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AM 623536

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
 Alipore, South 24-parganas

20 OCT 2022

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY s made this 20th day of October, 2022 **BETWEEN (1) VINDHYA PROJECTS PRIVATE LIMITED** (PAN AAACV9034C), a Company incorporated under the Companies Act, 1956 having its registered office at 12B, Raja Basanta Roy Road, Post Office Kalighat, Police Station Tollygunge, Kolkata-700026,

7340

19 OCT 2022

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

[Handwritten signature]

AMITABHA RAY
Advocate
Alipur Police Court
Kolkata - 700 027



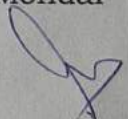
DISTRICT/SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
20 OCT 2022

Prabir Das
Molate Haren Das
Alipur Police Court
Kolkata-27
Law Clerk

(2) VINDHYA PROPERTIES & MANAGEMENT PRIVATE LIMITED (PAN AACCV7148M), a Company incorporated under the Companies Act, 1956 having its registered office at 40/1, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700033 and **(3) ABHISHEK VYAPAR PRIVATE LIMITED** (PAN AACCA2387D), a Company incorporated under the Companies Act, 1956 having its registered office at 12B, Raja Basanta Roy Road, Post Office Kalighat, Police Station Tollygunge, Kolkata-700026, , **all represented by their Authorized Representative Mrs. MAMTA AGARWAL** wife of Sri Ravi Shankar Agarwal residing at Tower-3, Flat No. 2901, Urbana 783 Anandapur Madurdaha Police Station-Anandapur Post Office E.K.T.P, District South 24 pargana, Pin 700107 hereinafter jointly called and referred to as the **OWNERS** (which expression shall unless excluded by or made repugnant to the context be deemed to mean and include their respective successors-in-office, legal representatives, administrators, transferees, nominees, executors, and assigns) of the **FIRST PART do hereby send greetings :-**

WHEREAS one Debendra Narayan Das, Dijendra Narayan Das And Lokendra Narayan Das since deceased were the absolute and recorded joint owners of ALL THAT piece and parcel of the land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26.

AND WHEREAS while in such possession and occupation of the abovementioned land, the said Lokendra Narayan Das died intestate leaving behind his widow Smt. Aloklata Das, three sons namely Prabir Kumar Das and Pronab Kumar Das and Promod Kumar Das and two married daughters namely Smt. Sipra Das, Smt. Archana Mondal as his legal heirs and successors who inherit the share of Lokendra Narayan Das since deceased and thus Smt. Aloklata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das , Smt. Sipra Das and Smt. Archana Mondal



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became the joint owners in respect of the share of Lokendra Narayan Das since deceased and were seized and possessed of jointly with Debendra Narayan Das and Dijendra Narayan Das in the abovementioned land .

AND WHEREAS by a deed of conveyance in vernacular dated 04.06.1993 the said Debendra Narayan Das and Dijendra Narayan Das, Smt. Alokata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das, Smt. Sipra Das and Smt. Archana Mondal sold, transferred conveyed a part of the entire property measuring 3 cottah 2 chittack 8 sq. ft. in favour of one Sukhoranjan Das registered in the office of the Sub - Registry Office at Sonarpur vide Deed No.4115 for the year 1993.

AND WHEREAS the said Sukhoranjan Das died intestate leaving behind his widow Smt. Rina Das, one son namely Goutam Das and three daughters namely Shima Das, Rekha Das and Smt. Kakoli Halder as his legal heirs and successors and Smt. Rina Das, Goutam Das, Shima Das, Rekha Das and Smt. Kakoli Halder became the joint owners by way of intestate succession in respect of 3 cottah 2 chittack 8 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26.

AND WHEREAS by a deed of conveyance in vernacular dated 13.08.1993 the said Smt. Rina Das, Goutam Das, Shima Das, Rekha Das and Smt. Kakoli Halder sold, transferred, conveyed, assured ALL THAT land measuring 3 cottah 2 chittack 8 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26. in favour of Manotosh Barua Chowdhury registered in the office of the Sub - Registry Office at the Sonarpur and recorded in Book No.1 being No.6171 for the year 1993.

THUS the Manotosh Barua Chowdhury by virtue of such purchase became the lawful and absolute owner of ALL THAT land measuring 3 cottah 2 chittack 8 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet

be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26 and was seized and possessed of the same as the lawful owner thereof.

AND WHEREAS by another deed of conveyance in vernacular dated 04.06.1993 the said Debendra Narayan Das and Dijendra Narayan Das, Smt. Aloklata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das, Smt. Sipra Das and Smt. Archana Mondal sold, transferred conveyed a part of the entire property measuring 7 Cottah 4 Chittack 15 sq. ft. in favour of one Jayanta Roy Barman registered in the office of the Sub - Registry Office at Sonarpur vide Deed No.4114 for the year 1993.

THUS the said Jayanta Roy Barman by virtue of such purchase became the lawful and absolute owner of ALL THAT land measuring 7 Cottah 4 Chittack 15 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26 and was seized and possessed of the same as the lawful owner thereof.

AND WHEREAS by another deed of conveyance in vernacular dated 04.06.1993 the said Debendra Narayan Das and Dijendra Narayan Das, Smt. Aloklata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das, Smt. Sipra Das and Smt. Archana Mondal sold, transferred conveyed a part of the entire property measuring 5 cottah 28 sq. ft. in favour of one Smt. Manasi Mukherjee registered in the office of the Sub - Registry Office at Sonarpur recorded in Book No.1, Deed No.4113 volume No.58 pages 354 to 359 for the year 1996.

THUS the said Smt. Manasi Mukherjee by virtue of such purchase became the lawful and absolute owner of ALL THAT land measuring 5 cottah 28 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur,

NA

Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26 and was seized and possessed of the same as the lawful owner thereof.

