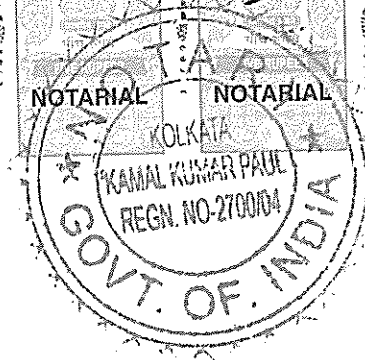




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 902352



THIS JOINT DEVELOPMENT AGREEMENT is made this 11th day of April,
Two Thousand and Twenty-Three;

BETWEEN

(1) OVERSURE INFRACON PRIVATE LIMITED (PAN:AACCO2668P), a Company incorporated under the Companies Act, 1956 **(2) RISEROSE APPARTMENT PRIVATE LIMITED (PAN:AAHCR6149K)**, a Company incorporated under the Companies Act, 1956, **(3) LINKLIKE RESIDENCY PRIVATE LIMITED (PAN:AADC L0249E)**, a Company incorporated under the Companies Act, 1956, **(4) ROSELINK REISIDENCY PRIVATE LIMITED (PAN:AAHCR66176)**, a Company incorporated

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11 APR 2023

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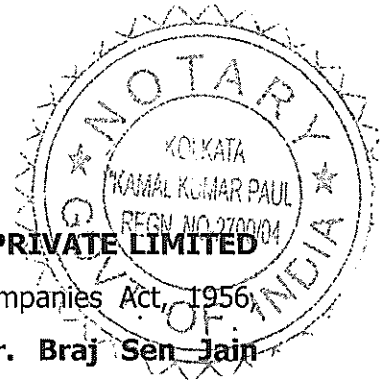
B. K. JAIN & CO.
Advocate
6A, Kisan Banker Roy Road
Kolkata - 700001

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NO.....
Name.....
Address.....
Vendor.....

I. CHAKRABORTY
68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

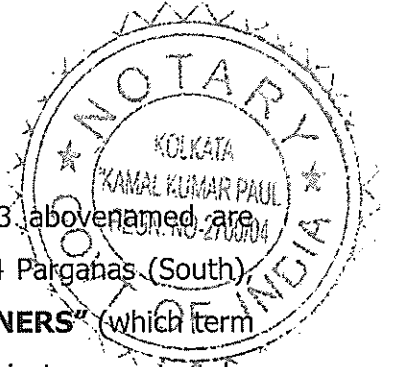
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under the Companies Act, 1956, **(5) MOONTREE INFRATECH PRIVATE LIMITED (PAN:AAKCM0682M)**, a Company incorporated under the Companies Act, 1956, **Appointers** no.-1 to 5 are represented by its Director **Mr. Braj Sen Jain (PAN:ACWPJ1468R) (AADHAAR:285651651634)** Son of Late Ram Ratan Jain, by faith Jain, by occupation-Service, by nationality Indian, of 20/B/1 Shrish Chandra Chowdhury Lane, Tala, Kolkata- 700002, **(6) SHINESTAR PROMOTERS PRIVATE LIMITED (PAN:AAWCS5797F)**, a Company incorporated under the Companies Act, 1956, **(7) SHIVMANI ESTATE PRIVATE LIMITED (PAN:AAWCS5800R)**, a Company incorporated under the Companies Act, 1956, **(8) SILVERFINE HOUSING PRIVATE LIMITED (PAN:AAWCS5796E)**, a Company incorporated under the Companies Act, 1956, **Appointers** no.-6 to 8 are represented by its Director **Mr. Sutesh Kedia (PAN:ALSPK8219L)(AADHAAR:915022767186)** Son of Sri Pradeep Kedia, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata-700 019 **(9) VIEWLINE COMPLEX PRIVATE LIMITED (PAN:A AFCV3890D)** a Company incorporated under the Companies Act, 1956, represented by its Director **Mr. Rrahul Bengani (PAN:AGIPB3150C)(AADHAAR:623034744 109)**, son of Ashok Kumar Bengani, Residing at:- 9, Lower Rawdon Street, Flat 5F, Kolkata-700020, P.O and P.S- Ballygunge, **(10) DEVPUJAN NIKETAN PRIVATE LIMITED (PAN:AAFCD5921K)**, a Company incorporated under the Companies Act, 1956, represented by its Director **Mrs. Shivani Murarka (PAN:BOKPM8782A) (AADHAAR:581366585009)** Wife of Sri Ankit Murarka by faith Hindu, by occupation- Housewife, by nationality Indian, of No 219, Bangur Avenue, Block-A, P.O- Bangur Avenue, P.S- Laketown, Kolkata- 700055. **(11) STARPRIME CONSTRUCTION PRIVATE LIMITED (PAN:AAWCS5793B)** a Company incorporated under the Companies Act, 1956, **(12) SWARNSATHI PROJECTS PRIVATE LIMITED (PAN:AAWCS5795H)** a Company incorporated under the Companies Act, 1956, **Appointers** no.-11 and 12 are represented one of its Director **Mr. Mayank Jajodia (PAN:AESPJ 0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, P.O- GPO, P.S- Bowbazar, Kolkata 700001, West Bengal, **(13) SHANTMAY COMPLEX PRIVATE LIMITED (PAN:AAWCS5110L)** a Company incorporated under the Companies Act, 1956, represented one of its Director **Mr. Ankit Murarka (PAN:ALYPM4770E)(AADHAAR:461157394834)** son of Sri Suresh Kumar Murarka residing at 219, Bangur Avenue, Block-A, P.O- Bangur Avenue,

