Owners under this Agreement then the same shall be sole liability, obligation and responsibility of the Developer who shall bear, pay and suffer the same. The Developer hereby indemnify and agree to keep the Owners fully indemnified and harmless against all actions, claims, demands, losses, damages, liabilities, expenses etc. whatsoever regarding all matters, filings, submissions, compliances, obligations, responsibilities, actions, proceedings, liabilities, punishments, offences etc. under WBRERA including but not limited to those mentioned above.

ARTICLE –XX
FORCE MAJEURE

- 21.1 Notwithstanding anything contained under this Agreement, neither the Developer, nor the Owners shall be responsible for any delay or any breach if such delay or breach is caused by reason of any Force Majeure which shall include lockdowns /curfew exceeding 7 continuous days on account of Covid 19 Pandemic or similar calamities or any restrictive order by Central or State Government or any other Statutory Body in future and also which all are defined in the WBRERA or any other Real Estate Law as may be in vogue at the appropriate time or in any situation beyond the control of either party as per such definition in WBRERA or other Real Estate Law which may be in vogue at the material time.
- 21.1 The period of delay occurring due to any Force Majeure event shall be excluded for computing the timelines stipulated in this Agreement. The Developer shall be entitled to corresponding extension of time for the days lost due to the factors stated above. Provided however, upon commencement of any Force Majeure reason, the effected party shall notify the other party of such situation within seven days of such commencement.

ARTICLE – XXI
OWNERS' INDEMNITY

- 22.1 The Owners hereby undertake that the Developer shall be entitled to the development of the '*Said Property*' and shall enjoy its allocated space without any interference and/or disturbance PROVIDED the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.
- 22.2 The Owners shall subject to due compliance of its obligations by the Developer, not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said project.
- 22.3 The Owners agree to indemnify, keep indemnified, defend and hold harmless the Developer against any and all losses, expenses, claims, costs and damages suffered by the Developer owing to default of the Owners in respect to the right, title, Ownership and interest in, to or upon the '*Said Property*'.
- 22.4 The Owners shall improve the "*Said property*" in terms of 16.1.vii. failing which the developer shall do the work by itself and deduct the charges for improvement from the owners' allocation as mentioned in 13.2



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ARTICLE – XXII
DEVELOPER'S INDEMNITY

- 23.1 The Developer hereby undertakes to keep the Owners indemnified and indemnify the Owners against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the development / construction of the 'Said Property'.
- 23.2 The Developer hereby undertakes to keep the Owners indemnified against all losses damages costs claims demands actions suits costs proceedings and claims that may arise out of the Developer's action or inaction with regard to the development of the 'Said Project' and/or in the matter of construction of the said Building and/or for any defect therein.
- 23.3 If any accident or mishap takes place during construction until completion of the new building whether due to negligence or otherwise of the Developer, the Architect or their labour or contractors, the same shall be on account of the Developer and the Owners shall be fully absolved of any liability or claim thereof or there from.
- 23.4 The Developer agrees to indemnify, keep indemnified, defend and hold harmless the Owners and its assigns and agents against any and all losses, expenses, claims, costs and damages suffered, breach or alleged breach arising out of, or which arise in connection with respect to any non-compliances, by the Developer, of the Applicable Laws for development and construction of the Project.
- 23.5 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign this Agreement in favour of any third party, without the prior written consent of the Owners. Further any transfer of shares of the Developer that may result in the management and control of the Developer being transferred to anyone else shall be deemed to be an assignment without consent and is prohibited. Similarly, any transfer of shares of the Owners that may result in the management and control of the Owners being transferred to anyone else, shall be deemed to be an assignment without consent and is prohibited without consent.
- 23.6 Developer shall indemnify and shall always keep the Owners, its employees, assigns and agents indemnified and harmless against:
- i. All claims, damages, compensation or expenses payable in consequence of any injury or accident or death sustained by any workmen or other persons during construction and/or upto the completion of the project including the Common Areas appertaining thereto in all respect upto handing over possession of Unit to the intending purchaser and the Owners shall be at the cost of Developer defend any action in respect of such injury brought under the Employees Compensation Act or other provisions of law.
 - ii. Any lien or charges claimed or enforced against any material supplied in construction of the Project by any supplier of such materials.
 - iii. All acts, commissions, omissions, negligence and deviation in respect of the sanctioned Building Plan with such modification as be approved by the concerned authority and Development authority and in regard to meeting of its obligations as herein mentioned and against all claims, demands, right and actions of all workmen, engineers, architects and their successors to be employed in the Project.
 - iv. All borrowings made for the Project and mortgages and charges created over the 'Said Property'.



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ARTICLE – XXIII
MISCELLANEOUS

- 24.1 The Parties agree that in the event of any breach of the provisions of this Agreement which such party fails to remedy within a reasonable period of being notified by the other, the Parties shall suffer irreparable harm and injury and damages would not be an adequate remedy and each of the Parties (at its sole discretion) shall be entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief at a court or arbitral forum of competent jurisdiction may deem necessary or appropriate to restrain the other Party from committing any violation or enforce the performance of the covenants, representations and obligations contained in this Agreement. These injunctive remedies are cumulative and are in addition to any other rights and remedies the Parties may have under this Agreement or at law or in equity, including without limitation a right for damages.
- 24.2 The Owners shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relevant obligation is prevented by the existence of force majeure condition with a view that the obligation of the party affected shall be suspended for the duration of the force majeure condition.
- 24.3 If at any time additional / further constructions become permissible on the '*Said Property*' due to change in any law or Building Rules or otherwise, then such additional / further constructions shall be made by the Developer at its own costs, however the Owners shall be bound by their obligation, if any, as mentioned in clause 16.1(viii) herein above. The Developer shall sell such additional / further constructions and the sale proceeds thereof shall be shared by the Owners and the Developer in the agreed ratio as mentioned in clause 13.
- 24.4 Drafting of Deeds & Documents.
- a) That all agreements for sale, transfer and or other documents which are required to be executed and registered for transfer by way of sale or otherwise (as may be advised) of the constructed areas together with undivided proportionate impartible share of the said Property shall maintain uniformity in respect of the agreements, restrictions, stipulations, covenants, terms and condition for the use and occupation of the Units and other constructed areas of the said Project and the Owners through their constituted attorney and Developer shall from time to time execute and register all such Agreements for Sale, and other Deeds and documents unto and in favour of intending Transferees and shall further do all other acts deeds and things as may be necessary to implement and to enforce the same and to give full effect to the intention of the Parties herein and for perfecting the powers and authorities herein expressly granted.
 - b) That the template of all agreement for sale, deeds of sale/ transfer and other documents which are required to be executed and registered as envisaged herein shall be drafted by common solicitor and/or Advocate of the Developer in consonance with the WBRERA.
 - c) That both the parties herein shall not change alter and/or deviate from the said uniform drafts of the agreement for sale, deeds and/or other documents.
- 24.5 Any notice required to be given by either party shall be without prejudice to any other mode of service available and shall be deemed to have been served on the other party if delivered by hand or sent by pre-paid registered post.



