S. 1124

T-1697/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

Q. NO. 35669493021/21

पश्चिमबंगला पश्चिम बंगाल WEST BENGAL AE 282553

West Bengal Case No. 258/21

Additional
District Sub-Registrar
Rajarhat, North 24 Parganas

02/03/21

District Sub-Registrar
Rajarhat, North 24 Parganas

02 MAR 2021

THIS DEVELOPMENT AGREEMENT

made this 24th day of February,

2021

BETWEEN

067497

Sl. No. ..... Date ..... 19 FEB 2021

Name .....

Area ..... 19 FEB 2021

Amt. ..... 100 .....

Dalhousie Properties Private Limited

Director

LAKSHIT DEVELOPERS AND

Authorised Signatory

ANURIA CONTRACTIONS PVT. LTD.

Director

Dhanasri Niwas Private Limited

Director

Bluemoon Infratech Pvt Ltd

Director/Authorised Signatory

UNIVERS MERCHANT PRIVATE LIMITED

Director

GOPIKA DEVELOPERS PRIVATE LIMITED

Director

Dhankumar Projects Pvt Ltd

Director/Authorised Signatory

SOUMITRA CHANDA
Licensed Stamp Vendor
B.B. K.K. Roy Road, Tol-1

A.D.S.R. Cum-Sub Registrar
Bishnupur
South 24 Parganas

24 FEB 2021

Impressions taken
TRY PARNASH BURMANI
Sub-Registrar
Bishnupur, South 24 Parganas

1. **AANIYA INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017(PAN AALCA3339E), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.
2. **AKSHARVANI NIRMAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017(PAN AALCA5750D), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.
3. **ANIRON CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017(PAN AALCA5625G), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.
4. **ANSUYA PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017(PAN AALCA5116F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

[illegible] LIMITED

Director

[illegible] PRIVATE LIMITED

Director

ALLWORTH BUILDERS LLP

Signatory

[illegible]

Authorised Signatory/Partner

VARTAMAN BUILDERS LLP

Authorised Signatory/Partner

[illegible] PRIVATE LIMITED

Director

[illegible] PRIVATE LIMITED

Director

KUVAR DEVELOPERS LLP

Authorised Signatory/Partner

[illegible] PRIVATE LIMITED

Director

ADRIANVANT ADIMAN (P) LTD.

Director

FUTUREGROW PROPERTIES (P) LTD.

Director

TERRACE PLAZA (P) LTD.

Director (Authorised Signatory)

[illegible]

24 FEB 2021

5. **BLUESNOW INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017 (PAN AAFCB4606F), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

6. **DAILYVIEW PROJECTS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017(PAN AAECD6160B), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

7. **DAILYVIEW PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN AAECD6158M), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

8. **DHANASETH NIRMAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700 071, (PAN AAECD6159L), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

BOI

BOI

BOI

BOI

BOI

BOI

BOI

BOI

24 FEB 2021

9. **DHANKAMAL PROJECTS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017, (PAN AAECD6232C), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0575A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltalalane, P.S Taltala P.O Taltala, Kolkata 700014.

10. **FORWARD INFRABUILD PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017, (PAN AAECF1778F), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0575A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltalalane, P.S Taltala P.O Taltala, Kolkata 700014.

11. **FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017, (PAN AAECF1715G), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltalalane, P.S Taltala P.O Taltala, Kolkata-700014.

12. **ALLWORTH BUILDERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata – 700016, (PAN ABAFA3843N), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltalalane, P.S Taltala P.O Taltala, Kolkata-700014.

MKR NIRMAN PVT. LTD.

Director

TRENLON PLAZA (P) LTD.

Director (Authorised Signatory)

Sonipur

2 4 FEB 2021

13. **VARTAMAN BUILDERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata – 700016, (PAN AAQFV6994A), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

14. **KUVAR DEVELOPERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata – 700016, (PAN AATF6572F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

15. **LAKSHIT DEVELOPERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata – 700016, (PAN AAHFL7391Q), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

16. **FUTUREGROW PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata – 700017, (PAN AACCF1798B), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

17. **GOPIKA INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN AAFCG1523G), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0967 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

18. **KAILASHDHAM INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN AAFCK1295B), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0967 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

19. **KAILASHDHAM REALTORS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN AAFCR1371G), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0967 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

20. **LINKLIFE REALTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN AACCL4628C), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0967 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalaLane, P.S Taltala P.O Taltala, Kolkata-700014.