ANDWHEREAS by a deed of conveyance dated 8th July 2011 the said Manotosh Barua Chowdhury, Jayanta Roy Barman and Smt. Manasi Mukherjee jointly sold transferred and conveyed **ALL THAT** piece and parcel of land total admeasuring about 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in Mouza Rajpur, comprising J.L. No. No.55 Touzi No.251 R.S. Khatian Nos. 718, R.S. Dag No. 89/1125 and 89 P.S. Sonarpur, sub - Registry Office Sonarpur District 24 Parganas (South) within the limits of Rajpur Sonarpur Municipality Ward No,26 (hereinafter called and referred to as the said property) in favour of (1) Vindhya Projects Private Limited, (2) Vindhya Properties & Management Private Limited, And (3) Abhishek Vyapar Private Limited, registered in the office of D.S.R IV, South 24 Pargana, Alipore, recorded in Book no. I, Volume no. 17, Pages 5286 to 5308, being no. 05261 for the year 2011.

AND WHEREAS it was subsequently revealed that the area of land measuring 3 cottah 2 chittak in respect of Dag no. 89 and land measuring 12 cottah 4 chittak 5 square feet in respect of Dag no. 89/1125 had been mentioned at page 12 of Deed no. 05261 for the year 2011 in place of land measuring 8 cottah 2 chittak 36 square feet in respect of Dag no. 89 and land measuring 7 cottah 4 chittak 15 square feet in respect of Dag no. 89/1125. And further Deed no. 413 had mentioned instead of Deed no. 4113 at page 8 of Deed no. 05261 for the year 2011. These abovementioned typographical mistakes were rectified by a deed of Declaration dated 23rd March 2015 registered in the office of D.S.R-IV, South 24 Pargana, recorded in Book no. I, CD Volume no.8, pages 4329 to 4336, being no. 02476 for the year 2015.

AND WHEREAS the Owners herein have decided to develop the aforesaid property by constructing a complex consisting of several buildings for residential as well as commercial uses through a competent Developer.



AND WHEREAS the Developer has represented to the Owners that it has sufficient resources and expertise as a real estate developer and has proposed to develop the said property for and on behalf of the OWNERS.

AND WHEREAS knowing the intention of the Owners, the Developer herein has proposed to the Owners to entrust them with the job of development and promotion of the said land as per the intention and preference of the Owners.

AND WHEREAS the Developer has examined the documents relating to the schedule property and satisfied itself as to the feasibility and scope of developing the said property in the manner as agreed under this agreement.

AND WHEREAS on account of discussions and negotiations between the parties the OWNERS have agreed to appoint the Developer and the Developer has agreed to develop the said property as affordable housing project as per provision contained in section 80 -IBA of Income Tax Act for and on behalf of the OWNERS for the consideration and tax benefits on the terms and conditions contained herein below.

AND WHEREAS the owners herein for develop the first schedule mentioned property , executed and registered a Development Agreement on 20/10/.. ..2022, ——— vide Book No. I, Deed No. 16383..... for the year 2022 at D.S.R. III Alipore, District South 24-Parganas, with certain terms and conditions mentioned in the said Development Agreement.

DEFINITIONS

1. **OWNERS** Shall mean (1) **VINDHYA PROJECTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 12B, Raja Basanta Roy Road, Post Office Kalighat, Police Station Tollygunge, Kolkata-700026, (2) **VINDHYA PROPERTIES & MANAGEMENT PRIVATE LIMITED** , a Company incorporated under the Companies Act, 1956 having its registered office at 40/1, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700033 and (3) **ABHISHEK VYAPAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 12B, Raja Basanta Roy Road, Post Office Kalighat, Police Station Tollygunge, Kolkata-700026.

Jeney Jayaram

M.A.

[Signature]

2. **DEVELOPER** Shall **ANIMESH NIRMAN LLP**, a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its registered office at 40/5, Strand Road, Post Office Burabazar, Police Station Burabazar, District Kolkata-700001 and administrative office at 40/1, Prince Anwar Shah Road, Post Office Tollygunge Police Station Charu Market, Kolkata-700033.
3. **THE SAID PROPERTY** Shall mean the entire property being **ALL THAT** piece and parcel of land total admeasuring about 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in Mouza Rajpur, comprising J.L. No. No.55 Touzi No.251 R.S. Khatian Nos. 718, R.S. Dag No. 89/1125 and 89 P.S. Sonarpur, sub - Registry Office Sonarpur District 24 Parganas (South) within the municipal limits of Ward No.26 under Rajpur Sonarpur Municipality morefully and particularly described in the schedule "A" hereto.
4. The said **PROJECT** shall mean a complex of affordable housing project as per provision contained in section 80 -IBA of Income Tax Act to be developed comprising of building or buildings in several blocks containing flats, admeasuring not more than 90 square meter carpet area along with other facilities to be used for residential purposes consisting of 97% of aggregate carpet area of the project as well as commercial purposes, which will not be more than 3% of the aggregate carpet area.
5. **SALEABLE SPACE** - shall mean all such spaces in the New Buildings thereat which shall be available for independent use and occupation after making necessary provision for common areas and amenities as required for common use and enjoyment of different units in the Buildings and shall include the flats/units constructed in said Buildings.
6. **BUILDING** Shall mean the new buildings or such structures or construction which shall be permitted to be constructed in the said property in terms of the Building Plan to be sanctioned by the concern Municipality and/or or other statutory authorities and/or in compliance of applicable statutory rules and regulations
7. **UNIT/UNITS** Shall mean and include independent Flat or Flats and/or other independent self contained space/spaces in the said New Building intended to be built and constructed by the Developer to be

exclusively used/sold for residential and/or commercial purposes with all fittings and fixtures required for the use and enjoyment thereof as agreed upon by the parties hereto.