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- 24.6 Nothing in these presents including possession shall be construed as a demise or assignment or conveyance in law by the Owners to the Developer or creation of any right title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof.
- 24.7 Any notice intended to be given by any party to the other shall be deemed to be properly and validly given only if it is delivered or sent by any means of recorded delivery, Registered Post A/D, Speed Post to the registered office addresses of the Owners and Developer.
- 24.8 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained therein shall be deemed to construe a partnership between the Developer and the Owners. The Owners shall provide all the original Title Deeds in respect of the entire property along with respective clearances from each of the Statutory Departments, as mentioned hereinabove, to the Developer within 90 days from the date of execution of this Development Agreement.
- 24.9 After the completion of the project, the buyers of all apartments, units shall form an Association, and the Developer shall cause each of the Apartment / Unit Owners to whom they would transfer their respective right, title and interest to compulsorily become a member of such Association. After formation of the Association, the Board of Management thereof shall be entitled to delegate the day to day function of the Association and/or shall be entitled to appoint any agency/agencies for maintenance purpose.
- 24.10 All the apartment / space Owners including the Owners herein (if they retain any flat) shall abide by such rules, regulations and bye laws, as may be made applicable by the Developer for maintenance of the said complex, before the formation of the Apartment Owners Association, and after the formation of Owners Association, to comply with and/or adhere to all such rules, regulations and bye laws of such Association.
- 24.11 If any term or provision in this Agreement shall be held to be illegal or unenforceable, in whole or in part, under any enactment or rule of law, such term or provision or part thereof shall, to that extent, be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be affected. If any such provision is so held to be invalid, illegal or unenforceable, the Parties undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable and to the extent feasible, accurately represents the intention of the Parties. This agreement is final and binding upon all parties herein and all verbal communications / Agreements / Deeds, if any, executed prior to this Agreement containing any clause in contrary to those specified under this Agreement shall be deemed to be cancelled and of no effect to that extent.
- 24.12 The signatory executing this Agreement on behalf of the Owners and Developer, represents and warrants that they are duly authorized to execute and deliver this Agreement on behalf of the Owners and Developer, in accordance with the authorization given by the respective parties and this Agreement is binding on all the parties in accordance with its terms.
- 24.13 The Owners and Developer after completion of the said Project and distribution of their respective unsold stock, shall punctually and regularly pay for their respective allocation area, the said Rates, Taxes and other outgoings, to the concerned authorities and all the parties shall keep others indemnified against all actions demands, costs, charges, expenses and proceedings, whatsoever directly or indirectly initiated against or suffered by or paid by any of them as the case may be in consequence upon default by the Owners and Developer in their behalf.
- 24.14 No waiver of any provision of this Agreement or of any breach of any provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach.



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No failure or delay by a Party in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

- 24.15 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 expressly referring to the relevant provision of this Agreement.

ARTICLE – XXIV
GOVERNING LAW, JURISDICTION AND ALTERNATE DISPUTE RESOLUTION

- 25.1 In the event of any dispute or difference arising between the parties, the courts/tribunals in Kolkata alone shall have exclusive jurisdiction to adjudicate on any matter concerning this Agreement to the exclusion of all other courts/tribunals.
- 25.2 This Agreement and the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India. Further the relevant provisions of the Goods and Service Tax Act, 2016 and relevant Real Estate Act or any other statutory acts will be applicable amongst the parties in terms of the respective provisions thereon.

ARTICLE – XXV
CONSTRUCTION FINANCE

- 26.1 The Developer after sanction of the Plans, and obtaining of all approval required for commencement of construction, the Developer shall be entitled to deposit original title deeds and documents of the '*Said Property*' with the Financier for the purpose of the said Construction Finance in the manner that the Financier shall not have any right or lien in respect of Owners' share. For the aforesaid purpose the Owners will join as consenting / necessary party (if required by the Financier) 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 loan obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively Project Finance Liability) 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 Liability.
- 26.2 It is also agreed that the intending purchasers shall also be entitled to mortgage and / or create charge over or in respect of their respective units while obtaining loans for purchasing the same in the said project without any financial or other obligation or liability upon the Owners and the Developer shall obtain necessary NOC from their financier for the said purpose.



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ARTICLE – XXVI
DEVELOPMENT POWER OF ATTORNEY

A. **AND WHEREAS** in terms of the Development Agreement, the **PRINCIPALS**, namely,

1. **M/s. BHUTORIA CONSTRUCTION PRIVATE LIMITED (PAN AABCB3033G)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, District 24 Parganas (South), Kolkata-700104, West Bengal represented by its director **MRS. KANTA BHUTORIA**, Wife of Mr. Prakaash Bhutoria, working for gain at M/s. Bhutoria Construction Private Limited and having PAN AEOPB5052R, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal, 2. **M/s. CHARLES COMMERCIAL PRIVATE LIMITED (PAN AABCC2791A)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas (South), Kolkata-700104, West Bengal, represented by its director **MRS. PUSHPA BHUTORIA**, wife of Mr. Arrun Bhutoria, working for gain at M/s. Charles Commercial Private Limited, and having PAN AEOPB5050P, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal, 3. **AKANKSHIT COMMODITIES PRIVATE LIMITED (PAN AAMCA5223C)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas (South), Kolkata-700104, West Bengal, represented by its director **Mr. LALIT KUMAR BHUTORIA**, Son of Mr. Prakaash Bhutoria, working for gain at M/s. Akankshit Commodities Private Limited and having PAN AFVVPB8282R, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal, India.

executing this Development Agreement and Power of Attorney in favour of **DEVELOPER** Namely **M/s. SHIV NIKETAN LIMITED, [CIN U70101WB1996PLC081121 AND PAN AAEC3891G]** a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Paraganas (South), Kolkata-700104, West Bengal, represented by its Director **MR. PRAKAASH BHUTORIA**, Son of Late Sumer Mull Bhutoria, working for gain at Shiv Niketan Limited and having AHRPB8345F, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, West Bengal, hereinafter referred to as **“THE ATTORNEY”** (which expression unless excluded by or repugnant to the subject or context shall include any other person whom the Developer may authorize in addition or to substitute of the above named), jointly and/or severally to do all acts deeds and things as and for the purpose relating to the Subject Property and the Project and the related purposes hereinafter contained.

B NOW KNOW YE BY THESE PRESENTS, I the Principal above named do hereby nominate, constitute and appoint the said Attorney as the true and lawful attorneys for in the name and behalf of the Principal to do execute, exercise and perform all or any of the following acts, deeds, matters and the things relating to the Subject Property and the Project and related purposes i.e. to say:-



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1. To manage maintain protect and secure the Subject Property and do all acts deeds and things in connection therewith.
2. To apply for and obtain mutation, conversion, amalgamation, separation, updating, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof from the Rasapunja Gram Panchayat, Zilla Parishad, B.L. & L.R.O., the D.L & L.R.O., Zilla Parishad, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities as may be deemed fit and proper by the Attorneys or any of them.
3. To accept or object to the assessments of land revenue or municipal taxes or property taxes in respect of the Subject Property or any part or share thereof and to attend all hearings and have the same finalized.
4. To pay all rates, taxes, land revenue, electricity charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject property or any part thereof or the existing buildings or structures thereon or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant and discharges in respect thereof.
5. To deal with any person owing, occupying or having any right title or interest in the Subject Property or any other property adjacent to or near the Subject Property in respect of the development of the Subject Property in such manner and on such terms and conditions as the Attorneys or any of them may deem fit and proper.
6. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due from of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them as the Attorneys may deem fit and proper.
7. To cause survey, soil test, excavation and other works in the Subject Property.
8. To prepare apply for and obtain sanction of new plans in respect of any New Building or Buildings or any other constructions at the Subject Property as part of the Project Site or otherwise.
9. To prepare, apply for, sign and submit plans, specifications, designs, maps and sketches for approval or sanctioning by the Rasapunja Gram Panchayat or any other concerned authorities having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.
10. To pay fees and obtain sanction modification revision alteration and/or such other orders and permissions as be expedient therefor.
11. To sign and submit all declaration undertakings affidavits required by any authority for the purpose of sanction/ modification/ alteration/ renewal of the plans for any construction at the Subject Property.
12. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewage, generators, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanized parking, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
13. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, mechanized parking and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove.
14. To repair, construct erect and raise boundary walls in and around the Subject Property or proportions thereof and also any temporary sheds and spaces for storage of building materials and running of site office and to construct any other structure for the Project or any part thereof.
15. To carry out any Development Activity including construction, addition, alteration, demolition, erection, re-erection, demolition, addition or alteration and any other related activity at the Subject Property or any part thereof.
16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed threat from all State or Central Government Authorities and Statutory or other bodies and authorities concerned and any service providers.
17. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, supervisors, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof including for survey and soil testing and also for preparation, modification, alterations, sanctioning extension, revalidation etc. of plans or approvals or clearances and also for any Development Activity and for the other purposes herein stated on such terms and conditions as the



