



REGISTRATION
OFFICE
18 JAN 2022

Structure	Earthquake resistant RCC framed structure with seismic compliance as per IS code	
External Facade	Combination of Structural Glazing/Texture Paint/Aluminium louvers and paint	
Elevators	2 Automatic Lifts	
Service Elevator	1 Automatic Lift	
Flooring	Ground Floor Lobby	Imported Marble / granite / vitrified tiles
	Units	Bare Flooring
	Toilets	Antiskid Vitrified Tiles
	Roof	Antiskid Vitrified Tiles
	Staircase	Granite/Kota Stone/ Vitrified Tiles
Doors and Windows	Unit Main Door	Wooden Flush doors
	Windows	Windows matching with the elevation
Wall Finish and Interiors	POP / Putty finish on all interior walls	
	Common areas will be painted with Acrylic Emulsion Paint	
	All floor lobbies to be finished with decorative ceiling and vitrified tiles flooring and Granite / tile paneled lift facade	
Electrical	Concealed copper wiring till main DB with premium quality MCB's	
Bathroom	Vitrified tiles upto false ceiling height	
	Fittings in all the bath rooms	
	Light colored or equivalent sanitary ware	
	Water proofing	
General Facilities	Intercom facility in each unit for communication between main lobby gate and units	
	DTH/Cable connection in all units	
	Modern firefighting equipment's as per recommendation of WBF&ES	
	Power back up for common areas and facilities	
	Main lobby at the ground floor to be air conditioned	
	Water proofing of the roof and finished with roof tiles	
	Corporation supply with UG reservoir for drinking and firefighting water	
	Drive way – Greenery, flower pots / creepers, floors with beautiful paver tiles / paver block	
	Decorative boundary walls as per specification of the architect	
Power Supply & Back up	CESC HT / LT deposits, cabling charges and transformer charges to be paid by respective office unit acquirers	
	Power back up at extra cost as per the requirement of the office unit acquirers	



ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
18 JAN 201

28. Execution and Delivery

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

LOTUS ENCLAVE PVT. LTD.

Bhagat
Director

AJANTA COMMERCIAL & TRADING CO. (P) LTD.

Bhagat
Director

MULTITECH ELECTRONICS LTD.

[Signature]
Director

Rim Jhim Traders & Dealers Pvt. Ltd.

Bhagat
Director

Ashutosh Spinners Pvt. Ltd.

Bhagat
Director

GINNI REALTY PROJECTS PVT. LTD.

Bhagat
Director

Director

Second Party

Witnesses:

Signature Asish Dutt
Name ASISH DUTTA
Father's Name Lt. Deb Kumar Dutt
Address 82/A, Beadon Street
Kolkata - 700006