8. PURCHASER Shall mean and include such persons intending to purchase unit/Flat(s) in the New Building including their heirs, executors, legal representatives, successors, and/or assigns as the case may be.

9. PARKING Shall mean the open and/or covered space in the ground floor of the New Building reserved for the unit/flat Owners for parking cars thereat.

10. A) COVERED AREA shall mean and include the built-up area at floor level of any unit including the width of the external walls (except for the walls separating one unit from the other of which 50% only to be added).

B) CARPET AREA shall mean the net usable floor area of any unit, excluding the area covered by the external walls and areas under services shafts but includes the area covered by the internal partition walls of the unit, exclusive balcony or verandah area.

11. BUILDING/SANCTION PLAN Shall mean such plan of the building to be sanctioned by Rajpur Sonarpur Municipality for construction of the New Building or Buildings (comprising of several units) on the said property and shall include any amendments/improvement thereon and/or modification thereof.

12. OWNERS' ALLOCATION shall mean 30 percent of revenue arising out of the sale of constructed area at the project. The owners will divide and distribute their allocation in equal share.

It is also decided that the Developer will not sale the constructed area at the below of Rs.3200/- per square feet. If the situation so arises, the developer will obtain written consent of the owners to that effect.

Rs.6,00,000/-(Rupees Six Lakh) only as refundable and/or **appropriable** interest free security deposit, to be deposited, by the developer with the owners herein, upon execution of these presents.

That the aforesaid interest free security deposit of Rs.6,00,000/- received by the owner herein shall be fully exhausted against the owner's allocation of

proportionate revenue arising out of the sale of constructed area at the project.

13. DEVELOPER'S ALLOCATION Shall mean 70% of the revenue arising out of the sale of constructed area at the project.

14. ARCHITECT Shall mean such Registered Architect/ Engineer or Firm of Architect having requisite qualifications and experience that the Developer shall appoint for drawing the building plan of the New Building.

15. COMMON SPACES & AMENITIES Shall mean all such spaces which are not saleable spaces in the New Building and shall include but not limited to the ultimate roof, entrances, gateways, corridors, carriage ways, hallways, stairways, stair cases with landings, passages, driveways, common lavatories, drains, sewerage, underground sewerage external/common plumbing lines for lifting and supply of water, pump room, security guard room, pathways, tube well, underground supply lines/pipes, underground water reservoir, overhead water tank, water pump and electric motor, elevators and other facilities which may be required for the establishment, location, enjoyment provisions maintenance and/or management of the New Building and/or the said premises.

16. PROPORTIONATE SHARE Shall mean the undivided and indivisible proportionate share in the Common Spaces & Amenities and in the land situate in the said Property, which the Owners(s)/purchaser(s) of each flat/unit shall acquire in proportion to the Covered Area of the respective flat/unit acquired or purchased in the New Building, which must not be altered and encroached by whatever means by any Owners or Owners of the new building and further it will run with the right, title and interest of the respective flat/unit which cannot be claimed separately.

17. COMMON EXPENSES Shall mean the expenses for the common facilities and purposes including maintenance and upkeep thereof.

18. CO-OWNERSS Shall according to the context mean person(s) who will own flats or units in the New Building including the Owners, the Developer or their/its purchasers/nominees.

19. COMMON PURPOSE Shall mean and include the purpose of upkeep, maintenance, management and protection of the land comprising the said

premises and buildings/structures standing thereon and in particular the **COMMON SPACES & AMENITIES** and meeting all the common expenses and the matters relating to mutual rights and obligations of the Co-Owners and/or their interests relating to the said land and the said buildings and the common use and enjoyment thereof of **COMMON SPACES & AMENITIES**.

20. ASSOCIATION Shall mean any Association, Syndicate Body, and Corporate Society appointed for management, upkeep, maintenance and administration of the New Building.

21. DEVELOPMENT AGREEMENT Shall mean the instant Agreement between the Owners and the Developer for the development of the said premises described in schedule "A" hereunder written and construction of New Building thereon as per provision contained in section 80 -IBA of Income Tax Act on the terms and conditions herein contained.

22. SINGULAR Shall include Plural and vice versa.

23. MASCULINE Shall include Feminine and vice versa.

24. TRANSFEREE Shall mean person(s) or body of individuals to whom any space in the New Building is to be transferred.

25. COMMENCEMENT Shall mean this Agreement shall be deemed to have commenced with effect from the date of execution of these presents.

26. ADVOCATE Shall mean such person(s) or body of individuals or Firm that the Developer shall appoint for drafting all required documents in respect of the project including agreements, power of attorney, agreement for sale, deed of conveyance and/or any other required document for the convenient of the project.

OWNERS' RIGHT & REPRESENTATION

a) The Owners are absolutely seized and possessed of and/or sufficiently entitled to the entire property described in Schedule "A" hereto free from all encumbrances.

b) The total land area of the said property is 15 Cottah 7 Chittak 6 Square feet be a little more or less.




- c) None other than the Owners shall have any claim, right title or interests or demand over and in respect of the said property or any portion thereof.
- d) The property is free from all encumbrances, charges, mortgages, liens, attachments, Trusts acquisitions whatsoever and/or howsoever.