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- Attorneys or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
18. To appoint or collaborate with organizations and process in connection with Facility Management, Common Area Management and any other Assembly Commercial or Mercantile uses on such terms and conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
 19. To do all necessary acts deeds matters and things for complying with all laws rules regulations bye-laws ordinances etc., for the time being in force with regard to the Project.
 20. To apply for and obtain Occupancy or Completion Certificate and the other certificates as may be required from the concerned authorities.
 21. To insure and keep insured the New Beginnings and other Development Activities or any part thereof or any materials equipment or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the Attorneys or any of them and to pay all premiums there for.
 22. To obtain loans and finance in respect of any aspect of the Project or any Development Activity from any Banks and/or the Financial Institutions by mortgaging and charging the Developer's Allocation in the New Buildings in accordance with the terms and conditions of the Development Agreement and without however creating any financial obligation upon the Principals.
 23. To deal with banks and finances and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
 24. To produce or give copies of any original title deed or document relating to the Subject Property.
 25. To deal with, Transfer and/or part with possession of the Transferable Areas with proportionate share in land of whole or part the Subject Property and other appurtenances.
 26. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas to take loans or finances from any Banks or Financial Institutions.
 27. To advertise and publicize the Building Complex or any part thereof in any media and too appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
 28. To ask, demand, recover, realize and collect the Realizations and amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specifies accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
 29. To do the Marketing of the Transferable Areas in the Project with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges there for to fully exonerate the person or persons paying the same.
 30. To negotiate, take bookings and applications of whatsoever nature in respect of Transfer of any Transferable Areas and if necessary to amend, modify, alter or cancel the same in terms of the Development Agreement.
 31. To receive the amounts receivable in respect of any Transfer made in terms of Development Agreement and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same. The owners' allocations of the received amount will be deposited in the Bank account of the owners.
 32. To prepare sign execute and/or deliver all papers, documents, agreements, supplementary agreements, nominations, assignments, sale deeds, conveyances, leases, licenses, mortgages, charges, tenancies, declarations, forms, receipts and such other documents and writings in any manner as be required to be so done and as may be deemed fit and proper by the Attorneys or any of them in respect of the Transfer of Transferable Areas.
 33. To enforce any covenant in any agreement deed or any other contracts or documents of transfer executed by the Principals and the Developer and to Exercise all rights and remedies available to the Principals and the Developer there under.
 34. To terminate or cancel any contract, agreement, and right of occupancy user enjoyment with any Transferee and exercise such rights as may be available in respect of such termination or cancellation.
 35. To ask, demand, sue, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferee or any



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- person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
36. To have the Units Transferred to the Transferees to be separately assessed and mutated in the names of the respective Transferees in all public records and with all authorities and/or persons living jurisdiction and to deal with such authority and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the Attorneys or any of them may deem fit and proper.
 37. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
 38. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex and to form any Association, Society, Syndicate, Company or other body for the Common Purposes.
 39. To contest or challenge any proceeding relating to vesting or acquisition or requisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensation and other moneys payable in respect of acquisition and/or requisition. Of the Subject Property or any part thereof and utilize the same in accordance with the terms and conditions of the Development Agreement.
 40. To deal with the Government of the West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
 41. For all or any of the purposes herein stated to appear and represent the Principal before the Rasapunja Gram Panchayat and RASAPUNJA Gram Panchayat, Kolkata Improvement Trust, ZillaParishad, MED, Collector, Dist. Magistrate, ADM, Municipality/ Panchayat, Fire Brigade, Planning Authority, Development Authority, the Authorized Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the authorities under The West Bengal Apartment Ownership Act, Registrar of Co-operative any other Society, Registrar of Companies , the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976; the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning and Development) Act, Apartment Ownership Act, Societies Registration Act, Co-operative Societies Act, Companies Act, Development Authority, Pollution Control Authorities, Environment Authorities, Licensing Authorities, Police Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, Electricity, Water and other services provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorney or any of them may deem fit and proper.
 42. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all documents instruments and writings executed by the Attorneys or any of them by virtue of the powers hereby conferred.
 43. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision, review, arbitration proceedings and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated 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, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers etc. to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasion shall require and/or as the Attorneys or any of them may think fit and proper.
 44. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or persons.
 45. To receive refund to express amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
 46. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipts thereof.



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47. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Project and related purposes which the Principal itself could have lawfully done under their own hands and seal, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whenever their said Attorney or Attorneys have done or shall lawfully do or cause to be done in or about the premises aforesaid.

AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed of thing which would go against the provisions of the Development Agreement and by executing this Power of Attorney the obligations of the Principal or consequences for non-compliance under the Development Agreement shall not be affected.





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FIRST SCHEDULE ABOVE REFERRED TO:
(Said Property)

ALL THAT pieces and parcels of land total measuring 349.57 decimals be the same a little more or less comprised in R.S. Dag No. 365,377, 380, 388,391,392,393,394, 395, 396, 397, 398 corresponding to LR Dag Nos. 418, 433, 436, 444, 445, 447, 448, 449, 450, 451,452, 453, 454 L.R. Khatian Nos. 1255, 1800, 1448, 1401, in Mouza : Nowabad, J.L. No: 19, P.S. Bishnupur, District: South 24 Paraganas, Kolkata: 700 104, which is butted and bounded in the manner as follows:

On the North:- R.S. DAG No. 397(P), 398 (P), 363(P)

On the South:- R.S. DAG No. 377 (P), 380(P)

On the East:- R.S. DAG No. 377(P), 393 (P), 394(P), 395(P), 396(P), 397(P)

On the West:- R.S. DAG No. 377(P), 365377(P), 363377(P),



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R.S. Dag No.	L.R. Dag No.	L.R. Khatian No	MOUZA	Property being Developed	Area Owned by BCPL	Area owned by CCPL	Area owned by ACPL	Area owned by SNL
365	418	1255	NOWBAD	24.70	24.70	00.00	00.00	00.00
377	433	1800	NOWBAD	122.0	00.00	00.00	122.0	00.00
380	436	1448	NOWBAD	1.00	00.00	00.00	00.00	1.00
388	444	1448	NOWBAD	1.50	00.00	00.00	00.00	1.50
389	445	1255	NOWBAD	1.60	1.60	00.00	00.00	00.00
391	447	1800	NOWBAD	17.33	00.00	00.00	17.33	00.00
392	448	1401	NOWBAD	48.00	00.00	32.00	16.00	00.00
393	449	1800	NOWBAD	11.00	00.00	00.00	11.00	00.00
394	450	1800	NOWBAD	16.00	00.00	00.00	16.00	00.00
395	451	1800	NOWBAD	11.00	00.00	00.00	11.00	00.00
396	452	1800	NOWBAD	8.00	00.00	00.00	08.00	00.00
397	453	1800	NOWBAD	33.19	00.00	00.00	33.19	00.00
398	454	1800	NOWBAD	54.25	00.00	00.00	54.25	00.00
TOTAL				349.57				

THE SECOND SCHEDULE ABOVE REFERRED TO
(Details of Ownership of the Said Property)

OWNER	DEED NO.	YEAR	L.R. DAG	L.R. KHATIAN	AREA
BHUTORIA CONSTRUCTION PVT. LTD	06340	2021	418	1255	24.70
AKANKSHIT COMMODITIES PVT LTD	03359 03360 03361 03363	2022	433	1800	122.00
SHIV NIKETAN LTD	06324	2009	436	1448	1.00
BHUTORIA CONSTRUCTION PVT LTD	06244	2021	444 445	1255	1.50 1.60
AKANKSHIT COMMODITIES PVT LTD	03662	2022	447	1800	17.33
CHARLES COMMERCIAL PVT LTD	05850 05849	2014	448	1401	32.00



