09844/2021 I-9472/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL AG 605473

Q NO. (2) 2478468/2021.

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

Additional Registrar of Assurances-I, Kolkata

A. R. A. 1

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## JOINT DEVELOPMENT AGREEMENT

**THIS 'JOINT DEVELOPMENT AGREEMENT'** is made on this 30th day of November, 2021 (Two Thousand and Twenty One A.D.).

1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. NIRAN PROPERTY PRIVATE LIMITED, 3) M/S. PRANAL COMPLEX PRIVATE LIMITED, 4) M/S. NOMVILL FINANCIAL & SERVICES PRIVATE LIMITED, 5) M/S. MARK HOUSING PRIVATE LIMITED, 6) M/S. CALVEN MARKETING PRIVATE LIMITED, 7) M/S. MOTOR MULTIPLEX PRIVATE LIMITED, 8) M/S. TRACNI HOUSING PRIVATE LIMITED, 9) M/S. [illegible] HOUSING PRIVATE LIMITED, 10) M/S. EXTRACITY VANIJYA PRIVATE LIMITED, 11) [illegible] PRIVATE LIMITED, 12) [illegible] PRIVATE LIMITED, 13) M/S. [illegible] PRIVATE LIMITED, 14) M/S. [illegible] PRIVATE LIMITED, 15) [illegible] PRIVATE LIMITED, 16) [illegible] PRIVATE LIMITED, 17) M/S. [illegible] PRIVATE LIMITED, 18) M/S. [illegible] COMPLEX PRIVATE LIMITED, 19) M/S. [illegible] PLAZA PRIVATE LIMITED, 20) M/S. [illegible] PRIVATE LIMITED, 21) M/S. [illegible] PRIVATE LIMITED, 22) M/S. [illegible] PRIVATE LIMITED, 23) M/S. [illegible] PRIVATE LIMITED, 24) M/S. [illegible] PRIVATE LIMITED.

Nortech Property Pvt. Ltd.

Director/Authorized Signatory

Aditya Agarwal

Director/Authorised Signatory

- 26024

25 OCT 2021

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

Name:..... SANJAY KUMAR JAIN
ADVOCATE
Address:..... HIGH COURT. CALCUTTA

Vendor.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Identified by me:

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

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**BETWEEN**

**(1) M/S. BHAGIRATHI ABASAN PRIVATE LIMITED,** holding PAN : **AABCB0743M (2) M/S. B. B. M. CONSTRUCTION PRIVATE LIMITED,** holding PAN : **AABCB0764Q, (3) M/S. CALVIN MARKETING PRIVATE LIMITED,** holding PAN : **AABCC1886A, (4) M/S. DYNASTY VANIJYA PRIVATE LIMITED,** holding PAN : **AABCD1171F, (5) M/S. JEEVANDEEP TRADING COMPANY PRIVATE LIMITED,** holding PAN : **AAACJ7744B, (6) M/S. JYOTI DEALER PRIVATE LIMITED,** holding PAN : **AAACJ7745A, (7) M/S. LAGAN NIRMAN PRIVATE LIMITED,** holding PAN : **AABCL0633N, (8) M/S. LARIKA TRADECOM NIRMAN PRIVATE LIMITED,** holding PAN : **AAACL5342F, (9) M/S. MAINK HOUSING PRIVATE LIMITED,** holding PAN : **AAECM1850D, (10) M/S. MADHUR ENCLAVE PRIVATE LIMITED,** holding PAN : **AAECM1851C, (11) M/S. MEMORY ESTATE PRIVATE LIMITED,** holding PAN : **AAECM1852B, (12) M/S. MIRIK PROPERTY PRIVATE LIMITED,** holding PAN : **AAECM1860B, (13) M/S. MOHINI MULTIPLEX PRIVATE LIMITED,** holding PAN : **AAECM1849C, (14) M/S. NIRMAL COMPLEX PRIVATE LIMITED,** holding PAN : **AACCN0832G, (15) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED,** holding PAN : **AABCN1220B, (16) M/S. NAVRANG ENCLAVE PRIVATE LIMITED,** holding PAN : **AACCN0605M, (17) M/S. NAMRATA HOUSING PRIVATE LIMITED,** holding PAN : **AACCN0601R, (18) M/S. NAVRAG PLAZA PRIVATE LIMITED,** holding PAN : **AACCN0831F, (19) M/S. OLIVER ENCLAVE PRIVATE LIMITED,** holding PAN : **AAACO7383F, (20) M/S. PURNIMA PROMOTERS PRIVATE LIMITED,** holding PAN : **AADCP5434H, (21) M/S. PRACHI HOUSING PRIVATE LIMITED,** holding PAN : **AADCP5435G, (22) M/S. RITURAJ COMPLEX PRIVATE LIMITED,** holding PAN : **AACCR9742H, (23) M/S. RAINCOM GOODS PRIVATE LIMITED,** holding PAN : **AABCR3581M,** all Private Limited Companies, within the meaning of Companies Act, 2013, having their respective Registered Offices at 17/1, Lansdowne Terrace, P. S. – Rabindra Sarobar (Formerly – Lake), Kolkata -700 026, being represented by their respective, Authorised Signatory, **MR. ADITYA AGARWAL,** son of Mr. Sunil Agarwal, holding PAN : **AFEPA7678D,** and presently residing at 16/1, Palm Avenue, Kolkata – 700019, P. S. – Karaya, West Bengal, hereinafter, jointly, called and referred to as the "**OWNER**", (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors in office and assigns etc.) of the ONE PART.