DEVELOPER'S RIGHT

1. The Owners hereby grant exclusive right to construct/ develop a complex comprising of building or buildings in several blocks containing flats along with other facilities in a complex of affordable housing project as per provision contained in section 80-IBA of Income Tax Act in accordance with Building Plan to be sanctioned by Rajpur Sonarpur Municipality including any addition/alteration and/or change at the choice of the Developer in compliance of applicable statutory rules and regulations entirely at the cost of the Developer for the purposes of residential as well as commercial uses.
2. All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction/clearance including sanction of Building Plan from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners entirely at the cost of the Developer. The Developer shall also bear all fees expenses and outgoings including Architects fees, Lawyers charges, expenses required to be paid or deposited for development of the said property. However, the Developer shall be exclusively entitled to all refunds (if any) out of the deposits made by him on behalf of the Owners upon successful completion of construction of the New Building.
3. Nothing in these presents shall be construed as a demise of 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 thereof in favour of the Developer other than an exclusive license to the Developer to develop the same at its cost in terms herein contained and to deal with the Project in the manner hereinafter stated.



4. The Owners hereby grant exclusive right and/or liberty to take financial assistance, if required, from any nationalized Financial Institution for construction of the said building upon mortgaging the land as well as constructed area without making and/or assigning any liability of the Owners.

PROCEDURE

1. The Owners shall give to the Developer a Registered Power of Attorney as may be required for the purpose of obtaining necessary permission and sanction from the different Authorities in connection with the mutation, amalgamation and construction of the proposed new building and also for pursuing and following up the matters with the Concern Municipality and other authorities in accordance with the terms of this agreement. The Developer will be entitled to amalgamate the land with contiguous land if it is required for expansion and betterment of the project.
2. After getting the Building Plan of the New Building sanctioned by Concern Municipality, the Developer shall give notice to the Owners for commencement of the construction work.
3. The Developer shall be exclusively entitled to deal with the New Building of the housing project with exclusive right to transfer or otherwise deal with or dispose of the same without any further claim or demand therein whatsoever subject to that the owners will get profit sharing ratio as per owners allocation.
4. An escrow account will be maintained to deposit all the sale proceeds.

BUILDING & ITS TRANSFER

1. The Developer shall at the Developer's cost and expenses construct, erect and complete the New Building at the said premises in accordance with the sanctioned plan with good, new and standard materials.
2. The Developer shall construct and complete the said New Building in accordance with the sanctioned building plan subject to any amendment, modification or alteration made by Developer with the sanction/approval of concern Municipality and if necessary to

regularize and obtain revised sanction of Building Plan by the concern Municipality.

3. The Developer at its own costs and expenses shall install and erect motor pump, underground water storage tanks, overhead reservoirs, electric wiring, sewerage lines, sanitary fittings, elevators and other facilities in the New Building as are required to be provided in a residential building having self-contained apartments and constructed for sale of flats therein on Ownership and as mutually agreed.
4. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from constructing and completing the said New Building.

OWNERS' OBLIGATION

1. The Owners do hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new project on the said property by the Developer so long the same is constructed in accordance with the building plan to be sanctioned therefor and/or in terms of these presents.
2. The Owners do hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion in the new project at the said property so long as the Developer performs its part of these presents.

DEVELOPER'S OBLIGATION

1. The time being the essence of contract AND the Developer shall obtain sanction of Building Plan diligently and other clearance within reasonable time as early as possible. The Developer doth hereby agree and covenant with the Owners to complete the construction of the proposed project within a period of 36 (Thirty six) months from the date of sanction of the building plan with a grace period of another 6(Six) months. The period of any force majeure will be exempted from the time stipulation.
2. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction of the building.

3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from any part of the Owners Allocation of the new project at the said property.

4. The Developer shall also obtain required Voltage/load connection at its costs for operation of common services in the new project and connections to individual flats/units shall be arranged by Developer.

6. It is specifically mentioned herein that the Owner will clear all the revenue and taxes payable in respect of the land for housing project at their own cost but efforts of the Developer.

OWNERSS INDEMNITY

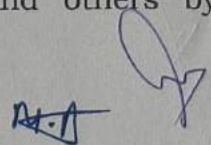
1. The Owners hereby undertake that Developer shall be entitled to carry out the said construction without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.

2. The Owners also undertake to keep the Developer indemnified against any third party claims and actions in respect of the title of the said property.

DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owners indemnified against all action, suits, proceedings and any third-party claims that may arise out of the Developer's action with regard to the development of the said property and shall be wholly responsible for any illegal act and unauthorized construction and/or unscientific construction with inadequate and defective material, which may endanger and any accident or mishap in the course of demolition of the old building/construction or any time thereafter the safety and security of the New Building for which the Owners shall not be responsible and/or liable in any ways during the construction period. The Developer shall and keep indemnified the Owners against any loss and/or harassment suffered by the Owners for any illegal and unauthorized and defective work or deed of the Developer.

2. The Developer shall be responsible for and shall make and pay all payments, wages, dues, contributions, entitlements, contractual and/or statutory obligations and requirements of the workmen, suppliers, supervisors, labourers, employees, Architect, Engineers and others by



whatever name called or describe, appointed, deputed or engaged or required or part on site of the erection, construction and completion of the New Building and the Owners shall under no circumstances be deemed to be the Employer and shall have no responsibility and/or liability for meeting any obligations in any manner whatsoever in the aforesaid matter or otherwise.

MISCELLANEOUS

1. That the New complex at the said land shall be named and known as per choice of the Developer.
2. The Owners and the Developer have entered into this Agreement purely as a joint venture between the parties hereto for availing the benefit of Section 80-IBA by both the parties hereto in any manner whatsoever and nothing contained herein shall be deemed to be construed as partnership or a works contract nor shall be parties be constituted as Association of persons.
3. It is understood that from time to time to facilitate the construction of the New Building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matters and the Owners shall sign and execute any such Power(s) of Attorney and/or authorization as may be required by the Developer for the purpose, and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be PROVIDED that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of the Agreement.
4. The Owners will hand over of all the original title deeds to Developer relating to the said property as and when the same shall be required by the Developer, so that the right, title and interest of the Owners over the premises make good, clear, perfect and marketable.