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AKANKSHIT COMMODITIES PVT LTD	02127	2023	448	1800	16.00
AKANKSHIT COMMODITIES PVT LTD	02127	2023	449	1800	11.00
AKANKSHIT COMMODITIES PVT LTD	01875	2023	450	1800	16.00
AKANKSHIT COMMODITIES PVT LTD	03518 03516 03514 03513 03510	2023	451	1800	11.00
AKANKSHIT COMMODITIES PVT LTD	02128	2023	452	1800	8.00
AKANKSHIT COMMODITIES PVT LTD	03988 01875 00356	2022 2023 2023	453	1800	33.19
AKANKSHIT COMMODITIES PVT LTD	03358 03362	2022	454	1800	54.25
TOTAL					349.57

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Specifications)

Foundation	R.C.C foundation resting on cast -in-situ reinforced concrete bonded piles.
Structure	Earthquake resistant RCC framed structure.
Water Supply	24 - hour treated water supply.
Electrical	Provision for sufficient electrical points in each and every flats and common area as may be required and suggested by the consultant. Provision for Telephone & T.V points in Living and all bedrooms. Modular switches of reputed brand. Safety equipment such as M.C.B for all flats.
Wiring project/complex	Fire resistance concealed, electrical wiring in entire project/complex.
Wall Finish	Interior: Smooth putty or POP finished walls. Exterior: Combination of antifungal paint.
Flooring & Dado	Vitrified tiles for living, dining, all bedrooms and balcony. Kitchen / Toilet floors to be made with heavy duty mat finish ceramic/vitrified tiles.
Toilet	Ceramic/vitrified tiles of a reputed brand (up to lintel height). White porcelain sanitary ware of reputed brand. CP fittings of a reputed brand & Hot and cold water provision.
Door	Door frames made of seasoned and treated wood. Flush doors or teak wood finished doors.



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUL 2023

	Quality locks/handles (hardware) for all doors of reputed brand.
Window	Color Anodized/ powder - coated glazed aluminum window or UPVC window.
Kitchen	Granite counter top. Dado (wall) of ceramic tiles above counter upto 2 feet height Stainless steel Sink.

Amenities

- Firefighting system
- Elevators
- CCTV monitoring & surveillance system on the ground floor
- Water Filtration/Treatment Plant
- Power Backup for common area and flats.
- Intercom
- Community Hall



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUL 2023

SIGNED SEALED AND DELIVERED on behalf of the within named **OWNERS** at Kolkata in the presence of:

1. *Munmun Kar*
Bakrahut Road, Kol-104

2. *Prasensit Roy*
Nill-Nawbad
P.O - Rasopuzia
Dis - 24 P. 26 (S)
PIN - 788104

Ashutosh

LKD.

Kanda Bhutoria KB.

Pushpa Bhutoria PB.

OWNERS

(AUTHROIZED REPRESENTATIVE OF AKANKSHIT COMMODITIES PVT. LTD, BHUTORIA CONSTRUCTION PRIVATE LIMITED, CHARLES COMMERCIAL PVT. LTD. , SHIV NIKETAN LIMITED)

SHIV NIKETAN LTD.

Ashutosh
Director

Pr B.

DEVELOPER

(AUTHROIZED REPRESENTATIVE OF SHIV NIKETAN LIMITED)



District Sub-Registrar-
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUL 2023

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named developer the within mentioned sum of Rs. 10,00,000 /- (Rupees Ten Lakh Only) towards full and final payment of the consideration for the development of the Said Land described in the Schedule above, in the following manner-

MODE	REFERENCE NO.	DATE	BANK	AMOUNT (in Rs.)	FAVOURING
CHEQUE	658921	17.07.2023	Axis	6,00,000/-	Akankshit commodities Pvt. Ltd.
CHEQUE	658915	17.07.2023	Axis	2,00,000/-	Charles commercial Pvt. Ltd.
CHEQUE	658913	17.07.2023	Axis	2,00,000/-	Bhutoria construction Pvt. Ltd.
TOTAL AMOUNT				<u>10,00,000/-</u>	Rs. 10,00,000/-

1. Munmun Kar

2. Prasensit Roy

BHUTORIA CONSTRUCTION PVT. LTD.
Kanta Bhutoria

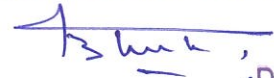
Director

Charles Commercial Pvt. Ltd.

Pushpa Bhutoria.

Director

AKANKSHIT COMMODITIES PVT. LTD.



Director

SHRI NIKETAN LTD.



Charles Commercial Pvt. Ltd



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUL 2023



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... KANTA BHUTORIA

Signature... Kanta Bhutoria



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... PUSHPA BHUTORIA

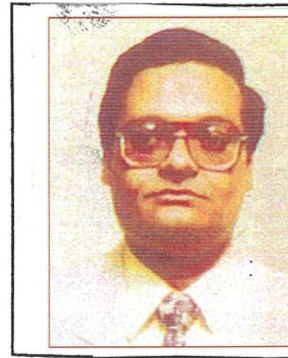
Signature... Pushpa Bhutoria



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... LALIT KUMAR BHUTORIA

Signature... Lalit Kumar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... PRAKASH BHUTORIA

Signature... Prakash



District Sub-Registrar-Iv
Registrar U/S 7 (2) of
Registration 1908
Albere, South 24 Parganas

18 JUL 2023







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001766957/2023

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










SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KANTA BHUTORIA 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Land Lord [BHUTORIA A CONSTRUCTION PRIVATE LIMITED]			Kanta Bhutoria 18-7-2023
2	Mrs PUSHPA BHUTORIA 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Land Lord [CHARLES COMMERCIAL PVT LTD]			Pushpa Bhutoria. 18.7.23.

18-1-2013
Kanya, B. J. J. J. J.

18-1-2013
Kanya, B. J. J. J. J.



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	LALIT KUMAR BHUTORIA 4, PRSTREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Land Lord [AKANKS HIT COMMODITIES PRIVATE LIMITED]			
4	Mr PRAKAASH BHUTORIA 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Developer [SHIV NIKETAN LIMITED] ,[SHIV NIKETAN LIMITED]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	TUMPA BANERJEE KALITALA GHOSAL PARA, City:- , P.O:- GARIA, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Mrs KANTA BHUTORIA, Mrs PUSHPA BHUTORIA, LALIT KUMAR BHUTORIA, Mr PRAKAASH BHUTORIA			

(Anupam Halder)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

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Handwritten text, possibly a date or number, located in the lower left quadrant of the page.





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



192023240130794301

GRN Details

GRN: 192023240130794301 Payment Mode: Online Payment
GRN Date: 17/07/2023 15:21:56 Bank/Gateway: AXIS Bank
BRN : 716789434 BRN Date: 17/07/2023 15:22:54
GRIPS Payment ID: 170720232013079429 Payment Init. Date: 17/07/2023 15:21:56
Payment Status: Successful Payment Ref. No: 2001766957/5/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHIV NIKETAN LTD
Address: BAKRAHAT ROAD THAKURPUKUR, P.O- RASAPUNJA, West Bengal, 700104
Mobile: 9674442155
EMail: shivniketan1996@gmail.com
Contact No: 9674442155
Depositor Status: Seller/Executants
Query No: 2001766957
Applicant's Name: Mr Mithun Mondal
Identification No: 2001766957/5/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy): 17/07/2023
Period To (dd/mm/yyyy): 17/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001766957/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	40051
2	2001766957/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	10014
			Total	50065

IN WORDS: FIFTY THOUSAND SIXTY FIVE ONLY.

11

12

Akankshit Commodities Private Limited

Regd. Office : Bakrahat Road, Thakurpukur, P.O.-Rasapunja,
South 24 Parganas, Kolkata - 700 104, West Bengal, India

Phone nos. : +91 (0) 33 2498 0010 / 20

E-mail ID : akankshit014@gmail.com

CIN No. : U52100WB2014PTC200828

GSTIN : 19AAMCA5223C1ZW

Extract of the meeting of Board of Directors of M/s. Akankshit Commodities Private Limited held at its Registered office at Bakrahat Road, Thakurpukur, P.O.- Rasapunja , Kolkata-700104, West Bengal on this the 03/04/2023 at about 11 A.M.