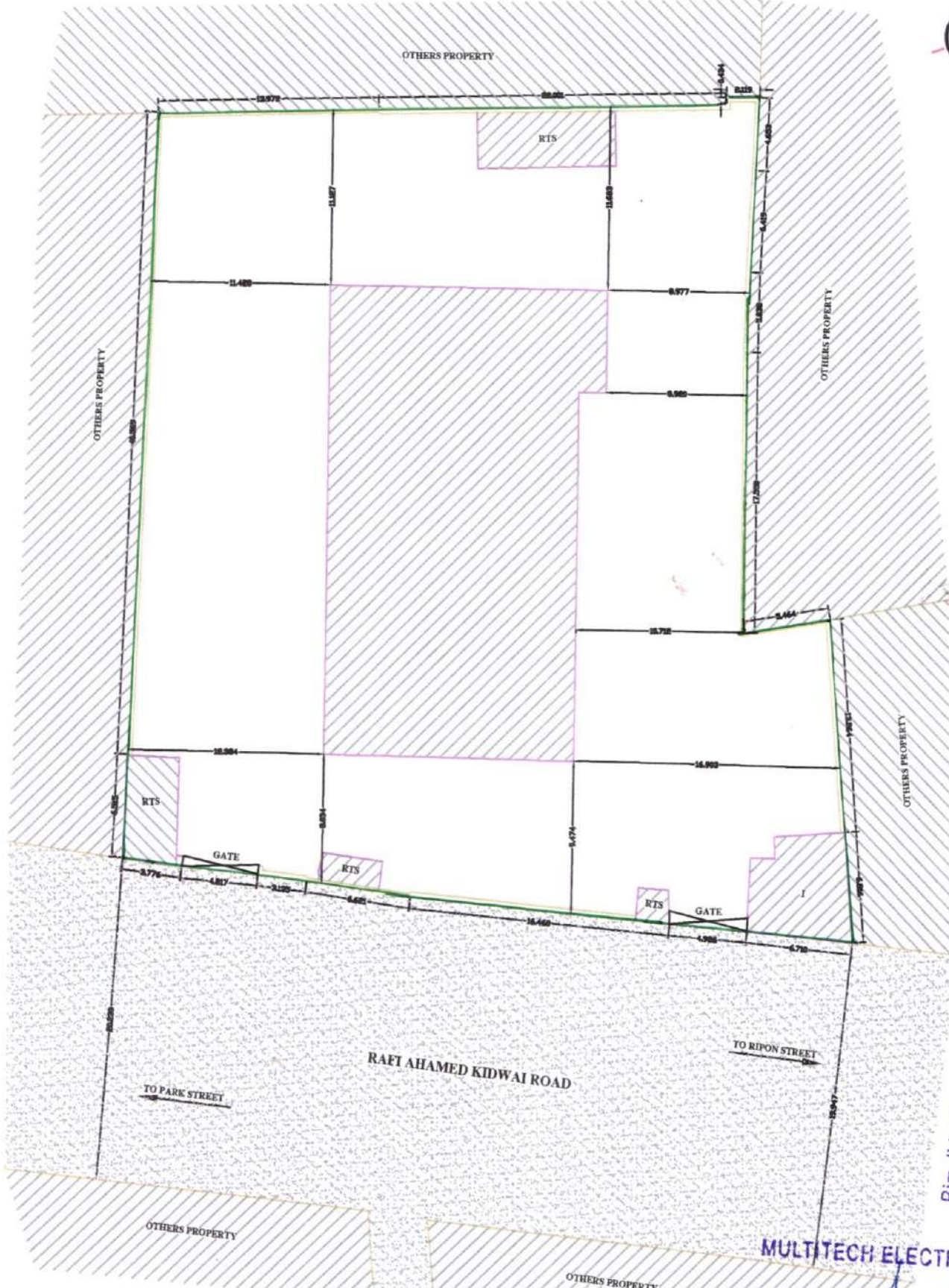
Signature Gauri Sankar Rana
Name GOURI SANKAR RANA
Father's Name Lt. Kamala Kanta Rana
Address 6, Church Lane
Kolkata - 1

Drafted by : Vikramjit Mullick
Mr. Vikramjit Mullick, Advocate
Enrollment No. F/262/1215/2021
R. Ginodia & Co. LLP, Advocates
Ground Floor, 6, Church Lane,
Kolkata-700 001.



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

18 JAN 2007



GINNI REALTY PROJECTS PVT. LTD.
Bhogat
 Director

Ashutosh Spinners Pvt. Ltd.
Bhogat
 Director

Rim Jhim Traders & Dealers Pvt. Ltd.
Bhogat
 Director

MULTITECH ELECTRONICS LTD.

LOTUS ENCLAVE PVT. LTD. AJANTA COMMERCIAL & TRADING CO. (P) LTD.

LEGEND		
SL.NO	DESCRIPTION	SYMBOL
1	PROPERTY LINE A	—
2	BOUNDARY WALL	—
3	GATE	X
4	ROAD	—
5	SHED	▨
6	ASBESTOSIN ROOF	▨
7	BUILDING	▨

Bhogat
 Director

Bhogat
 DIRECTOR

NOTE -
 1. ALL DIMENSIONS ARE IN METRE.
 2. LAND AREA = 2025.584 SQ. M.
 = 21803.2 SQ. FT.
 = 1 B.- 10 K.- 04 CH.- 23.2 SQ. FT.
 (MORE OR LESS).