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M.'s Court
243 Bankshall Street
Kolkata-700001

01 APR 2023



P.S- Laketown, Kolkata- 700055, West Bengal, All Nos. 1 to 13, abovenamed, are having its registered Office at Bhasa, P.O.- Bishnupur, District- 24 Parganas (South), Pin-743503 hereinafter jointly referred to as the the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective its successor and/or successors-in-office and/or permitted assigns) of the **ONE PART**.

AND

MOONTREE INFRATECH PRIVATE LIMITED (PAN:AAKCM0682M), a Company incorporated under the Companies Act, 1956, having its registered office at Bhasa, P.O. Bishnupur, District- 24 Parganas (South), Pin - 743503 represented by its **Director Mr. Braj Sen Jain (PAN:ACWPJ1468R) (AADHAAR:285651651634)** of 20B/1 Shrish Chandra Chowdhury Lane, Tala, Kolkata- 700002, hereinafter referred to as the "**OWNER -DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or permitted assigns) of the **OTHER PART :**

The Land Owners and the Owner-Developer are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS :-

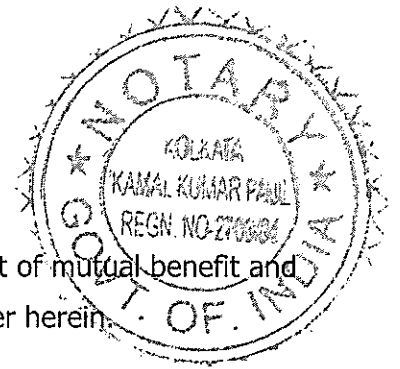
A. The Land Owners and the Owner-Developer herein are the absolute owners of respective pieces and parcels of land collectively measuring about 96.26 decimals comprised within Mouza – Bhasa, Diamond Harbour Road, P.O. Bishnupur, District- 24 Parganas (South), Pin - 743503, more fully detailed in the **First Schedule** hereunder written, hereinafter collectively referred to as the "**Subject Land**" and individually "**Land Parcel**".

B. Each of the Land Owners and the Owner-Developer herein has acquired ownership in respect of their Land Parcels by virtue of their respective title deeds, the detailed particulars whereof are mentioned in the **Second Schedule** hereunder written.

C. The Land Owners and the Owner-Developer herein jointly agreed and decided to collectively develop and/or to cause collective development of "Subject Land" as a

KAMAL KUMAR PAUL
NOTARY PUBLIC, GOVT. OF INDIA
Reg. No. 2700/04
C.M.J.'s Court
24B Bankshall Street
Kolkata-700001

11 APR 2023



composite development and the same with the intent and object of mutual benefit and advantage of each of the Land Owners and the Owner-Developer herein.

D. The Owner-Developer on being approached by the Owners, have agreed to undertake, inter alia, obtaining of the required permissions, clearances, no-objections and sanction of building plan for development of the subject land and further to appoint some experienced contractor to undertake and carry out development of the Subject Land.