9/04/23

TO EXECUTE AND DELIVER ALL ACT(S) AND /OR DEED(S)

RESOLVED THAT consent of the Board of Directors of the Company be and is hereby given to the following directors/ Authorised Signatories, singly/jointly, on behalf of the Company to sign, submit, execute, deliver all deeds, agreements and other required applications, contracts, letters, documents, indentures, affidavits, notaries, indemnity bonds, sanction plans, NOCs, writings and do all such acts, deeds and things, and/or to appear, present before the concerned department(s)/ authority(ies)/ court(s)/ tribunal(s)/ apex bodies and other related bodies as may be required in this regard to implement and give effect to this resolution in relation to the aforementioned agenda.

SL. No	Name	Designation	Signature
1	Lalit Kumar Bhutoria	Director	
2	Manas Chatterjee	Authorised Signatory	
3	Aashish Jaiswal	Authorised Signatory	
4	Jhimli Dasmunshi	Authorised Signatory	
5	Kaushal Kumar Jha	Authorised Signatory	
6	Suman Bera	Authorised Signatory	
7	Paromita Chakraborti	Authorised Signatory	
8	Munmun Kar	Authorised Signatory	

FURTHER RESOLVED THAT the Common Seal of the Company be affixed in accordance with the provisions of the Articles of Association of the company on the Agreement(s) and other documents as may be required in this regard

//CERTIFIED TRUE COPY//

For M/s. Akankshit Commodities Private Limited

AKANKSHIT COMMODITIES PRIVATE LIMITED



Director

Director

CHARLES COMMERCIAL PVT. LTD.

Regd. Office :
Bakrahat Road, Thakurpukur,
P.O. Rasapunja, South 24 Parganas,
Kolkata - 700 104, West Bengal, India

Phone nos. : +91 (0) 33 2498 0010 / 20
E-mail : ccpl1996@gmail.com
GSTIN : 19AABCC2791A1ZY
CIN No. : U70100WB1996PTC081136

Extract of the meeting of Board of Directors of M/s. Charles Commercial Private Limited held at its Registered office at Bakrahat Road, Thakurpukur, P.O.- Rasapunja , Kolkata-700104, West Bengal on this the 03/04/2022 at about 11:30 A.M.

TO EXECUTE AND DELIVER ALL ACT(S) AND /OR DEED(S)

RESOLVED THAT consent of the Board of Directors of the Company be and is hereby given to the following directors/ Authorised Signatories ,singly/jointly, on behalf of the Company to sign, submit, execute, deliver all deeds, agreements and other required applications, contracts, letters, documents, indentures, affidavits, notaries, indemnity bonds, sanction plans, NOCs, writings and do all such acts, deeds and things, and/or to appear, present before the concerned department(s)/ authority(ies)/ court(s)/ tribunal(s)/apex bodies and other related bodies as may be required in this regard to implement and give effect to this resolution in relation to the aforementioned agenda.

SL. No	Name	Designation	Signature
1.	Pushpa Bhutoria	Director	Pushpa Bhutoria
2.	Lalit Kumar Bhutoria	Director	Lalit Kumar Bhutoria
3.	Manas Chatterjee	Authorised Signatory	Manas Chatterjee
4.	Aashish Jaiswal	Authorised Signatory	Aashish Jaiswal
5.	Jhimli Dasmunshi	Authorised Signatory	Jhimli Dasmunshi
6.	Kaushal Kumar Jha	Authorised Signatory	Kaushal Kumar Jha
7.	Suman Bera	Authorised Signatory	Suman Bera
8.	Paromita Chakraborti	Authorised Signatory	Paromita Chakraborti
9.	Munmun Kar	Authorised Signatory	Munmun Kar

FURTHER RESOLVED THAT the Common Seal of the Company be affixed in accordance with the provisions of the Articles of Association of the company on the Agreement(s) and other documents as may be required in this regard

//CERTIFIED TRUE COPY//

For M/s. Charles Commercial Private Limited

CHARLES COMMERCIAL PRIVATE LIMITED

Director

Director

1 2

Bhutoria

Construction Private Limited

Phone nos. : +91 (0) 33 2498 0010 / 20

E-mail : bcpl1996@gmail.com

CIN No. : U70101WB1996PTC081135

GSTN : 19AABC3033G1Z2

Extract of the meeting of Board of Directors of M/s. Bhutoria Construction Private Limited held at its Registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, P.S.- Bishnupur, Kolkata-700104, West Bengal on this the 03/04/2023 at about 12:30 P.M.

TO EXECUTE AND DELIVER ALL ACT(S) AND /OR DEED(S)

RESOLVED THAT consent of the Board of Directors of the Company be and is hereby given to the following directors/ Authorised Signatories, singly/jointly, on behalf of the Company to sign, submit, execute, deliver all deeds, agreements and other required applications, contracts, letters, documents, indentures, affidavits, notaries, indemnity bonds, sanction plans, NOCs, writings and do all such acts, deeds and things, and/or to appear, present before the concerned department(s)/ authority(ies)/ court(s)/ tribunal(s)/ apex bodies and other related bodies as may be required in this regard to implement and give effect to this resolution in relation to the aforementioned agenda.

SL. No	Name	Designation	Signature
1	Kanta Bhutoria	Director	Kanta Bhutoria
2	Arrun Bhutoria	Director	Arrun Bhutoria
3	Manas Chatterjee	Authorised Signatory	Manas Chatterjee
4	Aashish Jaiswal	Authorised Signatory	Aashish Jaiswal
5	Jhimli Dasmunshi	Authorised Signatory	Jhimli Dasmunshi
6	Kaushal Kumar Jha	Authorised Signatory	Kaushal Kumar Jha
7	Suman Bera	Authorised Signatory	Suman Bera
8	Paromita Chakraborti	Authorised Signatory	Paromita Chakraborti
9	Munmun Kar	Authorised Signatory	Munmun Kar

FURTHER RESOLVED THAT the Common Seal of the Company be affixed in accordance with the provisions of the Articles of Association of the company on the Agreement(s) and other documents as may be required in this regard.

//CERTIFIED TRUE COPY//

For M/s. Bhutoria Construction Private Limited

BHUTORIA CONSTRUCTION PRIVATE LIMITED

Kanta Bhutoria

Director
Director

Shiv Niketan Ltd.

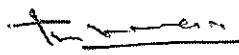
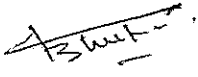


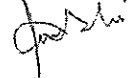
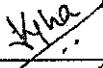
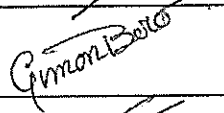
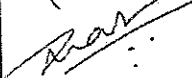
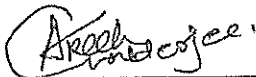
Phone nos. : +91(0) 33 2498 0010 / 20
E-mail : shivniketan1996@gmail.com
CIN : U70101WB1996PLC081121
GSTIN : 19AAECS3891G1Z0

Extract of the meeting of Board of Directors of M/s Shiv Niketan Limited held at its Registered office at Bakrahat Road, Thakurpukur, P.O- Rasapunja, Kolkata-700104, West Bengal on this the 06/09/2022 at about 11 A.M.

TO EXECUTE AND DELIVER ALL ACT(S) AND/OR DEED(S)

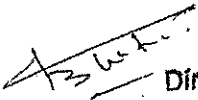
RESOLVED THAT consent of the Board of Directors of the Company be and is hereby given to the following directors/ Authorised Signatories, singly/jointly, on behalf of the Company to sign, submit, execute, deliver all deeds, agreements and other required applications, contracts, letters, documents, indentures, affidavits, notaries, indemnity bonds, sanction plans, NOCs, writings and do all such acts, deeds and things, and/ or to appear, present before the concerned department(s)/ authority(ies)/ court(s)/ tribunal(s)/ apex bodies and other related bodies as may be required in this regard to implement and give effect to this resolution in relation to the aforementioned agenda.

seen

SL No	Name	Designation	Signature
1	Prakaash Bhutoria	Director	
2	Lalit Kumar Bhutoria	Director	
3	Manas Chatterjee	Authorised Signatory	
4	Aashish Jaiswal	Authorised Signatory	
5	Jhimli Dasmunshi	Authorised Signatory	
6	Kaushal Kumar Jha	Authorised Signatory	
7	Suman Bera	Authorised Signatory	
8	Paromita Chakraborti	Authorised Signatory	
9	Arcoh Chatterjee	Authorised Signatory	

FURTHER RESOLVED THAT the Common Seal of the Company be affixed in accordance with the provisions of the Articles of Association of the company on the Agreement(s) and other documents as may be required in this regard.