Sonarpur
South 24 Parganas

21. **LIVEWIRE INFRABUILD PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700016, (PAN AACCL4627F), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU3575A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltalalane, P.S Taltala P.O Taltala, Kolkata-700014.

22. **SRI SWAPAN KUMAR GHOSH**, son of Late Haridas Ghosh, by Nationality Indian, residing at A/17, Rajbayan Park, Boral, P.S. Sonarpur, P.O. Boral, Kolkata - 700 154, South 24 Pargana (PAN - ADGPG0768J) (Aadhar No. 7754 0748 5445)

23. **MR. DILIP GHOSH**, son of Sri Khritish Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 176, Gupta Colony, Baburia, P.O. Nabapally, P.S. Baranar, Kolkata - 700 126, North 24 Parganas, (PAN - ADDPG0795M), (Aadhar No. 5775 7333 0058),

24. **SMT. GITA GHOSH**, wife of Sri Swapan Kumar Ghosh, by Nationality Indian, residing at A/17, Rajbayan Park, Boral, P.S. Sonarpur, P.O. Boral, Kolkata - 700 154, South 24 Pargana (PAN - ADKPG9673J) (Aadhar No. 5006 1733 9787),

25. **MR. RATAN KUMAR GHOSH**, son of Sri Haran Chandra Ghosh, by faith Hindu, by occupation business, by nationality Indian, residing at 18, Batchnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN - ADZPG2916K) (Aadhar No. 7143 0269 1142),

26. **SMT. MOM GHOSH**, wife of Sri Ratan Kumar Ghosh, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 18, Batchnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN ADMPG2792L) (Aadhar No. 7893 0783 4547),

27. **MR. DEB KUMAR MUKHERJEE**, son of Late Babakrishna Mukherjee, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 18, Batchnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 048, South 24, Pargana (PAN AISPM6031F) (Aadhar No. 5812 6370 2426),

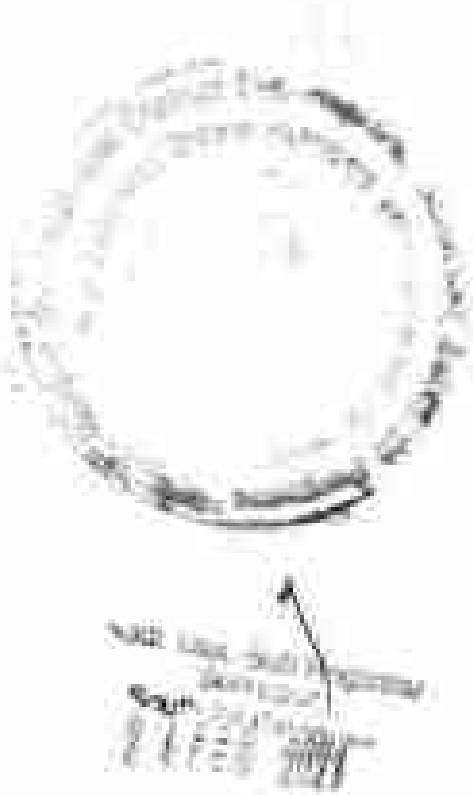
28. SMT. TAPASI MUKHERJEE, wife of Mr. Debi Kumar Mukherjee by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12, Baishnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Parganas (PAN - AJPPM9100P) (Aadhar No. 8316 5160 0612).

29. DAMASK REALTY PRIVATE LIMITED, a company a Company within the meaning of Companies Act, 2013 having its registered office at 18, Baishnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Parganas (PAN AAECD7415R) represented by its Director Sri. Ratan Kumar Ghosh, son of Sri Haran Chandra Ghosh, by faith Hindu, by occupation business, by nationality Indian, residing at 18, Baishnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Parganas (PAN - ADZPG2916H) (Aadhar No. 7142 0269 1142).

30. MR. DHRUBA MUKHERJEE, son of Malay Nanda Mukherjee, by faith Hindu, by Occupation Service, by Nationality Indian, residing at 12, Baishnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Parganas (PAN - AVNPM2070H) (Aadhar No. 4104 5486 1827).