SITE PLAN OF PREMISES NO. 43, RAFI AHAMED KIDWAI ROAD KOLKATA-700016	
DATE : 05.12.2020	SHEET SIZE - A1
LANDSKETCH	SCALE : 1:125














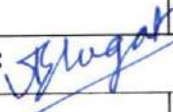











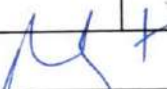




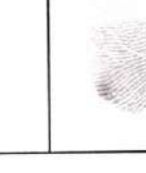



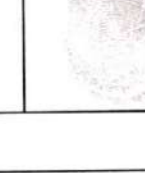
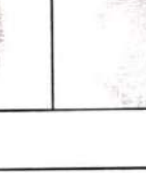




ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

18 JAN 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

18 JAN 2023

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

LOTUS ENCLAVE PRIVATE LIMITED



02/06/2006

Permanent Account Number

AABCL2473N

16122006

LOTUS ENCLAVE PVT. LTD.

Bhagat
Director

Ashish Bhagat

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHUTOSH SPINNERS PRIVATE
LIMITED

27/12/1989

Permanent Account Number

AABCA0262E

19062008

Ashutosh Spinners Pvt. Ltd.

Bhagat

Director

Ashutosh
Bhagat



GINNI REALTY PROJECTS PVT. LTD.

Bhogat

Director

*Subscribed
Bhogat*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCM7442A



नाम /NAME

MULTITECH ELECTRONICS LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

10-03-1988

R. B. Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

MULTITECH ELECTRONICS LTD.

MST
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ASHUTOSH BHAGAT
JUGAL KISHORE BHAGAT

11/12/1973
Permanent Account Number
ADJPB0979P

A Bhogat
Signature

भारत सरकार
07102006



A Bhogat



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1127/92012/09317

To
আশুতোষ ভগত
Ashutosh Bhagat
S/O: Jugal Kishore Bhagat
12/1 PRETORIA STREET
AC MARKET
Middleton Row
Middleton Row
Circus Avenue Kolkata
West Bengal 700071
9831031321

09/01/2016

323796903

MA237969031FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5425 1447 5957

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



আশুতোষ ভগত
Ashutosh Bhagat
জন্মতারিখ/ DOB: 11/12/1973
পুরুষ / MALE



5425 1447 5957

আধার-সাধারণ মানুষের অধিকার

A. Bhagat

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADARSH BHAGAT

RAVI BHAGAT

15/03/1992

Permanent Account Number
ALKPB4772F

RBhagat
Signature



200402010

RBhagat

Major Information of the Deed

Deed No :	I-1902-00823/2023	Date of Registration	21/01/2023
Query No / Year	1902-2000075815/2023	Office where deed is registered	
Query Date	09/01/2023 7:55:11 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	GOURI SANKAR RANA 7C, KIRAN SHANKAR ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874363905, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 34,46,12,216/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs., 75,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rafi Ahamed Kidwai Road, Road Zone : (On Road -- On Road) , , Premises No: 43, , Ward No: 063 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Semi-Commercial use	1 Bigha 5 Katha		32,63,84,179/-	Property is on Road
Grand Total :				41.25Dec	0 /-	3263,84,179 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	18003 Sq Ft.	0/-	1,82,28,037/-	Structure Type: Structure
Gr. Floor, Area of floor : 10000 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 8003 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		18003 sq ft	0 /-	182,28,037 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Lotus Enclave Private Limited 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