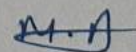
5. The Owners and their representatives have the right to inspect/supervise the construction of the New Building as and when required.

6. The terms of this agreement cannot be varied or modified unless agreed and documented by all the parties herein. Nothing herein contained 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 so as to create any title in respect thereof other than an exclusive right to commercially exploit the said property in terms hereof provided however the DEVELOPER shall be entitled to borrow money from any Bank/s without creating any financial liability on the OWNERS of effecting and their estate shall not be encumber and/or be liable for payment of any dues of such Bank/s and for that purpose the DEVELOPER shall keep the OWNERS indemnified against all actions, suits, proceedings and cost, charge and expenses in respect thereof.

7. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available, be deemed to have been served on the OWNERS if delivered by hand and duly acknowledged or sent by prepaid registered/speed post with acknowledgement due at its address given in this Agreement and shall likewise be deemed to have been served on the DEVELOPER by the OWNERS if delivered by hand or sent by prepaid registered/speed post to the office of the DEVELOPER.

8. The OWNERS hereby fully agrees and consents that the DEVELOPER shall have the right to advertise, fix hoardings or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new buildings from the date of execution of this agreement and on completion of the building or earlier, all such advertisements and hoardings shall be cleared off by the DEVELOPER at its own costs.

9. A copy of this agreement & deed/s in respect of the said property shall be kept at the City Office of the DEVELOPER or at the office of its agent for the inspection of the intending Purchaser/s.



FORCE MAJEURE

The parties hereto shall not be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure in the nature of Flood, Earthquake, Riot, or War and shall be suspended from the obligations during the existence of such Force Majeure which period of time shall be added to the period for the performance of any obligation by any of the parties hereto as provided in this Agreement. Provided the Developer shall inform the Owners immediately on occurrence of any such FORCE MAJEURE incidence and make best efforts to address the situation for early resolution.

JURISDICTION

The Courts having territorial and pecuniary jurisdiction in respect of the Schedule property alone shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land total admeasuring about 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in Mouza Rajpur, comprising J.L. No. No.55 Touzi No.251 R.S. Khatian Nos. 718, R.S. Dag No. 89/1125 and 89 P.S. Sonarpur, sub. - Registry Office Sonarpur District 24 Parganas (South) within the municipal limits of Ward No.26 under Rajpur Sonarpur Municipality.

THE SCHEDULE "B" ABOVE REFERRED TO

ALL THAT a complex to be developed comprising of building or buildings in several blocks consisting of several flats along with other facilities **TOGETHER WITH** the piece or parcel of land there unto belonging whereon or on Part Whereof the same will be erected.





THE SCHEDULE "C" ABOVE REFERRED TO

(Specifications as regards constructions of and fittings and fixtures to be provided in the Unit)

1. STRUCTURE: The building shall be constructed with RCC framed in accordance with the plan and drawing prepared by the Architects and sanctioned by the appropriate authority.

2. INTERIOR FINISH : Wall Putty

3. FLOORING : Bedrooms - Vitrified tiles 2' X 2' (600 mm X 600 mm)
 : Living/Dining - Vitrified tiles 2' X 2' (600 mm X 600 mm)
 : Balcony - Vitrified tiles
 : Staircase Landing- Granite tiles / Vitrified tiles
 : Stairs- Vitrified tiles/Kota
 : Floor lobby with Vitrified tiles
 : Lift fascia of granite tiles.
 : Rooms - 2 Nos. Light Points, 1 No. Fan Point, 1 No. Plug Point (3Pin -5AMP).
 : Living/Dining - 4 Nos. Light Points, 2 Nos. Fan Points, 1 No. Plug Point (3 Pin) for common use, 1 No. Plug Point (3 Pin) for T.V., 1 No. Plug Point (3 Pin - 15AMP) for Refrigerator.

4. KITCHEN : Flooring - Ceramic anti-skid tiles

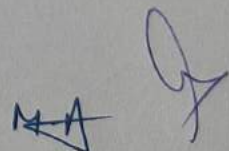
: Granite Counter

: Stainless steel sink

: Dado of ceramic tiles upto 2 ft above the counter / platform

: Electrical point for refrigerator, water purifier, mixer

: Chimney or exhaust fan



: Provision for exhaust

: 2 Nos. Light Points, 1 No. Plug Point (3 Pin – 5AMP).

5. TOILET

: Anti skid ceramic tiles in flooring

: Toilet Walls – Dado glazed tiles on the Walls upto 6 feet height

: Premium quality sanitary fittings of CERA or equivalent

: Premium quality CP fittings of ESSCO or equivalent

: Electrical point for geyser

: Plumbing provision for hot / cold water line

(3 : 1 No. Light Points, 1 No. Geyzer Point, 1 No. Plug Point
Pin – 15 AMP). 1 No. Exhaust Fan Point (1) round hole for
the said purpose).

6. DOORS &

: Main door – Flush door with acrylic paint

WINDOWS

: Main door fittings

: Internal doors – Flush doors with acrylic paint

: Windows – Anodized aluminum sliding windows

: Grill optional at extra cost

: Entrance door - 1No. Light Point, 1 No. Calling Bell
Point.

7. ELECTRICALS

: Provision for cable TV, telephone + broadband wiring

: Sufficient No. of plug points in all bedrooms, living /
dining. AC points at extra cost

: Separate Meter for individual Flats will be obtained by
Flat

Owners at their own cost.

: Concealed wiring and switchboards in all Rooms, Toilets,
Kitchen, Living/Dining Room, Verandah etc.