31. MKR NIRMAN PRIVATE LIMITED a company a Company within the meaning of Companies Act, 2013 having its registered office at 12, Baishnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Parganas (PAN - AAICM8346A) represented by its Director Sri. Ratan Kumar Ghosh, son of Sri Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at 18, Baishnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Parganas (PAN - ADZPG2916H) (Aadhar No. 7142 0269 1142).

The Owner Nos. 1 to 21 are hereinafter referred to as the Group I Owners and the Owner Nos. 22 to 31 are hereinafter referred to as the Group II Owners and the Owner Nos. 1 to 31 are jointly referred to as the OWNERS (which expression shall unless repugnant to the subject or context mean and include in case of individuals, their respective legal heirs, successors, administrators, executors, agents and assigns and in case of companies their respective successors in interest, successors in office, agents and permitted assigns) of the ONE PART;



AND

TEENLOK PLAZA PRIVATE LIMITED (PAN AAECT6338L) a company within the meaning of Companies Act, 2013 having its registered office at 111, PARK STREET, KOLKATA-700016 P. O. Park Street , P.S. Park Street, Kolkata- 700016 represented by its Authorised Signatory Mr. Rajesh Jhunjhunwala authorised by a Resolution dated 16.02.2021 by religion Hindu, by occupation Business, Citizen of India, (PAN ACPPJ2995Q/ Aadhar 7938 6809 7430) son of Sri Kedar Nath Jhunjhunwala residing at 5/7, Surendrabala Main Road, Kolkata-700038 P.S. Behala P. O. Sahapur Kolkata- 700038, hereinafter referred to as "the **DEVELOPER**" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the **OTHER PART.**

In this Agreement the following additional expressions shall unless repugnant to the context shall have the meaning assigned thereto:

(i) **"Adjustable Advance"** means an aggregate sum of Rs. 4,34,11,620/- (Rupees Four Crore Thirty Four Lakhs Eleven Thousand Six hundred and Twenty only) paid by the Developer to the Owners as recited herein and adjustable against the Owners Revenue Share.

(ii) **"Allottees"** means the persons who shall book and/or enter into agreements for purchasing and acquiring or have purchased and acquired Units and/or Parking Spaces in the Project.

(iii) **"Building Plan"** means the plan for construction of the buildings and other structures on the said Land as may be sanctioned by the appropriate authority.

(iv) **"Common Areas"** means the areas in the Project meant for common use and enjoyment and includes passages, lobby, staircase, lift, and more fully described in the Second Schedule hereunder but does not include the Saleable Areas.

(v) **"Common Services"** means all essential services, facilities and utilities in the Project as may be decided by the Developer to be installed and/or provided therein, such as, water and electricity in the Common Areas, lift, plumbing, sanitation, drainage, sewerage etc. and shall include all equipment, apparatus, fittings, plumbing required for providing such services facilities and utilities.

(vi) **"Developers Revenue Share"** or **"Developers Allocation"** means Sale Consideration Amount as reduced by Owners Revenue Share that is to say 71.31% of Sale Consideration Amount and also all other receivables apart from Sale Consideration Amount.

(vii) **"Development Commencement Date"** means the date of Sanction of the Building Plan by the appropriate authority for the said Project.

(viii) **"Marketing Expenses"** means the expenses incurred by the Developer for Marketing the Project and more fully stated herein.

(ix) **"Marketing"** means marketing of the Project and more fully stated herein.

(x) **"Miscellaneous Receipts"** shall mean all other amounts received against Booking / Allotment and Transfer of the Saleable Areas in the Project save and except the Sale Consideration Amount, which shall include, but not limited to the following:

a. Statutory realisation, including but not limited to GST, development charges, Betterment fees etc.;

b. Marketing Costs incurred by the Developer;

24 FEB 2021

c. Refunds made to any Allottee, including any interest, costs, charges, damages, penalties etc. paid and also any litigation cost incurred in respect of any dispute with any Flat Buyer

d. Stamp duty and registration fee if collected from the prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property.

e. Cost of extra work carried out exclusively at the instance of Transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property.

f. Furniture fixture or fittings or any electrical gadgets supplied at the cost and exclusively at the instance of Transferees beyond the specified specification.

g. Any deposit for Electricity Board or local electricity supplier, society formation charges, deposits/security received from transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Spaces and other spaces areas rights or benefits at the said Property.

h. Amounts received from Transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property on account of or as extras such as on account of generator, transformer and other installations, amenities, and facilities, procuring electricity, mutation assistance charges, society formation charges, legal charges etc., and also those received as deposits / advances against rates and taxes, maintenance charges, maintenance deposits, sinking fund, etc.

i. Amounts received from Transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property on account of nomination charges, cancellation charges, interest on delayed payment charges, etc.

j. Any payments made in discharge of any liability of the Owners which the Owners fails to make payment.