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AND

**M/S. NORTECH PROPERTY PRIVATE LIMITED**, a Private Limited Company, within the meaning of Companies Act, 2013, holding PAN : **AACCN0602N**, having its Registered Office at 17/1, Lansdowne Terrace, P. S. – P. S. – Rabindra Sarobar (Formerly - Lake), Kolkata -700 026, represented by its Authorised Signatory, **MR. ANIRUDH MODI,** son of Mr. Ashok Kumar Modi, holding PAN : **ACUPM7446C** and presently residing at 10, Lord Sinha Road, Flat 5-A, Kolkata – 700 071 P. S. – Shakespeare Sarani, P. O. – Middleton Row, West Bengal, hereinafter, called and referred to as the **"DEVELOPER/ SELLER"** (which expression shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns etc.) of the **SECOND PART.**

**WHEREAS:**

**A.** The Owner herein together with Developer herein as co-owner, are absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **65 (Sixty-Five) Kattahs 42 (Fourty Two) Square Feet** under **Mouza – Kolkua,** under R. S. Dag No – 830 (P), R. S. Khatian No. 907, J. L. No. 22, Touzi No. 98 & 58, Pargana – Magura, Police Station – **Haridevpur** (Formerly – Thakurpukur), Formerly under Joka – II Gram Panchayet and presently under Kolkata Municipal Corporation Ward No. 143, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever, in pursuance to purchase, from One (1) Mr. Narendra Chandra Dhar @ Narendra Dhar, son of Late Sitanath Dhar, (2) Mr. Sunil Dhar, son of Late Sitanath Dhar and (3) Ms. Subhadra Dhar, daughter of Late Sitanath Dhar, by virtue of a 'Deed of Conveyance' being Deed No. 02702 for the year 2012, duly registered at the office of A. D. S. R. – Behala, West Bengal, recorded in Book No. - I, CD Volume No. 9, written in Page Nos. 647 to 669.

**B.** Further, The Owner herein together with Developer herein as co-owner, are absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **40 (Fourty) Kattahs** under **Mouza – Kolkua,** under R. S. Dag No – 830/ 1303, R. S. Khatian No. 894, corresponding to L. R. Dag No. 867, under L. R. Khatian No. 1425, R. S. No. 336, J. L. No. 22, Touzi No. 98, Pargana – Magura, Police Station – **Haridevpur** (Formerly – Thakurpukur), Formerly under Joka – II Gram Panchayet and presently under Kolkata Municipal Corporation Ward No. 143, Dist: South 24 Parganas, West Bengal, free from all encumbrances,

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charges, liens, lispendences, attachments, trusts whatsoever or howsoever, in pursuance to purchase, from One Mr. Balaram Barui, son of Late Kajan Chandra Barui, by virtue of a 'Deed of Conveyance' being Deed No. 10815 for the year 2012, duly registered at the office of Additional Registrar of Assurances – I, Kolkata, recorded in Book No. - I, CD Volume No. 22, written in Page Nos. 6533 to 6552.

C. Thus by virtue of the aforesaid 2 Nos. Deeds of Conveyance, 23 Owners herein and Developer herein became the owner of altogether **105 (One Hundred Five) Kattahs 42 (Fourty Two) Square Feet** of Land and they have been enjoying their right, title, interest and possession in respect of the said scheduled land, morefully and Particularly described in the PART – I of Schedule hereunder.

D. While enjoying their right, title, interest and possession in respect of the said scheduled land, the Owners herein have mutated their name with the authority of Kolkata Municipal Corporation under Assessee No. **711432702034** under Municipal Premises No. 9/12/5, Yeni Sarani, Kolkata – 700 104, P. S. – Haridevpur, P. O. – Joka, West Bengal.

E. The said owner have executed a registered Boundary Declaration to Kolkata Municipal Corporation for Common Passage dated 28.07.2021 in respect of the subject property and the said Declaration to Kolkata Municipal Corporation was registered in the office of D. S. R. – III, Alipore, South 24 Parganas and the same was duly registered in Book No. - I, Volume No. 1603-2021, bearing Deed No. 05010 for the year 2021 written in Page No. 148077 to 148096 and in pursuance to the said Boundary Declaration, the Net Land Area, as per Assessment, remained **7001.003 Square Mtr.**

F. By virtue of aforesaid 2 Nos. Deeds of Conveyance, M/s. Bhagirathi Abasan Private Limited & 22 Other Co-owners became the joint owner of undivided and undemarcated land of **100 (One Hundred) Kattahs 10 (Ten) Chittaks 40 (Forty) Square Feet**, more or less, and they have been enjoying their right, title, interest and possession in respect of the said scheduled land, morefully and Particularly described in the **PART – II of Schedule** hereunder.

G. Further, by virtue of aforesaid 2 Nos. Deeds of Conveyance, M/s. Nortech Property Private Limited, the Developer herein and co-owner therein, also became the owner of undivided and undemarcated land of **04 (Four) Kattahs 06 (Six) Chittaks 02 ( Two) Square Feet**, more or less,

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and it has been enjoying their right, title, interest and possession in respect of the said scheduled land.