8. KITCHEN &

: Concealed copper wiring

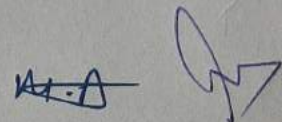
- TOILETS** : Door bell point at the main entrance door
: Modular switches of reputed brands
- 9. BALCONY** : MS railing up to 1meter Height
: 1 No. Light Point
- 10. LIFT** : Four person carrying capacity semi automated lift.
- 11. WATER SUPPLY**
- 11.1 UNDERGROUND RESERVIOR: R.C.C. of required capacity.
- 11.2 OVERHEAD RESERVIOR: R.C.C of required capacity.
- 11.3 WATER PUMP: Coupled with Motor as necessary with suction and supply Delivery line as per municipal rule and requirement with all necessary fittings complete.
- 12.0 COMPOUNDS:**
- 12.1 Compound will be paved by net cement.
- 12.2 Main Entrance to the building will be fitted with Collapsible Grill Gates.
- 12.3 CORRIDORS, COMMON SPACE, COMPOUNDS, CAR PARKING SPACE: Light and Plug Points as per requirements.
- 12.4 GATE PILLARS: Lights as per requirements.

THE SCHEDULE "D" ABOVE REFERRED TO

PART-1

Common Areas & Installations at the Designated Block:

- 1.1 Staircases, landings and passage and stair-cover on the ultimate roof.
- 1.2 Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the one lift of the Designated Block.
- 1.3 Lift, with machineries accessories and equipment (including the lift machine room) and lift well for installing the same in the Designated Block.
- 1.4 Electrical installations with main switch and meter and space required therefor.
- 1.5 Ultimate open to sky space on the ultimate Roof of the Designated Block



subject to the exceptions and reservations contained in Clause 12 and its sub-clauses hereto.

1.6 Over head water tanks with water distribution pipes from such Overhead water tank connecting to the different Units of the Designated Block.

1.7 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Designated Block.

1.8 Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas and Installations of the Designated Block.

PART-2

Common Areas & Installations at the Building Complex:

2.1 Driveways and paths and passages at the said premises except those reserved by the Developer for exclusive use.

2.2 Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed.

2.3 Surveillance System in the entrance lobby of the New Buildings and any other place if so provided by the Developer.

2.4 Intercom facility

2.5 Underground water reservoir

2.6 Submersible Water pump with motor with water distribution pipes to the Overhead water tanks of the New Buildings.

2.7 Municipal Water supply.

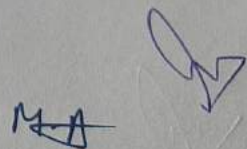
2.8 Water waste and sewerage evacuation pipes and drains from the New Buildings to the municipal drains.

2.9 DG Set, its panels, accessories and wirings and space for installation of the same. At extra cost

2.10 Community Hall, Gym, and other related construction and/or constructions, fittings and fixtures with equipment. If possible

2.11 Boundary wall and gate and Security Room

MA



2.12 Such other areas, installations and / or facilities as the Developer may from time to time specify to form part of the Common Areas and installation of the building complex.

THE SCHEDULE "E" ABOVE REFERRED TO:

(Common Expenses)

1. **MAINTENANCE:** All costs and expenses of maintaining repairing redecorating replacing and renewing etc. of the main structure and in particular the roof (only to the extent of leakage and drainage to the upper floors), the Common Areas and Installations of the Designated Block and of the Building Complex (including , lifts, generators, intercom, water pump with motor, EC facility related equipments, etc.), gutters and water pipes for all purposes, drains and electric cables and wires in under or upon the Designated Block and/or the Building Complex and/or the EC facility and related facilities and/or enjoyed or used by the Purchaser in common with other occupiers or serving more than one Unit/Flat and other saleable space in the Building and at the Premises, main entrance, landings and staircase of the Building enjoyed or used by the Purchaser in common as aforesaid and the boundary walls of the premises, compounds etc. The costs of cleaning and lighting the Common Areas and Installations, the main entrance, passages, driveways, landings, staircases and other parts of the Designated Block and/or the Building Complex so enjoyed or used by the Purchaser in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.
2. **OPERATIONAL:** All expenses for running and operating all machines equipments and installations comprised in the Common Areas and Installations (including lifts, generators, intercom, water pump with motor, EC related equipments, electricity, light fittings etc.) and also the costs of repairing, renovating and replacing the same.
3. **STAFF:** The salaries of and all other expenses of the staffs to be employed for the common purposes including their bonus and other emoluments and benefits.

M.A.



4. **ASSOCIATION:** Establishment and all other expenses of the Association and also similar expenses of the Maintenance In-charge looking after the common purposes, until handing over the same to the Association.
5. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings in respect of the premises (save those assessed separately in respect of any unit).
6. **INSURANCE:** Insurance premium for insurance, if so done, of the Building (except individual units) against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
7. **COMMON UTILITIES:** Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.
8. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
9. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Vendors, the Developer and/or the Association for the common purposes.