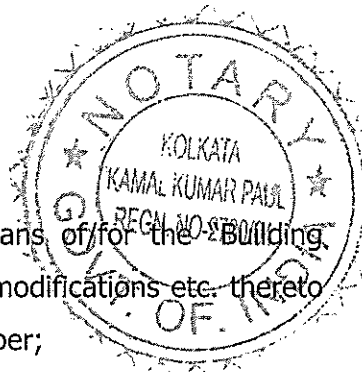
E. The Parties have agreed to record the various terms and conditions pertaining to the commercial exploitation of the Subject Land and construction of Buildings Complex thereat.

NOW THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants, terms, conditions and understandings set forth in this Agreement and other good and valuable consideration, the Parties hereto with the intent to be legally bound, hereby agree as follows:-

1. In lieu of the consideration recorded herein the Owners as also the Owner-Developer confirm the grant in favour of the Owner-Developer of the sole and exclusive Development Rights in respect of each of their respective Land Parcels comprising the Subject Land.
2. In the context of development of the Land Parcels and/or the Subject Land, the Owner-Developer shall be entitled to the following rights and privileges:-
 - (a) Determine at its sole discretion, the detailed design and components of the Project as also the mode and manner of execution and implementation thereof, subject to the understanding that the said "Building Complex" to be constructed at the "Subject Land" will be with the basic specifications of the Units as detailed in the **Third Schedule** hereunder written, on the clear and unequivocal understanding and agreement that such detailed specifications may be changed and/or modified as may be required by the Owner-Developer from time to time at its absolute discretion;
 - (b) Have the Subject Land surveyed and the soil tested;

KAMAL KUMAR PAUL
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 Regd. No. 2700/04
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 2 & 3 Bankshall Street
 Kolkata-700001

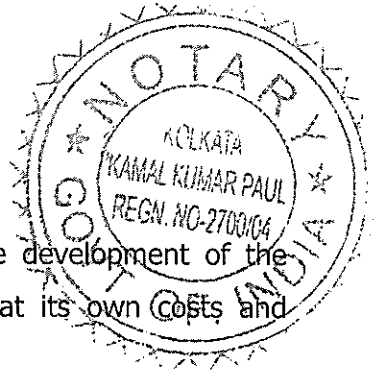
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- (c) Prepare and/or cause to be prepared the plans of for the "Building Complex" including the revisions, alterations, modifications etc. thereto as the Owner-Developer may deem fit and proper;
- (d) Appoint architects, surveyors, engineers (civil, structural, mechanical, electrical amongst others), contractors, specialists, valuers, consultants, agencies, service providers and other Person(s) in connection with the development of the Subject Land and construction of the Building Complex;
- (e) Construct and/or lay internal roads, drainage facilities, water supply facilities, sewage disposal facilities and electricity supply lines and/or other required "Facilities & Amenities" at the Building Complex;
- (f) Sell and/or create any manner of right, title or interest over/in respect of the various Units and other saleable spaces comprising the Building Complex at the "Subject Land" in pursuance of this Agreement, at such prices, on such terms and conditions and as be solely and exclusively be decided by the Owner-Developer;
- (g) Mortgage, create any charge, lien etc., on/in respect of any and/or all the Land Parcels and/or the Subject Land and/or any part or portion of the "Building Complex" and the same in order to obtain financial assistance from any bank(s) and/or financial institution(s) as the Owner-Developer may at its discretion decide for the purpose of execution and implementation of the Project;
- (h) Secure the occupancy certificate, completion certificate, approvals, certificates, consents relating to fire, sewage, airport clearance, environmental clearance and all other certificates/approvals/licenses/consents required for the execution and implementation of the Building Complex/Project;
- (i) Do, execute and perform such other acts, deeds, things, etc., as may be required to ensure the smooth execution, implementation and completion of the development of the "Subject Land" and construction of the Building Complex thereat.
3. In lieu of the consideration recorded herein the Owner-Developer accepts the aforesaid grant of the Development Rights in respect of the Land Parcels

KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. 2700/04
 C.M.A.'s Court
 24 B Bankshall Street
 Kolkata-700001

11 APR 2023



and/or the Subject Land, and agrees to undertake the development of the Subject Land being a part and parcel of the Project at its own costs and expenses.