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

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

**J.** The Developer shall undertake the construction of the building on the plot of land owned by the said Owner particulars of which are described in SCHEDULE hereunder written and hereinafter called the said land and shall obtain a building to be sanctioned from Kolkata Municipal Corporation in the name of the Owners herein.

**K.** That the Developer shall at its cost and expenses shall construct the proposed building on the schedule property in accordance with the building plan to be sanctioned by the Competent authority and confirm to such specification as may be recommended by the recognized licensed holder Architect from time to time appointed for the purposes and it is hereby clearly understood that the decision of the Architect regarding the quality of materials shall be final and binding on the parties hereto.

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

## ARTICLE I – DEFINITIONS

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

1.1 **PREMISES** - shall mean the **Municipal Premises No. 9/12/5, Yeni Sarani, Kolkata – 700104**, containing by admeasurements and area of **105 (One Hundred Five) Kattah 42 (Fourty Two) Square Feet**, P. S. – Haridevpur, P. O. – Joka, West Bengal, under **Mouza – Kolua** , under R. S. Dag No - R. S. Dag No – 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No. 840 & 867, under L.R. Khatian Nos. 7076 to 7098, Touzi No. 98 & 58, Pargana – Magura, J. L. No. – 22, under Kolkata Municipal Corporation Ward No. 143, P. S. – **Haridevpur** (Previously – Thakurpukur), Dist : South 24 Parganas, West Bengal, (more fully and particularly described in the 'Schedule Property' hereunder written), which includes the undivided and undemarcated portion of land owned by the Developer herein, as co-owner therein.

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

1.3 **OWNER & DEVELOPER** - shall include their respective transferees.

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

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

1.6 **OWNER'S SHARE** - shall mean **23% (TWENTY THREE PERCENT)** of the total revenue/sale proceeds to be received from the sale of entire saleable area including car parking area/spaces of the proposed building/s to be constructed on the scheduled premises by the Developer at its own cost, shall be the owner's allocation and the owner's allocation shall be shared by all the owners in equal proportion.

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1.7 **DEVELOPER'S SHARE** - shall mean 77% **(SEVENTY SEVEN PERCENT)** of the revenue/sale proceeds of the proposed building/s to be retained by the Developer in the building to be constructed by itself at its own cost in the manner hereinafter provided except the owner's allocation as mentioned above.

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

1.9 **OWNER**- shall mean the said **(1) M/S. BHAGIRATHI ABASAN PRIVATE LIMITED, (2) M/S. B. B. M. CONSTRUCTION PRIVATE LIMITED, (3) M/S. CALVIN MARKETING PRIVATE LIMITED, (4) M/S. DYNASTY VANIJYA PRIVATE LIMITED, (5) M/S. JEEVANDEEP TRADING COMPANY PRIVATE LIMITED, (6) M/S. JYOTI DEALER PRIVATE LIMITED, (7) M/S. LAGAN NIRMAN PRIVATE LIMITED, (8) M/S. LARIKA TRADECOM NIRMAN PRIVATE LIMITED, (9) M/S. MAINK HOUSING PRIVATE LIMITED, (10) M/S. MADHUR ENCLAVE PRIVATE LIMITED, (11) M/S. MEMORY ESTATE PRIVATE LIMITED, (12) M/S. MIRIK PROPERTY PRIVATE LIMITED, (13) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, (14) M/S. NIRMAL COMPLEX PRIVATE LIMITED, (15) M/S. NAWHAL FINANCIAL AND SERVICES PRIVATE LIMITED, (16) M/S. NAVRANG ENCLAVE PRIVATE LIMITED, (17) M/S. NAMRATA HOUSING PRIVATE LIMITED, (18) M/S. NAVRAG PLAZA PRIVATE LIMITED, (19) M/S. OLIVER ENCLAVE PRIVATE LIMITED, (20) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, (21) M/S. PRACHI HOUSING PRIVATE LIMITED, (22) M/S. RITURAJ COMPLEX PRIVATE LIMITED, (23) M/S. RAINCOM GOODS PRIVATE LIMITED,** all Private Limited Companies, within the meaning of Companies Act, 2013, having their respective Registered Offices at 17/1, Lansdowne Terrace, P. S. – Lake, Kolkata -700 026,and shall mean and include their respective successor/s in its respective offices/interests and assigns.

1.10 **DEVELOPER**– shall mean **M/S. NORTECH PROPERTY PRIVATE LIMITED**, a Private Limited Company, within the meaning of Companies Act, 2013, holding PAN : **AACCN0602N**, having its Registered Office at 17/1, Lansdowne Terrace, P. S. – Lake, Kolkata - 700 026,and shall include its successor and/or successors in office/interest and assigns and/or nominee /s, which shall construct or develop or cause to be constructed or cause to be developed on a plot of land under the meaning of 'West Bengal Apartment Ownership Act, 1972' and 'West Bengal

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Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993', for the purpose of transfer of such building or flats.