THE SCHEDULE "F" ABOVE REFERRED TO:

POWER/AUTHORITY given by the Owners to the DEVELOPER

The Owners herein constitute and appoint to the Developer, **ANIMESH NIRMAN LLP**, (PAN AAZFA8398N) a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its registered office at 40/5, Strand Road, Post Office Burabazar, Police Station Burabazar, District Kolkata-700001 and administrative office at 40/1, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700033 and having, represented by one of its Partner, **RAVI SHANKAR AGARWAL** (PAN ACXPA6637N & Aadhar 910641323338) son of Late Rajendra Kumar Agarwal, by faith- Hindu, by occupation - Businessman, residing at Tower-3, Flat No. 2901, Urbana 783 Anandapur Madurdaha Police Station- Anandapur Post Office E.K.T.P, District South 24 pargana, Pin 700107, as our true and lawful Attorney to do the following acts, deeds and things on our behalf that is to say :-

1. To construct building to be constructed according to the plan as shall be sanctioned in respect of the plot by Concern Municipality at being land, morefully and particularly described in the Schedule herein above written.
2. To sign application, affidavits and affirm the same on behalf of the Owners herein which may be necessary for mutation, conversion of nature of land, amalgamation with contiguous plots of land and construction of the building and to carry correspondence on behalf of the Owners herein with all concerned authorities and body/bodies including Concern Municipality, concern B.L & L.R.O and/or other Land Reforms Authority, Government of West Bengal, Police authority, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licenses, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To execute Agreement for Sale, Deed of Conveyance on behalf of the Owners herein in respect of the flats, car parking spaces, other saleable areas together with proportionate share of land wherein the said proposed building to be constructed by the said Attorney in accordance with the said development agreement and to receive payments from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
4. To procure purchasers of the flats, car parking spaces, other saleable areas of the said proposed building to be constructed by the Attorney on behalf of the Owners/principal at the said premises.
5. To represent before the Registrar of concern registration office/offices for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance/ Conveyances in respect of any saleable spaces or part or portions as shall be constructed by the said Attorney/ Developer at the said premises together with other portions thereof.



6. To enter into, hold, defend possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
7. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all mutation, amalgamation, soil testing, excavation and all other work whatsoever.
8. To sign and submit all papers, documents, applications, undertakings, declarations and plans (architectural as well as structural) to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the Concern Municipality, other competent authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed building upon the said plot mentioned as aforesaid.
9. To appear before the necessary quarters including the Concern Municipality, Kolkata Metropolitan Development authorities in connection with mutation, amalgamation, sanction of plan and other purposes as required for the construction of Housing Project and sale thereafter.
10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of building, and constructional equipments to appoint Architects and constructors for the purpose of the development and construction of the said land.
11. To apply for, appear before, and obtain electricity, gas, telephone, water, sewerage and or other connections of any other utilities from appropriate

authorities or from the Concern Municipality and/or other competent authorities.

12. To ward off and prohibit, if necessary and to proceed in due forum of Law against any trespassers on the said lands or any part thereof, and to take appropriate steps thereby against action or otherwise, and to abate all nuisance.

13. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.

14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.

15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L &L.R.O. and the said Municipal authority having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.

16. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.

17. To take bookings from the intending buyers, to enter into Agreement for sale of with the intending purchaser or purchasers or from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/Owners as well as to receive the full amount of consideration for sale of any portion and to execute on behalf of the Owners proper Deed of Conveyance in favour of the purchaser or purchasers and to issue possession letter respecting the said spaces in the said proposed project.



18. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid.

19. To advertise in the newspapers for procuring purchasers for selling the flats/shop/office and other spaces in the said proposed building.

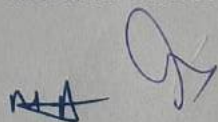
20. To enter into any agreement for sale for the proposed flats/ shops/ office/ car parking spaces and to receive advance, earnest money/consideration in respect of the said spaces and the undivided proportionate right, title and interest of the Owners in the lands to handover the copies of the relevant documents with regard to title of the Owners to such intending purchaser/purchasers as the case may be.

21. To take financial assistance, if required, from any nationalized Financial Institution for construction of the said building upon mortgaging the land as well as constructed area without making and/or assigning any liability of the Owners.

21. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.

22. To appear, and represent the Owners before any notary, D.S.R/ A.D.S.R Concern, Registrar of Assurance, Metropolitan Magistrate and other office/officers or Authority/ Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all deeds, instruments and writings, and signed by the said Attorney in any manner concerning the sale of Developer's allocation in the said premise.

23. To ask, demand, receive, to appoint lawyers, solicitors, advocates on my behalf and to defend suits of cases for or against me in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of



any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of my said property.

24. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to my said Attorney necessary for such sale.

25. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning my said property or any part thereof.

26. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.

27. To adduce evidence in connection with any matter respecting the plot and/or the project or matters arising out of the same before any person or quarter on behalf of the Owners which shall be as good as that of the Owners as he may do being personally present there before for such purpose.

28. In General, to do all such acts, deeds and things as my said attorney shall think expedient for the purpose of development as aforesaid fully and effectually in all respect as if we could do ourselves if we present in person. And the Principal/Owners hereby ratify confirm and agree or undertake to ratify and confirm all acts whatsoever their said Attorney appointed under this power hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirmations and other works till the completion of the whole deal as per Development Agreement.

IN GOOD FAITH AND TESTIMONY HEREOF the parties hereto set and subscribe their respective and hands and seal as hereunder on the day date and year herein above first.

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF:

VINDHYA PROJECTS PVT. LTD.

Mamta Aggarwal
Director

Witnesses:-

1. Pradip J.
Alipore Police Court
KOL-27.

VINDHYA PROPERTIES & MANAGEMENT (P) LTD.

Mamta Aggarwal
Director

Mamta Aggarwal
For ABHISHEK VYAPAR PVT. LTD.

2. Ashis Maiti.
Alipore Police Court.
KOL-27.

Mamta Aggarwal
Director

SIGNATURE OF THE OWNERS

ANIMESH NIRMAN LLP












Animesh Nirman

SIGNATURE OF THE DEVELOPER

/ATTONEY












Prepared by

Amitabha Ray
Advocate
Alipore Police Court
KOL-27
WSP/236/1984

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

Name..... Mamta Agnwal

Signature..... Mamta Agnwal

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

Name..... Ravi Shankar Agnwal

Signature..... Ravi Shankar Agnwal

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

Name.....