4. The Owners and each of them shall, without any demur or delay co-operate with the Owner-Developer and do all acts, deeds, things, etc., that may be required or deemed desirable by the Owner-Developer to give effect to the provisions of this Agreement.
5. The consideration in lieu whereof the Owners have granted and Transferred the Development Rights to, unto and in favour of the Owner-Developer is:- (i) the Owner-Developer agreeing to undertake the planning, sanction, construction and completion of the Subject Land and/or each of the Land Parcels at its own costs and expenses; and (ii) the receipt by the Owners from the Owner-Developer, of the Owners' Share out of the sale proceed in the manner stipulated herein.
6. The consideration in lieu whereof the Owner-Developer has accepted the grant of the Development Rights from the Owners and has agreed to commercially exploit the Subject Land by undertaking the construction and completion of development of the Subject Land at its own costs and expenses, the Developer subject to payment of the amount of the Owner's Allocation as hereafter provided, be solely entitled to receive, realize, recover and appropriate the entirety of the sale proceeds of the Units and saleable spaces of the building/s complex.
7. The parties have agreed that the Owners shall jointly be entitled to be paid out of the sale proceeds of the Units and saleable spaces of the building complex the settled sum on pro rata basis towards "Owner's Share" and the same to be paid to them proportionately.
8. The respective Owners with the assistance of the Owner-Developer shall :
 - (a) cause their respective Land Parcels to be mutated in their respective names and also to be made conversion in the records of each of the concerned authorities including Municipality, concerned Block Land &

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 Regd. No. 2700/04
 C.M.'s Court
 2 & 3 Bankshall Street
 Kolkata-700001

11 APR 2023

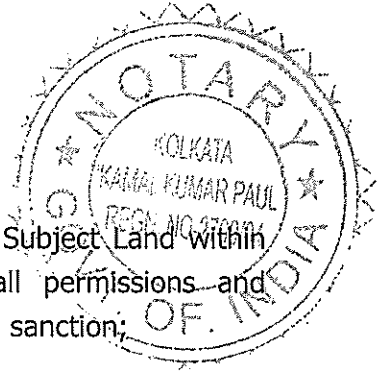


Land Reforms Office, the concerned panchayat, the development authority and any other concerned Authority; and

- (b) obtain in respect of each of the concerned Land Parcels, necessary clearances and/or no objection certificates from each of the concerned authorities and also obtain from the competent authority under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976, the West Bengal Land Reforms Act, 1955, and all applicable land laws;
9. The Owners would sign all papers and documents, as may be so required, to enable the Owner-Developer to apply for and obtain, at the Owner-Developer's own costs and expenses, all such written consents, permissions, no-objections etc. from the Governmental Authorities and/or such other statutory or other bodies as may be required for and/or related to the development of the Subject Land.
 10. The Owners would continue to remain liable and responsible to pay and bear the entirety of the Outgoings for their respective Land Parcels for the period upto the date of sanction of the plan in respect of the Subject Land and each of the Owners shall keep the Owner-Developer fully saved, harmless and indemnified in respect thereof.
 11. The Owners would act and co-operate in good faith with the Owner-Developer in all respects for the execution and implementation of the Project in terms of this Agreement, and provide all assistance as may be required/requested by the Owner-Developer to enable the Owner-Developer to implement and complete the Project.
 12. The Owners would execute and deliver registered and unregistered power(s) of attorney to authorise and empower the Owner-Developer and/or its nominee(s), as may be required by the Owner-Developer for carrying out various acts, deeds and things in respect of the development of the Subject Land and implementation of the Project and to also deal with the same.
 13. Subject to compliance by the Owners of each of their obligations stated herein, the Owner-Developer will:

KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. 2700/04
 C.M.M.'s Court
 2 & 3 Bankshall Street
 Kolkata-700001