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

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

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

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

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

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

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

i) **That** the Owner is presently the sole and absolute owner of the said Total Land.
ii) **That** the Owner has a marketable title in respect of the said Total Land.
iii) **That** the Owner is presently in khas possession of the said Total Land.
iv) **That** the Owner has not entered into any Agreement for Sale, transfer, lease and /or development nor has created any interest of any third party into or upon the said Total Land or any part or portion thereof.
v) **That** no part or portion of the said Total Lands is subject to any notice of any acquisition and / or requisition.
vi) **That** there is no legal bar or impediment in the owner entering into this agreement.

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

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

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

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

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

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

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

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

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

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

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

## ARTICLE III - TITLE INDEMNITIES AND REPRESENTATIONS

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

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

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

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

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

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

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

## ARTICLE IV – COMMENCEMENT

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

## ARTICLE V - DEVELOPER'S RIGHT OF CONSTRUCTION

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

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## ARTICLE VI - TITLE DEEDS

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

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

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

## ARTICLE VII – POSSESSION

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

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

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

## ARTICLE - VIII - ALLOCATION

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

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

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

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

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

## ARTICLE IX - COMMON FACILITIES

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

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

**9.3** On completion of the building and from the date of service of notice of possession, the Developer shall bear all maintenance and service charges for the common facilities in the building, the said charges and taxes, light and sanitation charges for bill collection and management of the common facilities, renovation, replacement, repair whatsoever including if any additional insurance premium is required to be paid for the insurance of the building.

## ARTICLE X – CONSIDERATION

**10.1** The Developer shall pay **INTEREST FREE REFUNDABLE ADVANCE** amount of **Rs. 23,00,000/- (RUPEES TWENTY THREE LAC ONLY)** to the Owners herein and which shall be refundable by the Owner to the developer on or after completion of the building, which will be shared by all the Owners in equal proportion. That is to say, each and every Owner will get Rs. 1,00,000/- (Rupees One Lac Only).

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

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

## ARTICLE XI - TIME FOR COMPLETION

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

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

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

## ARTICLE XII– MISCELLANEOUS

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

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

**12.3** The Owner and the Developer have entered into this agreement purely on the principal of exchange of the owner's allocation in the building to be constructed and completed by the Developer at its own cost against the undivided proportionate share of land attributable to the Developer's allocation to be retained or sold to its nominees by the Developer in the said completed building. However, each party shall keep the other indemnified from and against the same.

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

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

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

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

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

**12.9.** Any notice required to be given by the Owner to the Developer will be without prejudice to any other mode of service available deemed to have been served on the Developer if delivered by hand or

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

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

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

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

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

## ARTICLE XIII – REVENUE/ CONSIDERATION DISTRIBUTION

**13.1** The **Total Sale Proceeds/Revenue** out of the sale of the Flats, Car Parking Spaces in the building or buildings will be divided into two parts whereby **23% (TWENTY THREE PERCENT)**

of the total revenue including proceed received out of sale Car Parking Spaces shall absolutely belong to the **OWNERS** (hereinafter referred to as the **OWNER'S ALLOCATION**). That is to say, each one of the owner shall get **1%** of the total revenue / realization / sale proceeds including proceed received out of sale of Car Parking Spaces and the remaining **77% (SEVNETY SEVEN PERCENT)** of the total revenue/ realization/ sale proceeds shall absolutely belong to the **DEVELOPER** (hereinafter referred to as the **DEVELOPER'S ALLOCATION**).

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

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

**13.4** The Developer shall disburse the said 23% of the sale proceeds to the Owner's account towards their share of allocation, at any time during the course of construction or at the end of the Project, as mutually agreed among Owners and the Developer from time to time. It shall be the obligation of the Developer to collect applicable Service Tax and / or other government levies or charges or taxes as applicable on sale and transfer of built up areas, flats, units, car parking spaces etc. and deposit the same to the appropriate authority and the Developer shall indemnify the Owners for any liability / demand which may arise in future in respect of the same.

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

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

AD IONAL REGISTRAR
OF KOLKANGESH, KOLKATA
– 1 DEC 2021

## ARTICLE XIV - ARBITRATION

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

## ARTICLE XV – JURISDICTION

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

## ARTICLE XVI - SPECIFICATIONS

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

AD TIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 1 DEC 2021

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

AD ONAL REGISTRAR
OF A RANCES-I, KOLKATA
- 1 DEC 2021

| | |
|---|---|
| **Landscape** | : Professionally designed and executed landscaping. |
| **Generator** | : 24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats and 600 W for 2 bedroom flats. |
| **Security** | : Intercom facility and 24/7 Security Personnel. |

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

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 DEC 2021

## THE SCHEDULE ABOVE REFERRED TO

### PART - I

**ALL THAT** Piece and Parcel of land measuring, more or less, **105 (ONE HUNDRED FIVE) KATTAH 42 (FOURTY TWO) SQUARE FEET**, being **MUNICIPAL PREMISES NO. - 9/12/5, YENI SARANI, KOLKATA – 700 104,** P. S. – Haridevpur, P. O. – Joka, West Bengal, under **Mouza – Kolua** , under R. S. Dag No - R. S. Dag No – 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No. 840 & 867, under L.R. Khatian Nos. 7075 to 7098, Touzi No. 98 & 58, Pargana – Magura, J. L. No. – 22, under Kolkata Municipal Corporation Ward No. 143, (Formerly under Joka – II Gram Panchayet), P. S. – **Haridevpur** (Formerly – Thakurpukur), Dist : South 24 Parganas, West Bengal.