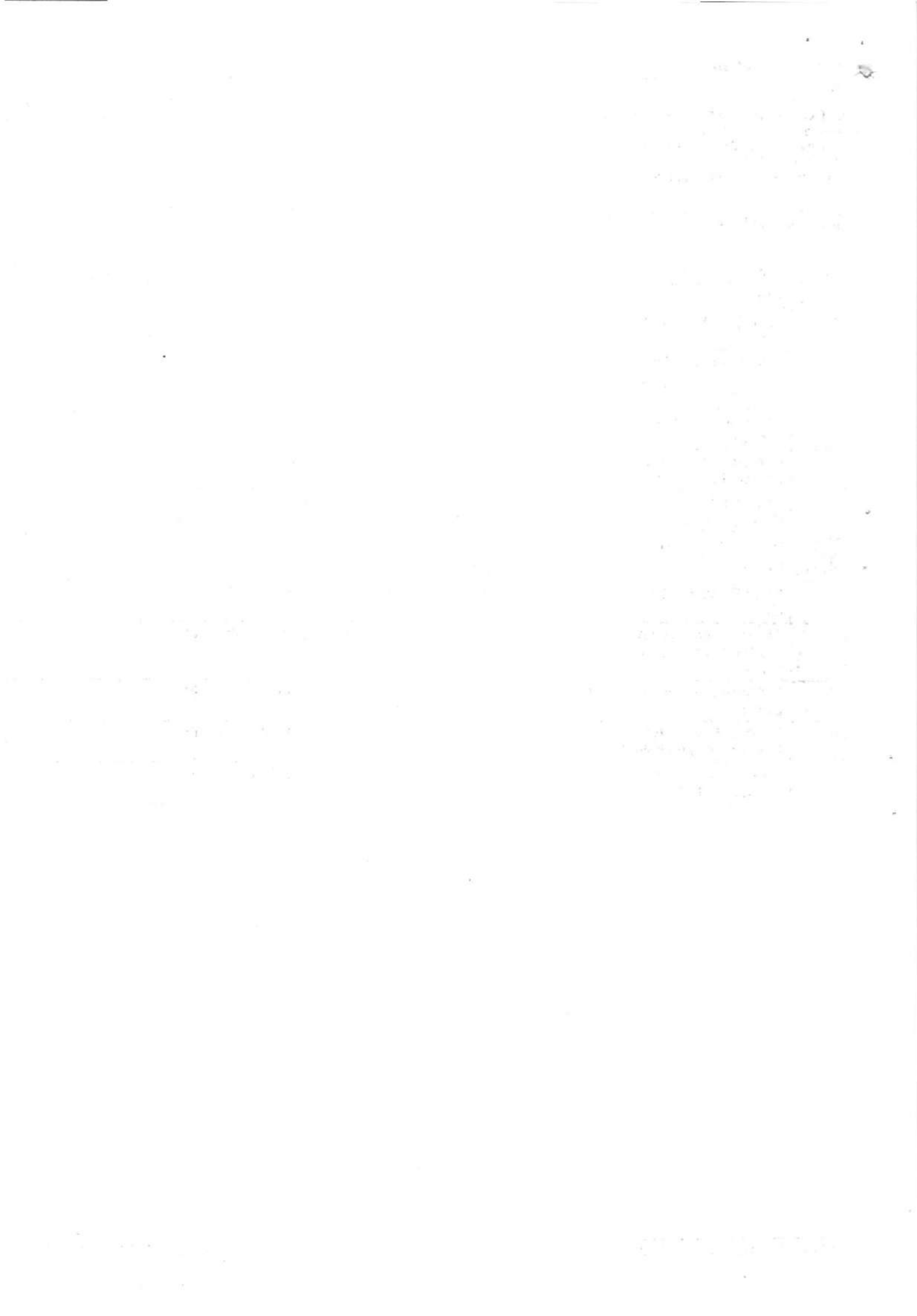
2	Ajanta Commercial And Trading Company Private Limited 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Multitech Electronics Limited 3rd Floor, 113, Park Street, North Block, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Rimjhim Traders And Dealers Private Limited 3rd Floor, 113, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Ashutosh Spinners Private Limited 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2E,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	Ginni Realty Projects Private Limited 4th Floor, 7 Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ashutosh Bhagat Son of Mr Jugal Kishore Bhagat 12/1, Pretoria Street, City:- Kolkata, 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.:: ADxxxxxx9P, Aadhaar No: 54xxxxxxxx5957 Status : Representative, Representative of : Lotus Enclave Private Limited (as Director), Ashutosh Spinners Private Limited (as Director), Ginni Realty Projects Private Limited (as Director)
2	Mr Adarsh Bhagat (Presentant) Son of Mr Ravi Bhagat 12/1, Pretoria Street, City:- Kolkata, 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.:: ALxxxxxx2F, Aadhaar No: 33xxxxxxxx8101 Status : Representative, Representative of : Ajanta Commercial And Trading Company Private Limited (as Director), Rimjhim Traders And Dealers Private Limited (as Director)
3	Mr Ravi Bhagat Son of Mr Jugal Kishore Bhagat 12/1, Pretoria Street, City:- Kolkata, 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.:: ADxxxxxx8N, Aadhaar No: 85xxxxxxxx7369 Status : Representative, Representative of : Multitech Electronics Limited (as Director)