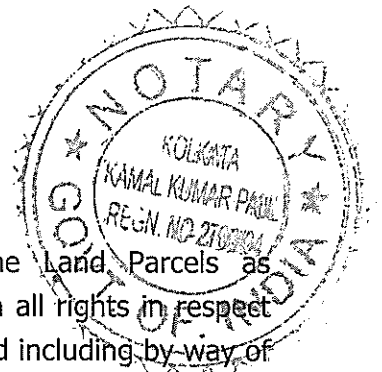
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- a) Apply for and obtain sanction of the plan for the Subject Land within 3(three) months from the date of obtaining all permissions and clearances as may be required for applying for such sanction;
 - b) Apply for and obtain all permissions and clearances required to commence the development of the Subject Land as ascertained by the Owner-Developer.
 - c) endeavor to develop the Subject Land in such several phases and within such time period(s) as may be determined by the Owner-Developer at its sole and absolute discretion, within a period of 5(five) years from the date on which the last of the clearances required to commence construction is received by the Owner-Developer, subject to a grace period of 6 (six) months thereafter;
 - d) Remain responsible for material compliance with all statutory requirements, whether local or state or central, in respect of the construction and development of the Project/Subject Land;
 - e) bear, incur and pay all the costs, charges and expenses towards the planning, sanction, construction, erection and development of the Subject Land/Project including the fees payable to the architects, contractors, builders, surveyors and consultants;
 - f) Make proper provision for security as may be determined by the Owner-Developer
 - g) Pay and bear all the Outgoings in respect of the Land Parcels comprising the Subject Land commencing on and from the date of sanction of the plan till the date of completion of the Project, as stated hereinabove, as certified by the architect of the Project.
14. For the purpose of undertaking the planning, sanction and development of the Subject Land/Project, the Owner-Developer shall be entitled to:-
- (i) appoint any contractor to carry out development of the Subject Land/Project on the terms recorded herein;
 - (ii) appoint professional team; and
 - (iii) consume such floor area ratio for the entirety of the Subject Land as the Owner-Developer or its Contractor may in their absolute discretion decide
15. (a) The Owners having consented for the Owner-Developer raising loans from any financial institution, they would at the request of the Owner-

KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. 2700/04
 G.M. No. Court
 2 & 3 Bankshall Street
 Kolkata-700001

11 APR 2023



Developer cause such parts or portions of the Land Parcels as determined by the Owner-Developer together with all rights in respect thereof to be charged or mortgaged or encumbered including by way of equitable mortgage by deposit of the original Title Deeds and the originals of the other deeds and documents, if any as determined by the Owner-Developer, in favour of bank(s) and/or financial institution(s) identified by the Owner-Developer;

- (b) It is agreed and understood that for the purpose of raising funds, the Owner-Developer shall be entitled to create a charge/ mortgage/ Encumbrance on all and/or any of the building(s) and other construction(s) and/or structure(s) constructed/erected on the Subject Land;
- (c) The Owner-Developer shall remain liable and responsible for the repayment of the specific borrowings and shall keep the Subject Land and also each of the Owners safe, harmless and indemnified in respect thereof.

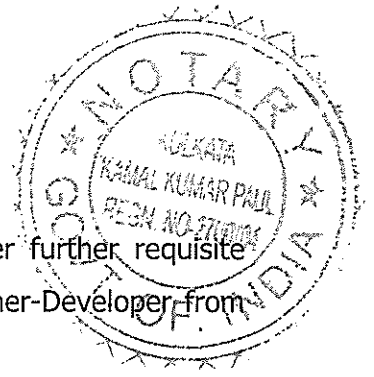
16. In order to facilitate the Owner-Developer to undertake the Project and/or for speedy construction, erection, completion and implementation of development of the Subject Land/Project and to, *inter alia*:

- (a) exercise the Development Rights;
- (b) exercise the rights granted under this Agreement;
- (c) sell, Transfer, or otherwise dispose of undivided share in any part or portion of the land comprised in each of the Land Parcels,

Without prejudice to and in addition to each of the other powers, rights and authorities granted by each of the Owners in favour of the Owner-Developer, the Owners hereby and hereunder appoint the Owner-Developer, as their respective constituted attorney and authorized representative, *inter alia*, for each of the aforesaid purposes in respect of each of their respective Land Parcels, and further the Owners herein have granted irrevocable powers in favour of the Owner-Developer and/or its nominees by way of a separate Power of Attorney, each with the intent and purpose that each of the Owners shall be bound by each of the acts, deeds and things done, executed and performed by the Owner-Developer and/or its nominee(s) in pursuance of such powers