Signature.....

Major Information of the Deed

Deed No :	I-1603-16387/2022	Date of Registration	20/10/2022
Query No / Year	1603-8003054782/2022	Office where deed is registered	
Query Date	20/10/2022 12:03:34 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRABIR DEY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9239167495, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,54,63,645/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160316383/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Rajpur, , Ward No: 026, Holding No:165 Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-89	RS-718	Bastu	Danga	13 Dec		74,45,459/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-89/1125	RS-718	Bastu	Shali	14 Dec		80,18,186/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			27Dec	0 /-	154,63,645 /-	
	Grand Total :				27Dec	0 /-	154,63,645 /-	

Principal Details :



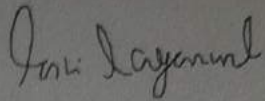
SI No	Name,Address,Photo,Finger print and Signature
1	VINDHYA PROJECTS PRIVATE LIMITED 12B, RAJA BASANTA ROY ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx4C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	VINDHYA PROPERTIES AND MANAGEMENT PRIVATE LIMITED 40/1, PR. ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxx8M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	ABHISHEK VYAPAR PRIVATE LIMITED 12B, RAJA BASANTA ROY ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx7D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANIMESH NIRMAN LLP 40/5, STRAND ROAD, City:- , P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx8N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs MAMTA AGARWAL Wife of Mr RAVI SHANKAR AGARWAL Date of Execution - 20/10/2022, , Admitted by: Self, Date of Admission: 20/10/2022, Place of Admission of Execution: Office	Photo  <small>Oct 20 2022 2:34PM</small>	Finger Print  <small>LTI 20/10/2022</small>	Signature  <small>20/10/2022</small>
TOWER - 3, URBANA, 783, ANANDAPUR, Flat No: 2901, City:- , P.O:- E K T P, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx0D,Aadhaar No Not Provided Status : Representative, Representative of : VINDHYA PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), VINDHYA PROPERTIES AND MANAGEMENT PRIVATE LIMITED (as AUTHORISED SIGNATORY), ABHISHEK VYAPAR PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

Name	Photo	Finger Print	Signature
Mr RAVI SHANKAR AGARWAL (Presentant) Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 20/10/2022, , Admitted by: Self, Date of Admission: 20/10/2022, Place of Admission of Execution: Office	 <small>Oct 20 2022 2:36PM</small>	 <small>LTI 20/10/2022</small>	 <small>20/10/2022</small>
TOWER - 3, URBANA, 783, ANANDAPUR, Flat No: 2901, City:- , P.O:- E K T P, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7N,Aadhaar No Not Provided Status : Representative, Representative of : ANIMESH NIRMAN LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRABIR DEY Son of Late H DEY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 <small>20/10/2022</small>	 <small>20/10/2022</small>	 <small>20/10/2022</small>
Identifier Of Mrs MAMTA AGARWAL, Mr RAVI SHANKAR AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PRIVATE LIMITED	ANIMESH NIRMAN LLP-4.33333 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PRIVATE LIMITED	ANIMESH NIRMAN LLP-4.33333 Dec
3	ABHISHEK VYAPAR PRIVATE LIMITED	ANIMESH NIRMAN LLP-4.33333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PRIVATE LIMITED	ANIMESH NIRMAN LLP-4.66667 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PRIVATE LIMITED	ANIMESH NIRMAN LLP-4.66667 Dec
3	ABHISHEK VYAPAR PRIVATE LIMITED	ANIMESH NIRMAN LLP-4.66667 Dec

On:20-10-2022

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

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

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

Presented for registration at 12:06 hrs on 20-10-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAVI SHANKAR AGARWAL ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,54,63,645/-

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

Execution is admitted on 20-10-2022 by Mrs MAMTA AGARWAL, AUTHORISED SIGNATORY, VINDHYA PROJECTS PRIVATE LIMITED, 12B, RAJA BASANTA ROY ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, VINDHYA PROPERTIES AND MANAGEMENT PRIVATE LIMITED, 40/1, PR. ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market District:-South 24-Parganas, West Bengal, India, PIN:- 700033; AUTHORISED SIGNATORY, ABHISHEK VYAPAR PRIVATE LIMITED, 12B, RAJA BASANTA ROY ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by Mr PRABIR DEY, , , Son of Late H DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 20-10-2022 by Mr RAVI SHANKAR AGARWAL, PARTNER, ANIMESH NIRMAN LLP, 40/5, STRAND ROAD, City:- , P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr PRABIR DEY, , , Son of Late H DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7340, Amount: Rs.100.00/-, Date of Purchase: 19/10/2022, Vendor name: Subhankar Das

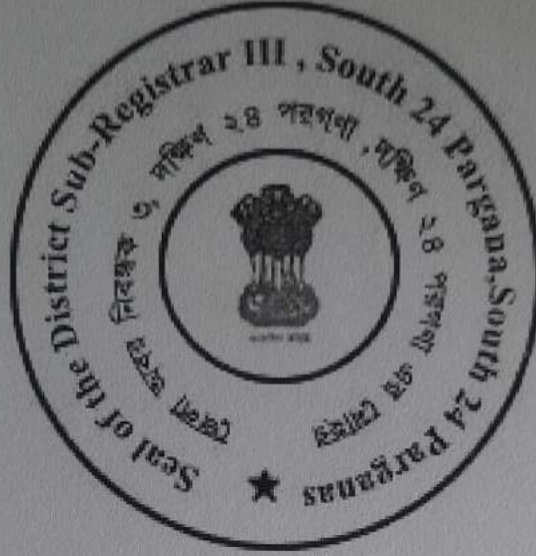


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 553893 to 553928
being No 160316387 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.09 15:08:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/11/09 03:08:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)