Identifier Details :

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

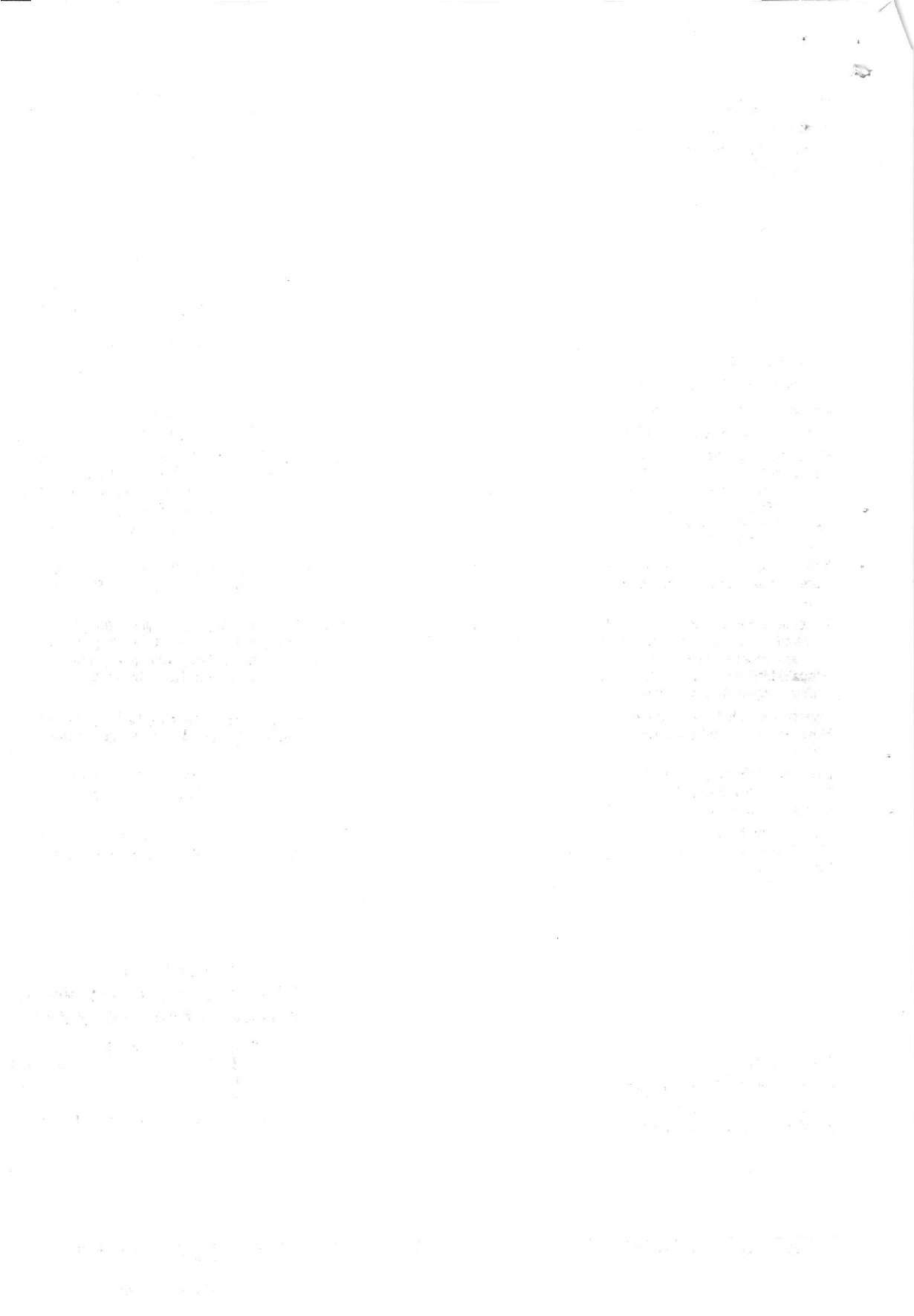
Identifier Of Mr Ashutosh Bhagat, Mr Adarsh Bhagat, Mr Ravi Bhagat