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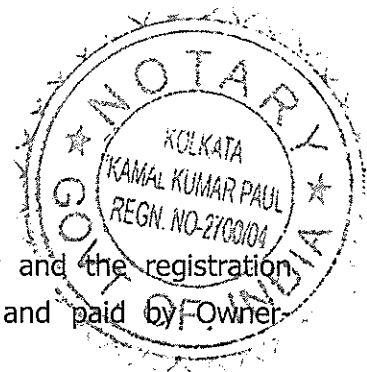
31 APR 2023



17. Each of the Owners hereby agree to execute and register further requisite specific Power of Attorney as may be required by the Owner-Developer from time to time.
18. The Owners as also the Owner-Developer shall be responsible for the title of their respective Land Parcels and shall ensure to keep the same marketable and free from all encumbrances.
19. The Owner-Developer shall have the right to enter into, sign, execute and deliver all documents, deeds, etc. for the sale/Transfer etc. of any saleable space, Unit, open or covered area(s), etc. and/or for granting any manner of right or interest in/to and/or the permission to use any space or area (open or covered), at any part or portion of the Project in terms of these presents and/or in respect of any part or portion of the Subject Land, each in its own name, in such a manner as the Owner-Developer may determine at its sole and absolute discretion.
20. It is agreed that on completion of the development of the Project as per this Agreement, the Owner-Developer shall manage, maintain and administer the Project until formation of the Organisation and after formation of the Organization, the management and maintenance of the Project shall be entrusted to the Organization subject to and in accordance with the terms in respect thereof as be stipulated by the Owner-Developer.
21. It is recorded that simultaneously with the execution of these presents, each of the Owners have handed over under accountable receipt to the Owner-Developer, the originals of each of their respective Title Deeds as and by way of security to, *inter alia*, enable the Owner-Developer with the prior consent of the Owners to deposit the same for creation of equitable mortgage by deposit of Title Deeds in terms of these presents.
22. None of the Owners shall be entitled to assign or transfer their respective rights and/or novate any of their respective obligations under this Agreement to any Third Party.
23. No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by each of the Parties.

KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. 2700/04
 C.M.M.'s Court
 2 & 3 Bankshall Street
 Kolkata-700004

11 APR 2023



24. All costs, charges and expenses towards stamp duty and the registration charges payable on this Agreement shall be borne and paid by Owner-Developer.
25. All disputes and differences between the parties hereto in any way touching or concerning this agreement or as regards the interpretation scope or effect of any of the terms and conditions herein contained or as regards the rights and liabilities of the parties hereto shall be referred to Arbitration as per the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment thereto for the time being in force.

THE FIRST SCHEDULE ABOVE REFERRED TO

"Land Parcel"

Plots of Land measuring 96.26 Decimal being Cluster "D" within Mouza – Bhasa, J.L. No.20, under Paschim Bishnupur Gram Panchayat, Diamond Harbour Road, P.S. Bishnupur, District – 24-Parganas (South),

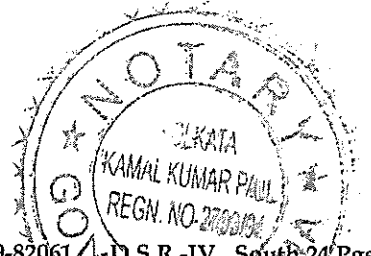
Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian No.	Area (Decimal)
Oversure Infracon Private Limited	1532	1581	4523	5
Riserose Apartment Private Limited	1535	1584	4467	10
Linklike Residency Private Limited	1500	1546	4421	10
Roselink Residency Private Limited	1500	1546	4418	10
Moontree Infratech Private Limited	1500	1546	4424	4
Shinestar Promoters Private Limited	1500	1546	4507	10
Shivmani Estate Private Limited	1500	1546	4442	10
Silverfine Housing Private Limited	1500	1546	4463	10
Viewline Complex Private Limited	1500	1546	4425	10
Devpujan Niketan Private Limited	1535	1584	4471	10
Starprime Construction Private Limited	1500	1546	4509	5
Swarnsathi Projects Pvt. Ltd.	1500	1546	4465	2
Shantmay Complex Pvt. Ltd	1345(P)	1371	4436	0.26
			Total	96.26 Decimal

THE SECOND SCHEDULE ABOVE REFERRED TO
(Details of the Purchase Deeds of the Owners in respect of their respective Land Parcels)