//CERTIFIED TRUE COPY//
SHIV NIKETAN LTD.


Director

For Shiv Niketan Limited



ভারত সরকার

Government of India

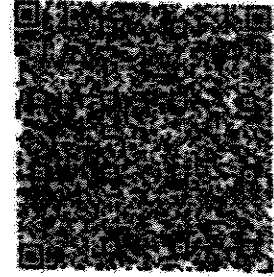


টুম্পা বানার্জী

Tumpa Banerjee

জন্মতারিখ/ DOB: 27/07/1990

মহিলা / FEMALE



7181 6719 8209

আমার আধার, আমার পরিচয়

Tumpa Banerjee



সংস্কৃত বিদ্যা পরিষদ

Unique Identification Authority of India

ঠিকানা:

D/O: শংকর ব্যানার্জী, কালীতলা
মোম্বাল পাড়া, গড়িয়া স্টেশন রোড,
রাজপুর সোনারপুর (এম), দক্ষিণ ২৪
পরগানা,
দক্ষিণ বঙ্গ - 700084

Address:

D/O: Sankar Banerjee,
KALITALA GHOSHAL PARA,
GARIA STATION ROAD, Rajpur
Sonarpur (M), South 24
Parganas,
West Bengal - 700084

7181 6719 8209



1947



help@uidai.gov.in

WWW

www.uidai.gov.in



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001766957/2023	Office where deed will be registered
Query Date	12/07/2023 9:04:30 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Mithun Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980071947, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 0/-], [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 14/-	Rs. 2,26,52,136/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,051/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, , Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-418 (RS :-)	LR-1255	Bastu	Shali	24.7 Dec	1/-	16,00,560/-	Property is on Road
L2	LR-433 (RS :-)	LR-1800	Bastu	Shali	122 Dec	1/-	79,05,600/-	Property is on Road
L3	LR-436 (RS :-)	LR-1448	Bastu	Shali	1 Dec	1/-	64,800/-	Property is on Road
L4	LR-444 (RS :-)	LR-1448	Bastu	Shali	1.5 Dec	1/-	97,200/-	Property is on Road
L5	LR-445 (RS :-)	LR-1255	Bastu	Shali	1.6 Dec	1/-	1,03,680/-	Property is on Road
L6	LR-447 (RS :-)	LR-1800	Bastu	Shali	17.33 Dec	1/-	11,22,984/-	Property is on Road
L7	LR-448 (RS :-)	LR-1401	Bastu	Shali	32 Dec	1/-	20,73,600/-	Property is on Road
L8	LR-448 (RS :-)	LR-1401	Bastu	Shali	16 Dec	1/-	10,36,800/-	Property is on Road
L9	LR-449 (RS :-)	LR-1800	Bastu	Shali	11 Dec	1/-	7,12,800/-	Property is on Road
L10	LR-450 (RS :-)	LR-1800	Bastu	Shali	16 Dec	1/-	10,36,800/-	Property is on Road



Query No: 2001766957 of 2023, Printed On : Jul 15 2023 2:35PM, Generated from wbregistration.gov.in

Dorling - Mithun
B2 - Mithun

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L11	LR-451 (RS :-)	LR-1800	Bastu	Shali	11 Dec	1/-	7,12,800/-	Property is on Road
L12	LR-452 (RS :-)	LR-1800	Bastu	Shali	8 Dec	1/-	5,18,400/-	Property is on Road
L13	LR-453 (RS :-)	LR-1800	Bastu	Shali	33.19 Dec	1/-	21,50,712/-	Property is on Road
L14	LR-454 (RS :-)	LR-1800	Bastu	Shali	54.25 Dec	1/-	35,15,400/-	Property is on Road
	TOTAL :				349.57Dec	14 /-	226,52,136 /-	
Grand Total :					349.57Dec	14 /-	226,52,136 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BHUTORIA CONSTRUCTION PRIVATE LIMITED ,Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No. aaxxxxxx3g, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	CHARLES COMMERCIAL PVT LTD ,Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No. AAxxxxxx1A, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	AKANKSHIT COMMODITIES PRIVATE LIMITED ,Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No. AAxxxxxx3C, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	SHIV NIKETAN LIMITED ,BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No. AAxxxxxx1G, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SHIV NIKETAN LIMITED ,BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No. AAxxxxxx1G, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Representative Details :

Sl No	Name & Address	Representative of
1	Mrs KANTA BHUTORIA Wife of PRAKAASH BHUTORIA4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx2R ,Aadhaar No Not Provided by UIDAI	BHUTORIA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)
2	Mrs PUSHPA BHUTORIA Wife of ARRUN BHUTORIA4, PRETORIA STREET, City:- , P.O:- MIDDLETON, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAxxxxxx1A ,Aadhaar No Not Provided by UIDAI	CHARLES COMMERCIAL PVT LTD (as DIRECTOR)
3	LALIT KUMAR BHUTORIA Son of Mr PRAKAASH BHUTORIA4, PRSTREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx2R ,Aadhaar No Not Provided by UIDAI	AKANKSHIT COMMODITIES PRIVATE LIMITED (as DIRECTOR)
4	Mr PRAKAASH BHUTORIA Son of Late SUMER MULL BHUTORIA4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx5F ,Aadhaar No Not Provided by UIDAI	SHIV NIKETAN LIMITED (as DIRECTOR), SHIV NIKETAN LIMITED (as DIRECTOR)

Land Details as per Land Record

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, , Pin Code : 700104

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 418, LR Khatian No:- 1255	Owner:ভুতোরিয়া কনস্ট্রাকসন প্রাইভেট লিমিটেড, Gurdian:পক্ষে কান্তা ভুতোরিয়া, Address:২৩এ নেতাজী সুভাষ রোড কোলকাতা- ১ , Classification:শালি, Area:0.28 Acre,	BHUTORIA CONSTRUCTION PRIVATE LIMITED
L2	LR Plot No:- 433, LR Khatian No:- 1800	Owner:আখ্যাক্তি কমোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:1.22 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L3	LR Plot No:- 436, LR Khatian No:- 1448	Owner:শিব নিকেতন লিমিটেড পক্ষে ডাইরেক্টর শ্রী ললিত কুমার ভুতোরিয়া, Gurdian:প্রকাশ চাঁদ ভুতোরিয়া, Address:২৩এ এন এস রোড ৪র্থ তল কোলকাতা ৭০০০০১ , Classification:শালি, Area:0.53 Acre,	SHIV NIKETAN LIMITED
L4	LR Plot No:- 444, LR Khatian No:- 1448		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 445, LR Khatian No:- 1255	Owner:ভুতোরিয়া কনস্ট্রাকসন প্রাইভেট লিমিটেড, Gurdian:পক্ষে কান্তা ভুতোরিয়া, Address:২৩এ নেতাজী সুভাষ রোড কোলকাতা- ১ , Classification:শালি, Area:0.1 Acre,	BHUTORIA CONSTRUCTION PRIVATE LIMITED
L6	LR Plot No:- 447, LR Khatian No:- 1800	Owner:আখ্যাক্তি কমোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.17 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED



L7	LR Plot No:- 448, LR Khatian No:- 1401	Owner:চার্লস কমরশিয়াল প্রাঃ লিঃ, Gurdian:পুষ্প ভুটোরিয়া, Address:নিজ , Classification:শালি, Area:0.32 Acre,	CHARLES COMMERCIAL PVT LTD
L8	LR Plot No:- 448, LR Khatian No:- 1401	Owner:চার্লস কমরশিয়াল প্রাঃ লিঃ, Gurdian:পুষ্প ভুটোরিয়া, Address:নিজ , Classification:শালি, Area:0.32 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L9	LR Plot No:- 449, LR Khatian No:- 1800		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 450, LR Khatian No:- 1800	Owner:আখ্যাক্তিত কমোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.16 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L11	LR Plot No:- 451, LR Khatian No:- 1800		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 452, LR Khatian No:- 1800		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 453, LR Khatian No:- 1800	Owner:আখ্যাক্তিত কমোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.47 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L14	LR Plot No:- 454, LR Khatian No:- 1800	Owner:আখ্যাক্তিত কমোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.54 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED

Identifier Details :

Name & address
TUMPA BANERJEE Daughter of Late SANKAR BANERJEE KALITALA GHOSAL PARA, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:-700084, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs KANTA BHUTORIA, Mrs PUSHPA BHUTORIA, LALIT KUMAR BHUTORIA, Mr PRAKAASH BHUTORIA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BHUTORIA CONSTRUCTION PRIVATE LIMITED	SHIV NIKETAN LIMITED-24.7 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-16 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-11 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-8 Dec



Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-33.19 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-54.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-122 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN LIMITED	SHIV NIKETAN LIMITED-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN LIMITED	SHIV NIKETAN LIMITED-1.5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BHUTORIA CONSTRUCTION PRIVATE LIMITED	SHIV NIKETAN LIMITED-1.6 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-17.33 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	SHIV NIKETAN LIMITED-32 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-16 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-11 Dec



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-08-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-08-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit.You may submit application for mutation now online using the following website: banglarbhumi.gov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BISHNUPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



170720232013079429

GRIPS Payment Detail

GRIPS Payment ID: 170720232013079429 **Payment Init. Date:** 17/07/2023 15:21:56
Total Amount: 50065 **No of GRN:** 1
Bank/Gateway: AXIS Bank **Payment Mode:** Online Payment
BRN: 716789434 **BRN Date:** 17/07/2023 15:22:54
Payment Status: Successful **Payment Init. From:** GRIPS Portal

Depositor Details

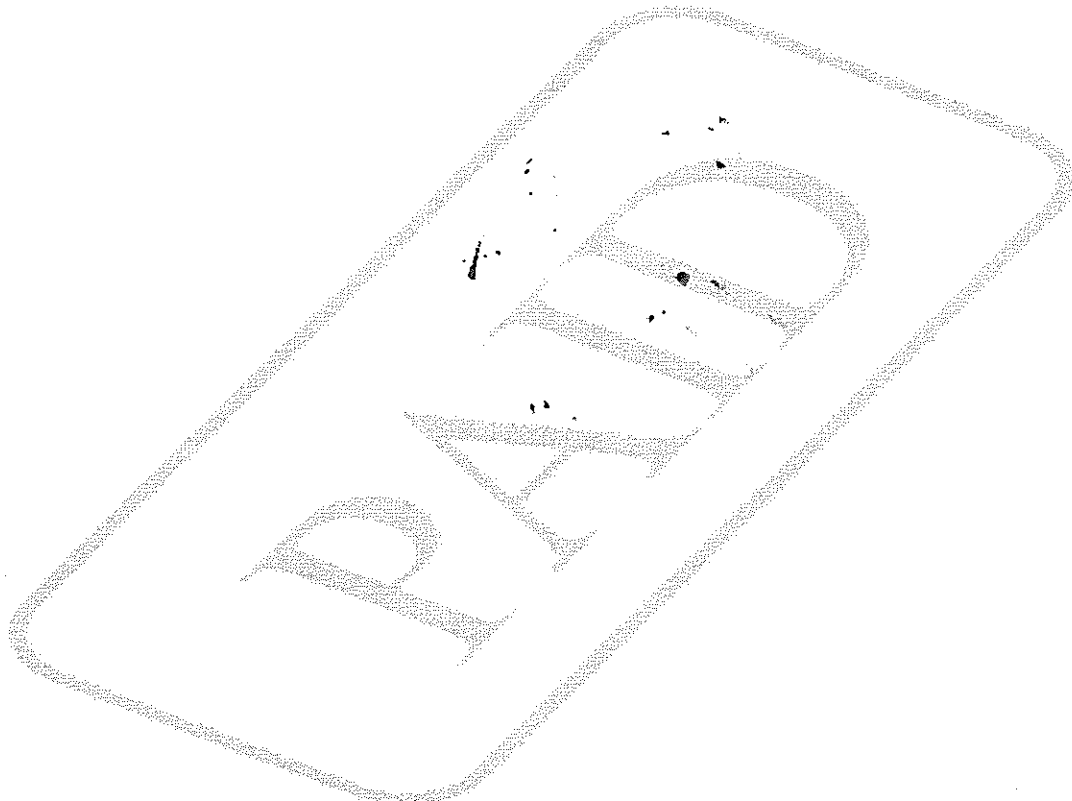
Depositor's Name: SHIV NIKETAN LTD
Mobile: 9674442155

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240130794301	Directorate of Registration & Stamp Revenue	50065
Total			50065

IN WORDS: FIFTY THOUSAND SIXTY FIVE ONLY.

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



Page no / Stamp

Major Information of the Deed

Deed No :	I-1604-09547/2023	Date of Registration	01/08/2023
Query No / Year	1604-2001766957/2023	Office where deed is registered	
Query Date	12/07/2023 9:04:30 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Mithun Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980071947, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 14/-	Rs. 2,26,52,136/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,101/- (Article:48(g))	Rs. 10,046/- (Article:E, E, B)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-418 (RS :-)	LR-1255	Bastu	Shali	24.7 Dec	1/-	16,00,560/-	Property is on Road
L2	LR-433 (RS :-)	LR-1800	Bastu	Shali	122 Dec	1/-	79,05,600/-	Property is on Road
L3	LR-436 (RS :-)	LR-1448	Bastu	Shali	1 Dec	1/-	64,800/-	Property is on Road
L4	LR-444 (RS :-)	LR-1448	Bastu	Shali	1.5 Dec	1/-	97,200/-	Property is on Road
L5	LR-445 (RS :-)	LR-1255	Bastu	Shali	1.6 Dec	1/-	1,03,680/-	Property is on Road
L6	LR-447 (RS :-)	LR-1800	Bastu	Shali	17.33 Dec	1/-	11,22,984/-	Property is on Road
L7	LR-448 (RS :-)	LR-1401	Bastu	Shali	32 Dec	1/-	20,73,600/-	Property is on Road
L8	LR-448 (RS :-)	LR-1401	Bastu	Shali	16 Dec	1/-	10,36,800/-	Property is on Road
L9	LR-449 (RS :-)	LR-1800	Bastu	Shali	11 Dec	1/-	7,12,800/-	Property is on Road
L10	LR-450 (RS :-)	LR-1800	Bastu	Shali	16 Dec	1/-	10,36,800/-	Property is on Road
L11	LR-451 (RS :-)	LR-1800	Bastu	Shali	11 Dec	1/-	7,12,800/-	Property is on Road
L12	LR-452 (RS :-)	LR-1800	Bastu	Shali	8 Dec	1/-	5,18,400/-	Property is on Road