### PART - II

**ALL THAT** Piece and Parcel of land measuring, more or less, **100 (ONE HUNDRED) KATTAHS 10 (TEN) CHITTAKS 40 (FORTY) SQUARE FEET**, being **MUNICIPAL PREMISES NO. - 9/12/5, YENI SARANI, KOLKATA – 700 104,** P. S. – Haridevpur, P. O. – Joka, West Bengal, under **Mouza – Kolua** , under R. S. Dag No - R. S. Dag No – 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No. 840 & 867, under L.R. Khatian Nos. 7076 to 7098, Touzi No. 98 & 58, Pargana – Magura, J. L. No. – 22, under Kolkata Municipal Corporation Ward No. 143, (Formerly under Joka – II Gram Panchayet), P. S. – **Haridevpur** (Formerly – Thakurpukur), Dist : South 24 Parganas, West Bengal, which is butted and bounded as follows:-

| | | |
|---|---|---|
| **ON THE NORTH** | : | Vacant Land, One G+1 Building; |
| **ON THE SOUTH** | : | Vacant Land, Buidling, Yeni Sarani, 6 Mtr. Wide Road; |
| **ON THE EAST** | : | 10 Ft. Wide Common Passage; |
| **ON THE WEST** | : | Vacant Land, Building. |

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

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 DEC 2021

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

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

Debarati Sengupta

17/1, Lansdowne Terrace
Kol-700 026

1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. NORTH PROPERTY PRIVATE LIMITED,
3) M/S. NIRMAL COMPLEX PRIVATE LIMITED, 4) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED
5) M/S. MANIK HOUSING PRIVATE LIMITED, 6) M/S. CANON MARKETING PRIVATE LIMITED,
7) M/S. NORTH MULTIPLEX PRIVATE LIMITED, 8) M/S. PRACHI HOUSING PRIVATE LIMITED,
9) M/S. [illegible] PRIVATE LIMITED,
11) M/S. [illegible] LIMITED,
13) M/S. [illegible] LIMITED,
15) M/S. [illegible] LIMITED,
17) M/S. OLIVER [illegible] PRIVATE LIMITED,
19) M/S. NAWRANG PLAZA PRIVATE LIMITED, 20) M/S. [illegible] PRIVATE LIMITED,
21) M/S. LA-SPA TRADECOM PRIVATE LIMITED, 22) M/S. [illegible] COMPANY PRIVATE LIMITED,
23) M/S. JYOTI DEALERS PRIVATE LIMITED, 24) M/S. RAMCON [illegible] PRIVATE LIMITED

Aditya Agarwal
.....
Director/Authorized Signatory
**SIGNATURE OF OWNER**

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

Saurabh Jain.

17/1, Lansdowne Terrace
Kol-700 026

Nortech Property Pvt. Ltd.
.....
Director / Authorized Signatory
**SIGNATURE OF DEVELOPER**

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

---

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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 DEC 2021

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

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192021220123816401 | **Payment Mode:** | Online Payment |
| **GRN Date:** | 29/11/2021 16:27:28 | **Bank/Gateway:** | HDFC Bank |
| **BRN :** | 1635595407 | **BRN Date:** | 29/11/2021 00:11:00 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2002478468/1/2021 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Nortech Property Pvt Ltd |
| **Address:** | 17/1 Lansdowne Terrace |
| **Mobile:** | 9830384115 |
| **EMail:** | sukhendu.ghosh@edenprojects.in |
| **Depositor Status:** | Others |
| **Query No:** | 2002478468 |
| **Applicant's Name:** | Mr SANJAY KUMAR JAIN |
| **Identification No:** | 2002478468/1/2021 |
| **Remarks:** | Sale, Development Agreement or Construction agreement |

## Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002478468/1/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 75021 |
| 2 | 2002478468/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 23021 |
| | | | **Total** | **98042** |