Name of Owners	Being no.	Book No.	Volume No.	Page No.	Registry office
OVERSURE INFRACON PVT LTD.	03175 of 2016	I	1604-2016	86525-86548	D.S.R.-IV, South 24 Pgs
RISEROSE APPARTMENT PVT LTD.	02892 of 2016	I	1604-2016	81126-81148	D.S.R.-IV, South 24 Pgs
LINKLIKE RESIDENCY PVT LTD.	02914 of 2016	I	1604-2016	79189-79211	D.S.R.-IV, South 24 Pgs
ROSELINK REISIDENCY PVT LTD.	02913 of 2016	I	1604-2016	79166-79188	D.S.R.-IV, South 24 Pgs
MOONTREE INFRATECH PVT LTD.	03174 of 2016	I	1604-2016	86501-86524	D.S.R.-IV, South 24 Pgs
SHINESTAR PROMOTERS PVT LTD.	03150 of 2016	I	1604-2016	86115-86137	D.S.R.-IV, South 24 Pgs
SHIVMANI ESTATE PVT LTD.	03147 of 2016	I	1604-2016	86184-86206	D.S.R.-IV, South 24 Pgs
SILVERFINE HOUSING PVT LTD.	03151 of 2016	I	1604-2016	86092-86114	D.S.R.-IV, South 24 Pgs
VIEWLINE COMPLEX PVT LTD.	02911 of 2016	I	1604-2016	79120-79142	D.S.R.-IV, South 24 Pgs

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's Court
235 Bankshall Street

11 APR 2023



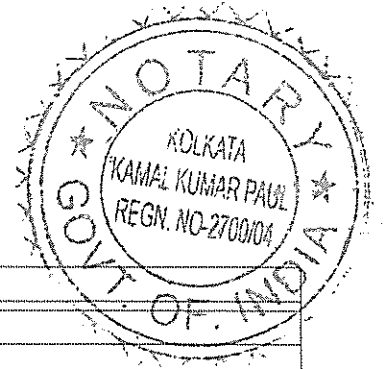
DEVPUJAN NIKETAN PVT LTD.	03018 of 2016	I	1604-2016	82039-82061	D.S.R.-IV, South 24 Pgs.
STARPRIME PROJECTS PVT. LTD.	03149 of 2016	I	1604-2016	86138-86160	D.S.R.-IV, South 24 Pgs.
SWARNSATHI PROJECTS PVT. LTD.	03154 of 2016	I	1604-2016	80646-86068	D.S.R.-IV, South 24 Pgs.
SHANTMAY COMPLEX PVT. LTD	02917 of 2016	I	1604-2016	79260-79283	D.S.R.-IV, South 24 Pgs.

**THE THIRD SCHEDULE ABOVE REFERRED TO
[Specifications]**

SPECIFICATIONS OF THE APARTMENT/UNITS	
Structure	: RCC framed structure
Living Room/ Dining Area	
Flooring	: Vitrified Tiles
Wall	: Ready to paint
Ceiling	: Ready to paint
Main door	: Doors Installed
Internal doors	: Doors Installed
Windows/ Glazing	: Aluminum windows
Electrical	: Modular switches
Bedrooms	
Flooring	: Vitrified Tiles
Wall	: Ready to paint
Ceiling	: Ready to paint
Internal doors	: Doors Installed
Windows/ Glazing	: Aluminum windows
Electrical	: Modular switches
Balcony	
Flooring	: Tiles
Wall	: Painted
Ceiling	: Painted
Railing	: Railing Installed
Electrical	: Modular switches
Kitchen	
Flooring	: Tiles
Wall	: Ceramic tiles up to 2ft height above kitchen counter
Door	: Doors Installed
Windows/ Glazing	: Aluminum windows
Electrical	: Modular switches
Toilets	
Flooring	: Anti-skid Tiles
Wall	: Tiles up to false ceiling height
Door	: Doors Installed
Windows/ Glazing	: Aluminum windows with provision of exhaust fan
Sanitary ware	: WC, Wash basin

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's Court
243 Bankshall Street
Kolkata-700004

11 APR 2023



Electrical	:	Modular switches
Helper's Room		
Flooring	:	Tiles
Door	:	Door Installed
Helper's Toilet		
Flooring	:	Tiles
Wall	:	Tiles upto Lintel Level
Door	:	Doors Installed
Windows/ Glazing	:	Aluminum windows

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

SIGNED, SEALED AND DELIVERED
by the **LAND OWNERS** at Kolkata in
the presence of :

1) Sneha Chakraborty
w/o Sukanta Chakraborty
11 NO. Pancharanbaly Road
Sukchar, Kolkata-700115.