L13	LR-453 (RS :-)	LR-1800	Bastu	Shali	33.19 Dec	1/-	21,50,712/-	Property is on Road
L14	LR-454 (RS :-)	LR-1800	Bastu	Shali	54.25 Dec	1/-	35,15,400/-	Property is on Road
		TOTAL :			349.57Dec	14 /-	226,52,136 /-	
		Grand Total :			349.57Dec	14 /-	226,52,136 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHUTORIA CONSTRUCTION PRIVATE LIMITED Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	CHARLES COMMERCIAL PVT LTD Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	AKANKSHIT COMMODITIES PRIVATE LIMITED Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	SHIV NIKETAN LIMITED BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1G,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	SHIV NIKETAN LIMITED BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs KANTA BHUTORIA Wife of PRAKAASH BHUTORIA 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BHUTORIA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)
2	Mrs PUSHPA BHUTORIA Wife of ARRUN BHUTORIA 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CHARLES COMMERCIAL PVT LTD (as DIRECTOR)
3	LALIT KUMAR BHUTORIA (Presentant) Son of Mr PRAKAASH BHUTRIA 4, PRSTREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AKANKSHIT COMMODITIES PRIVATE LIMITED (as DIRECTOR)
4	Mr PRAKAASH BHUTORIA Son of Late SUMER MULL BHUTORIA 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIV NIKETAN LIMITED (as DIRECTOR), SHIV NIKETAN LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
TUMPA BANERJEE Daughter of Late SANKAR BANERJEE KALITALA GHOSAL PARA, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Mrs KANTA BHUTORIA, Mrs PUSHPA BHUTORIA, LALIT KUMAR BHUTORIA, Mr PRAKAASH BHUTORIA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BHUTORIA CONSTRUCTION PRIVATE LIMITED	SHIV NIKETAN LIMITED-24.7 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-16 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-11 Dec

Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-8 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-33.19 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-54.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-122 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN LIMITED	SHIV NIKETAN LIMITED-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN LIMITED	SHIV NIKETAN LIMITED-1.5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BHUTORIA CONSTRUCTION PRIVATE LIMITED	SHIV NIKETAN LIMITED-1.6 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-17.33 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	SHIV NIKETAN LIMITED-32 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-16 Dec

Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	AKANKSHIT COMMODITIES PRIVATE LIMITED	SHIV NIKETAN LIMITED-11 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 418, LR Khatian No:- 1255	Owner:ভুতোরিয়া কনস্ট্রাকসন প্রাইভেট লিমিটেড, Gurdian:পক্ষে কাহ্না ভুতোরিয়া, Address:২৩এ নেতাজী সুভাষ রোড কোলকাতা- ১ , Classification:শালি, Area:0.28000000 Acre,	BHUTORIA CONSTRUCTION PRIVATE LIMITED
L2	LR Plot No:- 433, LR Khatian No:- 1800	Owner:আখ্যাঙ্কিত কমোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:1.22000000 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L3	LR Plot No:- 436, LR Khatian No:- 1448	Owner:শিব নিকেতন লিমিটেড পক্ষে ডাইরেক্টর শ্রী ললিত কুমার ভুতোরিয়া, Gurdian:প্রকাশ চাঁদ ভুতোরিয়া, Address:২৩এ এন এস রোড ৪র্থ তল কোলকাতা ৭০০০০১ , Classification:শালি, Area:0.53000000 Acre,	SHIV NIKETAN LIMITED
L4	LR Plot No:- 444, LR Khatian No:- 1448		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 445, LR Khatian No:- 1255	Owner:ভুতোরিয়া কনস্ট্রাকসন প্রাইভেট লিমিটেড, Gurdian:পক্ষে কাহ্না ভুতোরিয়া, Address:২৩এ নেতাজী সুভাষ রোড কোলকাতা- ১ , Classification:শালি, Area:0.10000000 Acre,	BHUTORIA CONSTRUCTION PRIVATE LIMITED
L6	LR Plot No:- 447, LR Khatian No:- 1800	Owner:আখ্যাঙ্কিত কমোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.17000000 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L7	LR Plot No:- 448, LR Khatian No:- 1401	Owner:চার্লস কমার্শিয়াল প্রাঃ লিঃ, Gurdian:পুষ্প ভুটোরিয়া, Address:নিজ , Classification:শালি, Area:0.32000000 Acre,	CHARLES COMMERCIAL PVT LTD
L8	LR Plot No:- 448, LR Khatian No:- 1401	Owner:চার্লস কমার্শিয়াল প্রাঃ লিঃ, Gurdian:পুষ্প ভুটোরিয়া, Address:নিজ , Classification:শালি, Area:0.32000000 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L9	LR Plot No:- 449, LR Khatian No:- 1800		Seller is not the recorded Owner as per Applicant.

L10	LR Plot No:- 450, LR Khatian No:- 1800	Owner:আখ্যাক্তিত কসোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.16000000 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L11	LR Plot No:- 451, LR Khatian No:- 1800		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 452, LR Khatian No:- 1800		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 453, LR Khatian No:- 1800	Owner:আখ্যাক্তিত কসোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.47000000 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED
L14	LR Plot No:- 454, LR Khatian No:- 1800	Owner:আখ্যাক্তিত কসোডিটিজ, Gurdian:প্রাইভেট লিমিটেড, Address:জি পি ও , Classification:শালি, Area:0.54000000 Acre,	AKANKSHIT COMMODITIES PRIVATE LIMITED

On 17-07-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,26,52,136/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-07-2023

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

Presented for registration at 18:50 hrs on 18-07-2023, at the Private residence by LALIT KUMAR BHUTORIA ,.

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

Execution is admitted on 18-07-2023 by Mrs KANTA BHUTORIA, DIRECTOR, BHUTORIA CONSTRUCTION PRIVATE LIMITED, Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by TUMPA BANERJEE, , Daughter of Late SANKAR BANERJEE, KALITALA GHOSAL PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Execution is admitted on 18-07-2023 by Mrs PUSHPA BHUTORIA, DIRECTOR, CHARLES COMMERCIAL PVT LTD, Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by TUMPA BANERJEE, , Daughter of Late SANKAR BANERJEE, KALITALA GHOSAL PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Execution is admitted on 18-07-2023 by LALIT KUMAR BHUTORIA, DIRECTOR, AKANKSHIT COMMODITIES PRIVATE LIMITED, Bakrahat Road, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by TUMPA BANERJEE, , Daughter of Late SANKAR BANERJEE, KALITALA GHOSAL PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Execution is admitted on 18-07-2023 by Mr PRAKAASH BHUTORIA, DIRECTOR, SHIV NIKETAN LIMITED, BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; DIRECTOR, SHIV NIKETAN LIMITED, BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by TUMPA BANERJEE, , Daughter of Late SANKAR BANERJEE, KALITALA GHOSAL PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,046.00/- (B = Rs 10,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2023 3:22PM with Govt. Ref. No: 192023240130794301 on 17-07-2023, Amount Rs: 10,014/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 716789434 on 17-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,051/- and Stamp Duty paid by Stamp Rs 50.00/-,
by online = Rs 40,051/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9248, Amount: Rs.50.00/-, Date of Purchase: 14/07/2023, Vendor name:
SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2023 3:22PM with Govt. Ref. No: 192023240130794301 on 17-07-2023, Amount Rs: 40,051/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 716789434 on 17-07-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

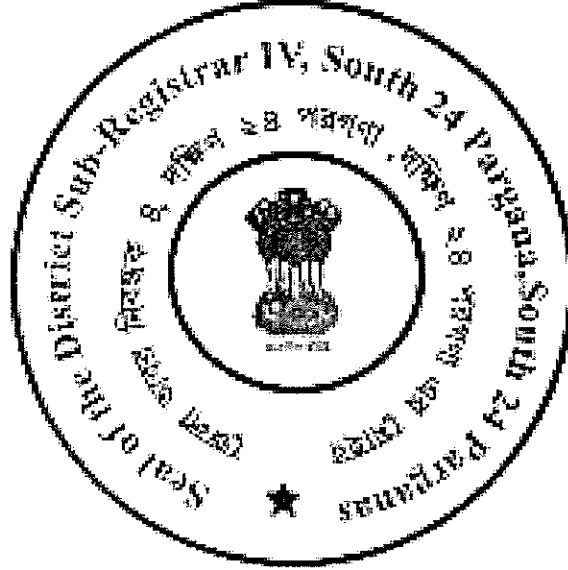
100

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 302420 to 302477

being No 160409547 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.08.07 13:46:33 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/08/07 01:46:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)