**IN WORDS:** **NINETY EIGHT THOUSAND FORTY TWO ONLY.**

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED

07/12/1995

AABCN1220B

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

MAINK HOUSING PRIVATE LIMITED

27/01/2005

AAECM1850D

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

PRACHI HOUSING PRIVATE LIMITED

18/03/2005

AADCP4350

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

MIRIK PROPERTY PRIVATE LIMITED

27/01/2005

AAECM1860B

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

OLIVER ENCLAVE PRIVATE LIMITED

15/03/2005

AAACO7383F

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

MADHUR ENCLAVE PRIVATE LIMITED

27/01/2005

AAECM1851G

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

CALVIN MARKETING PRIVATE LIMITED

29/01/1996

AABCC1886A

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

NORTECH PROPERTY PRIVATE LIMITED

07/01/2005

AACCN0602N

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

DYNASTY VANIJYA PRIVATE LIMITED

28/01/1996

AABCD1171F

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

NIRMAL COMPLEX PRIVATE LIMITED

07/01/2005

AACCN0932G

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

NAVRANG ENCLAVE PRIVATE LIMITED

27/01/2005

Permanent Account Number

AACCN0605M

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

NAMRATA HOUSING PRIVATE LIMITED

27/01/2005

Permanent Account Number

AACCN0601R

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

LAGAN NIRMAN PRIVATE LIMITED

27/01/2005

Permanent Account Number

AABCL0633N

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

JYOTI DEALERS PRIVATE LIMITED

08/08/1997

Permanent Account Number

AAAC J7745A

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

NAVRAG PLAZA PRIVATE LIMITED

07/01/2005

Permanent Account Number

AACCN0831F

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

RITURAJ COMPLEX PRIVATE LIMITED

15/03/2005

Permanent Account Number

AACCR0742H

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

PURNIMA PROMOTERS PRIVATE LIMITED

18/03/2005

Permanent Account Number

AABCP5434H

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

MEMORY ESTATE PRIVATE LIMITED

27/01/2005

Permanent Account Number

AAECM1852B

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

MOHINI MULTIPLEX PRIVATE LIMITED

27/01/2005

Permanent Account Number

AAECM1849C

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

JEEVANDEEP TRADING COMPANY
PRIVATE LIMITED

03/04/1948

AAACJ7744B

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

DBM CONSTRUCTIONS PRIVATE LIMITED

15/07/1993

AABCB0746Q

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

RAINCOM GOODS P LTD

05/04/1995

AABCR3581M

/PERMANENT ACCOUNT NUMBER
AAACL5342F

NAME
LARIKA TRADECOM PRIVATE LIMITED

DATE OF INCORPORATION/FORMATION
05-02-1997

COMMISSIONER OF INCOME TAX, W.B.

PERMANENT ACCOUNT NUMBER

AABCB0743M

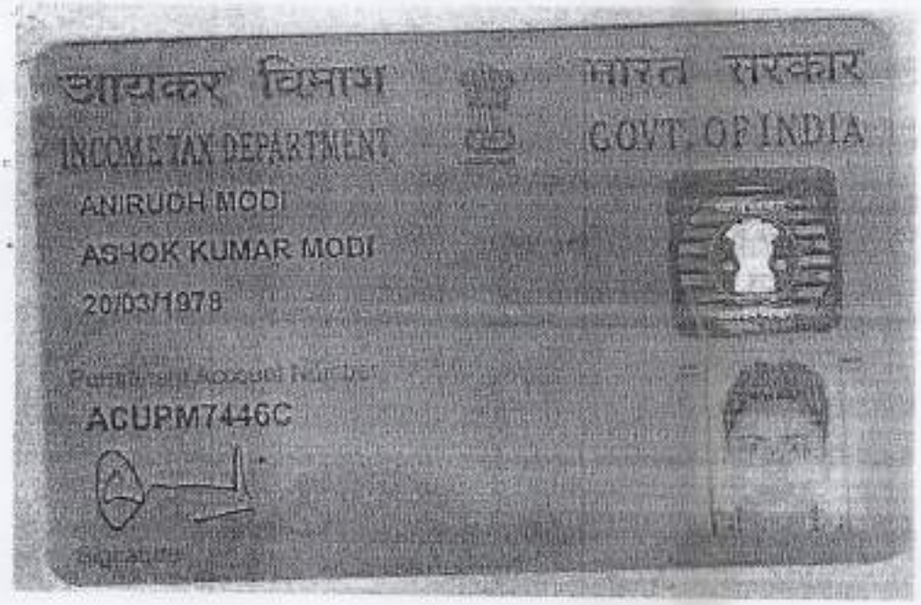
NAME

BHAGIRATHI ABASAN PVT LTD

DATE OF INCORPORATION/FORMATION

25-09-1995

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


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANIRUDH MODI
ASHOK KUMAR MODI
20/03/1978
Permanent Account Number
ACUPM7446C
Signature

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80048/02933

To

অনিরুদ্ধ মোদি

Aniruth Modi

16 LORD SINHA ROAD

Middleton Row

Middleton Row

Circus Avenue Kolkata

West Bengal 700071

9830027049

11/10/2015

2057202265

MP957202265FT

আপনার আধার সংখ্যা / Your Aadhaar No.:

**6488 5175 0431**

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অনিরুদ্ধ মোদি

Aniruth Modi

পিতা : অশোক কুমার মোদি

Father : Ashok Kumar Modi

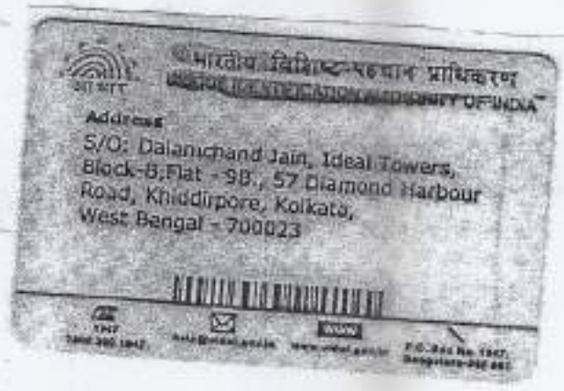
জন্মতারিখ / DOB : 20/03/1976

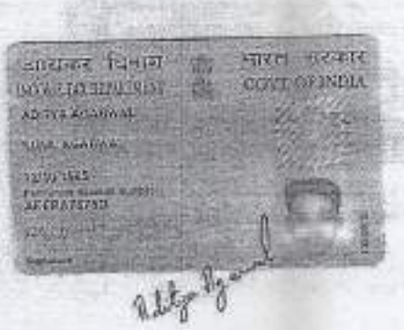
পুরুষ / Male

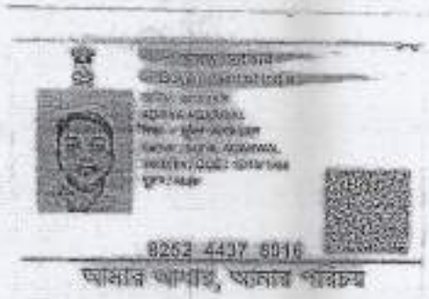
6488 5175 0431

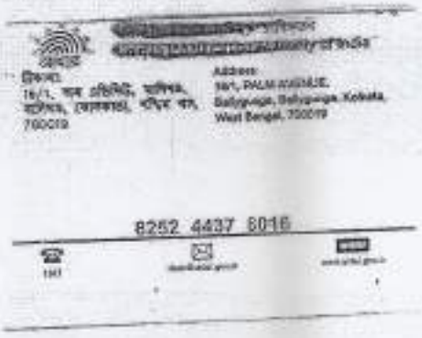
আধার – সাধারণ মানুষের অধিকার


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


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


भारत सरकार
GOVT OF INDIA


8252 4437 8016
আমার আধার, আমার পরিচয়


Address:
16/1, PALM AVENUE,
Ballygunge, Ballygunge, Kolkata,
West Bengal, 700019
8252 4437 8016

# SPECIMEN FORM FOR TEN FINGERPRINTS

Aditya Agarwal

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

PHOTO

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

PHOTO

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 1 DEC 2021

DATED 29TH DAY OF NOVEMBER, 2021

**'JOINT DEVELOPMENT AGREEMENT'**

BETWEEN

M/S. BHAGIRATHI ABASAN PRIVATE LIMITED &
OTHERS
-------OWNERS

**AND**

M/S. NORTECH PROPERTY PRIVATE LIMITED
---------DEVELOPER

**'SPRING VILLA '**
**9/12/5, YENI SARANI,**
**KOLKATA – 700 104,**
**MOUZA- KOLUA.**

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1901-09472/2021 | Date of Registration | 01/12/2021 |
| Query No / Year | 1901-2002478468/2021 | Office where deed is registered | |
| Query Date | 29/11/2021 4:02:20 PM | 1901-2002478468/2021 | |
| Applicant Name, Address & Other Details | SANJAY KUMAR JAIN<br>HIGH COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051444035, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 23,00,000/-] | |
| Set Forth value | | Market Value | |
| | | Rs. 5,32,80,205/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 75,121/- (Article:48(g)) | | Rs. 23,105/- (Article:E, E, B) | |
| Remarks | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) | | |

### Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Yeni Saran (Kalua), , Premises No: 9/12/5, , Ward No: 143 Pin Code : 700104

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | (RS :- ) | | Bastu | | 100 Katha 10 Chatak 40 Sq Ft | | 5,32,80,205/- | Width of Approach Road: 20 Ft., |
| | Grand Total : | | | | 166.1229Dec | 0 /- | 532,80,205 /- | |

### Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **BHAGIRATHI ABASAN PVT LTD**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | **BBM CONSTRUCTIONS PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 3 | **CALVIN MARKETING PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

| | |
|---|---|
| 4 | **DYNASTY VANIJYA PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 5 | **JEEVANDEEP TRADING COMPANY PVT LTD**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 6 | **JYOTI DEALER PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 7 | **LAGAN NIRMAN PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 8 | **LARIKA TRADECOM PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 9 | **MAINK HOUSING PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 10 | **MADHUR ENCLAVE PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 11 | **MEMORY ESTATE PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 12 | **MIRIK PROPERTY PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 13 | **MOHINI MULTIPLEX PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 14 | **NIRMAL COMPLEX PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 15 | **NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 16 | **NAMRATA HOUSING PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 17 | **MOHINI MULTIPLEX PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

| | |
|---|---|
| 18 | **OLIVER ENCLAVE PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 19 | **NAVRAG PLAZA PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 20 | **PURNIMA PROMOTERS PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 21 | **PRACHI HOUSING PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALLIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 22 | **RITURAJ COMPLEX PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 23 | **RAINCOM GOODS P LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **NORTECH PROPERTY PRIVATE LIMITED**<br>17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | **Mr ADITYA AGARWAL (Presentant )**<br>Son of Mr SUNIL AGARWAL<br>Date of Execution - 30/11/2021, , Admitted by: Self, Date of Admission: 01/12/2021, Place of Admission of Execution: Office |  <br>Dec 1 2021 3:20PM | LTI<br>01/12/2021 | 01/12/2021 |