- (1) OVERSURE INFRACON PRIVATE LIMITED
- (2) RISEROSE APPARTMENT PRIVATE LIMITED
- (3) LINKLIKE RESIDENCY PRIVATE LIMITED
- (4) ROSELINK REISIDENCY PRIVATE LIMITED
- (5) MOONTREE INFRATECH PRIVATE LIMITED

(Appointers no.-1 to 2 are represented by its Common Director Mr. Braj Sen Jain)

- (6) SHINESTAR PROMOTERS PRIVATE LIMITED
- (7) SHIVMANI ESTATE PRIVATE LIMITED
- (8) SILVERFINE HOUSING PRIVATE LIMITED

(Appointers no.-6 to 8 are represented by its Common Director Mr. Sutesh Kedia)

- (9) VIEWLINE COMPLEX PRIVATE LIMITED

(Director Mr. Rahul Bengani)

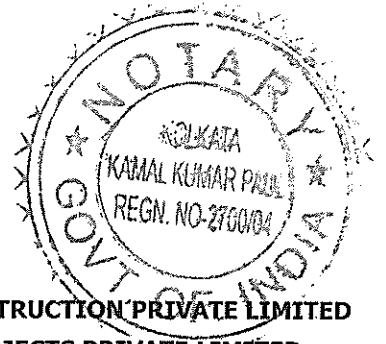
- (10) DEVPUJAN NIKETAN PRIVATE LIMITED

Shivani Murarka

(Director Mrs. Shivani Murarka)

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

11 APR 2023



② Sayani Phosh Dutta.
 c/o Abhik Dutta.
 Sailadusi rd, South
 Golbagan, Ninta,
 Kolkata - 700049.

(11) STARPRIME CONSTRUCTION PRIVATE LIMITED
 (12) SWARNSATHI PROJECTS PRIVATE LIMITED

Mayank Jajodia

(Appointers no.-11 and 12 are represented Common Director Mr. Mayank Jajodia)

(13) SHANTMAY COMPLEX PRIVATE LIMITED

Ankit Murarka

(Director Mr. Ankit Murarka)

SIGNED, SEALED AND DELIVERED
 by the **OWNER-DEVELOPER** at
 Kolkata in the presence of :

- 1) smeha Chakraborty
- 2) Sayani Phosh Dutta.

MOONTREE INFRA TECH PRIVATE LIMITED

Braj Sen Jain

(Director Mr. Braj Sen Jain)

Drafted & Prepared by:-
PRAKASH JAIN (Advocate)

Prakash Jain

Sealdah Civil Court, Kolkata.
 Enrolment No. F-2027/1987/2017

KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. 2700/04
 C.M.'s Court
 2 & B Bankshell Street
 Kolkata-700004

Signature Attested Only on
 Identification of Ld. Advocate

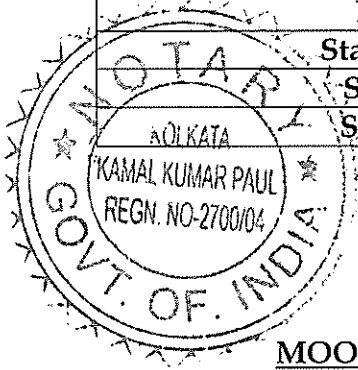
KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Kolkata, West Bengal

01 APR 2023

~~~~~  
DATED THIS ..... DAY OF ..... 2023  
~~~~~

BETWEEN

Oversure Infracon Private Limited
Riseroase Apartment Private Limited
Linklike Residency Private Limited
Roselink Residency Private Limited
Moontree Infratech Private Limited
Shinestar Promoters Private Limited
Shivmani Estate Private Limited
Silverfine Housing Private Limited
Viewline Complex Private Limited
Devpujan Niketan Private Limited
Starprime Construction Private Limited
Swarnsathi projects Private Limited.
Shantmay Complex Private Limited



..... LAND OWNERS

AND

MOONTREE INFRATECH PRIVATE LIMITED

..... OWNER-DEVELOPER

JOINT DEVELOPMENT AGREEMENT