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Lotus Enclave Private Limited	Ginni Realty Projects Private Limited-8.25 Dec
2	Ajanta Commercial And Trading Company Private Limited	Ginni Realty Projects Private Limited-8.25 Dec
3	Multitech Electronics Limited	Ginni Realty Projects Private Limited-8.25 Dec
4	Rimjhim Traders And Dealers Private Limited	Ginni Realty Projects Private Limited-8.25 Dec
5	Ashutosh Spinners Private Limited	Ginni Realty Projects Private Limited-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Lotus Enclave Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
2	Ajanta Commercial And Trading Company Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
3	Multitech Electronics Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
4	Rimjhim Traders And Dealers Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
5	Ashutosh Spinners Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft



On 17-01-2023

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 34,46,12,216/-

fmj

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 18-01-2023

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

Presented for registration at 17:30 hrs on 18-01-2023, at the Private residence by Mr Adarsh Bhagat ,.

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

Execution is admitted on 18-01-2023 by Mr Ashutosh Bhagat, Director, Lotus Enclave Private Limited (Private Limited Company), 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Ashutosh Spinners Private Limited (Private Limited Company), 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Ginni Realty Projects Private Limited (Private Limited Company), 4th Floor, 7 Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

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

Execution is admitted on 18-01-2023 by Mr Adarsh Bhagat, Director, Ajanta Commercial And Trading Company Private Limited (Private Limited Company), 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Rimjhim Traders And Dealers Private Limited (Private Limited Company), 3rd Floor, 113, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

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

Execution is admitted on 18-01-2023 by Mr Ravi Bhagat, Director, Multitech Electronics Limited (Public Limited Company), 3rd Floor, 113, Park Street, North Block, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

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

fmj

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 21-01-2023

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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2023 5:16PM with Govt. Ref. No: 192022230255443338 on 16-01-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4564161480212 on 16-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 68460, Amount: Rs.100.00/-, Date of Purchase: 02/01/2023, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2023 5:16PM with Govt. Ref. No: 192022230255443338 on 16-01-2023, Amount Rs: 75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4564161480212 on 16-01-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 37171 to 37212

being No 190200823 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.28 12:14:42 -08:00
Reason: Digital Signing of Deed.

2023

(Satyajit Biswas) 2023/01/28 12:14:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

Dated this 18th day of January 2023

Between

LOTUS ENCLAVE PRIVATE LIMITED
& ORS.

AND

GINNI REALTY PROJECTS PRIVATE
LIMITED

JOINT DEVELOPMENT AGREEMENT

R. Ginodia & Co. LLP
Advocates
Ground Floor, 6, Church Lane,
Kolkata- 700001

11

11

11