| | |
|---|---|
| | 17/1, LANSDOWNE TERRACE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BHAGIRATHI ABASAN PVT LTD (as AUTHORISED SIGNATORY), BBM CONSTRUCTIONS PRIVATE LIMITED (as AUTHORISED SIGNATORY), CALVIN MARKETING PRIVATE LIMITED (as AUTHORISED SIGNATORY), DYNASTY VANIJYA PRIVATE LIMITED (as AUTHORISED SIGNATORY), JEEVANDEEP TRADING COMPANY PVT LTD (as AUTHORISED SIGNATORY), JYOTI DEALER PRIVATE LIMITED (as AUTHORISED SIGNATORY), LAGAN NIRMAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), LARIKA TRADECOM PRIVATE LIMITED (as AUTHORISED SIGNATORY), MAINK HOUSING PRIVATE LIMITED (as AUTHORISED SIGNATORY), MADHUR ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), MEMORY ESTATE PRIVATE LIMITED (as AUTHORISED SIGNATORY), MIRIK PROPERTY PRIVATE LIMITED (as AUTHORISED SIGNATORY), MOHINI MULTIPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), NIRMAL COMPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED (as AUTHORISED SIGNATORY), NAMRATA HOUSING PRIVATE LIMITED (as AUTHORISED SIGNATORY), MOHINI MULTIPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), OLIVER ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY) NAVRAG PLAZA PRIVATE LIMITED (as AUTHORISED SIGNATORY), PURNIMA PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), PRACHI HOUSING PRIVATE LIMITED (as AUTHORISED SIGNATORY), RITURAJ COMPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), RAINCOM GOODS P LIMITED (as AUTHORISED SIGNATORY) |

| 2 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | **Mr ANIRUDH MODI**<br>Son of Mr ASHOK KUMAR MODI<br>Date of Execution - 30/11/2021, , Admitted by: Self, Date of Admission: 01/12/2021, Place of Admission of Execution: Office |  <br>Dec 1 2021 3:20PM |  <br>LTI<br>01/12/2021 |  <br>01/12/2021 |
| | 10, LORD SINHA ROAD,, 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.:: ACxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NORTECH PROPERTY PRIVATE LIMITED (as AUTHORISED SIGNATORY) | | | |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr SANJAY KUMAR JAIN**<br>Son of Late D JAIN<br>HIGH COURT, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  |  |
| | 01/12/2021 | 01/12/2021 | 01/12/2021 |
| Identifier Of Mr ADITYA AGARWAL, Mr ANIRUDH MODI | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | BHAGIRATHI ABASAN PVT LTD | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 2 | BBM CONSTRUCTIONS PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 3 | CALVIN MARKETING PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 4 | DYNASTY VANIJYA PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 5 | JEEVANDEEP TRADING COMPANY PVT LTD | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 6 | JYOTI DEALER PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 7 | LAGAN NIRMAN PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 8 | LARIKA TRADECOM PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 9 | MAINK HOUSING PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 10 | MADHUR ENCLAVE PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 11 | MEMORY ESTATE PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 12 | MIRIK PROPERTY PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 13 | MOHINI MULTIPLEX PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 14 | NIRMAL COMPLEX PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 15 | NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 16 | NAMRATA HOUSING PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 17 | MOHINI MULTIPLEX PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 18 | OLIVER ENCLAVE PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 19 | NAVRAG PLAZA PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 20 | PURNIMA PROMOTERS PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 21 | PRACHI HOUSING PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 22 | RITURAJ COMPLEX PRIVATE LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |
| 23 | RAINCOM GOODS P LIMITED | NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec |

On 01-12-2021

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

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

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

Presented for registration at 13:27 hrs on 01-12-2021, at the Office of the A.R.A. - I KOLKATA by Mr ADITYA AGARWAL ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,32,80,205/-

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

Execution is admitted on 01-12-2021 by Mr ADITYA AGARWAL, AUTHORISED SIGNATORY, BHAGIRATHI ABASAN PVT LTD (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, BBM CONSTRUCTIONS PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, CALVIN MARKETING PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, DYNASTY VANIJYA PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, JEEVANDEEP TRADING COMPANY PVT LTD (Private Limited Company) 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, JYOTI DEALER PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, LAGAN NIRMAN PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, LARIKA TRADECOM PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MAINK HOUSING PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MADHUR ENCLAVE PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MEMORY ESTATE PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MIRIK PROPERTY PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MOHINI MULTIPLEX PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NIRMAL COMPLEX PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NAMRATA HOUSING PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MOHINI MULTIPLEX PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, OLIVER ENCLAVE PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NAVRAG PLAZA PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, PURNIMA PROMOTERS PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, PRACHI HOUSING PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALLIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RITURAJ COMPLEX PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RAINCOM GOODS P LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late D JAIN, HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2021 by Mr ANIRUDH MODI, AUTHORISED SIGNATORY, NORTECH PROPERTY PRIVATE LIMITED (Private Limited Company), 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late D JAIN, HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 23,105/- ( B = Rs 23,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 23,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:00AM with Govt. Ref. No: 192021220123816401 on 29-11-2021, Amount Rs: 23,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1635595407 on 29-11-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26024, Amount: Rs.100/-, Date of Purchase: 25/10/2021, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:00AM with Govt. Ref. No: 192021220123816401 on 29-11-2021, Amount Rs: 75,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1635595407 on 29-11-2021, Head of Account 0030-02-103-003-02

**Debasis Patra**
**ADDITIONAL REGISTRAR OF ASSURANCE**
**OFFICE OF THE A.R.A. - I KOLKATA**
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 528990 to 529035

being No 190109472 for the year 2021.

Seal of the Additional Registrar of Assurances-I, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.12.30 14:06:25 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/12/30 02:06:25 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)