Gomathi

24 FEB 2021

(x) **"Owners Revenue Share" or "Owners Allocation"** shall mean :

- For Group I Owners - 21 % of Sale Consideration Amount which shall be receivable by the Group I Owners in the manner agreed herein.
- For Group II Owners -7.69 % of Sale Consideration Amount which shall be receivable by the Group II Owners in the manner agreed herein.

(xii) **"Project Land"** means the said Land together with the buildings and other structures as shall be constructed or developed at the said Land upon execution and construction of the Project.

(xiii) **"Project"** means a housing project to be constructed and developed on the said Land by the Developer.

(xiv) **"Proportion" or "Proportionate"** in the context of Owners Revenue Share and Developers Revenue Share shall be the ratio of 28.69:71.31.

(xv) **"Sale Consideration Amount"** for the purpose of this agreement shall mean the amounts received against Booking / Allotment and Transfer of the Units, Parking Spaces and other Saleable Spaces from time to time including the consideration for Transfer of the Units, Parking Spaces and other Saleable Spaces (which, inter alia, includes price, consideration and others)) but shall exclude all other amounts including those defined under Miscellaneous Receipts herein (which amounts shall be collected realized and appropriated by the Developer alone)

(xvi) **"Saleable Area"** means the entire constructed area of the Project including Flats, Units, Commercial Areas , servants quarters, Parking Spaces, covered / open and other areas in the Buildings as also the open spaces within the Project , which can be separately occupied, used and enjoyed within the said Project.

(xvii) **"The said Land"** means ALL THAT area of land 328.58 Sarak comprised in or forming part of R.S. Dag Nos. 1425, 1455, 1456,

24 FEB 2021

1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag Nos 1438,1469, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 recorded vide L.R. Khatian Nos. 2788,2794, 2789,2777, 2806, 2797, 2787, 2778, 2783, 2781, 2785, 2799, 2784, 2779, 2786, 2782, 2798, 2808, 2807, 2809, 2801, 2790, 2810, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 2800 and 2432 comprised in in Mouza Elachi,, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas, now being Holding No. 130 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 151 and also Holding No. 316 on Dr. B.C. Roy Road, Jagadal, Kolkata – 700 151 in ward no. 26 of Rajpur – Sonarpur Municipality, West Bengal, morefully mentioned and described in the First Schedule written hereunder.

WHEREAS:

A. By virtue of 11 several deeds of conveyances, the Group II Owners abovenamed alongwith 21 others purchased and acquired and thus became the joint absolute owners of ALL THAT pieces or parcels of land measuring 313.15 Satak more or less and held by the owners in L.R. Khatian Nos. 2788,2794, 2789,2777, 2806, 2797, 2787, 2778, 2783, 2781, 2785, 2799, 2784, 2779, 2786, 2782, 2798, 2808, 2807, 2809, 2801, 2790, 2810, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 2800 comprised in R.S. Dag Nos. 1425, 1455, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag Nos 1438,1469, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 in Mouza Elachi, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas and now being Holding No. 316 on Dr. B.C. Roy Road, Jagadal, Kolkata – 700 151 in ward no. 26 of Rajpur – Sonarpur Municipality.

B. On the basis of such purchase, the said Group II Owners abovenamed alongwith 21 others applied for and obtained mutation of their respective shares in the records of the concerned land records and have also applied for and caused their names to be mutated and recorded in the records of the Rajpur-Sonarpur Municipality in respect of the said area of 313.15Satak.

24 FEB 2021

C. Being such owners, the Group II Owners abovenamed alongwith 21 others had jointly executed a Development Agreement dated 01.03.2014 with the one Pacific High Rise Private Limited appointing it as the Developer in respect of the said area of 313.155satakawhich was registered in the Office of the ADSR Sonarpur in Book No. I Being No. 3259 of 2014 and had also executed a Power of Attorney dated 01.03.2014 in favour of the said Pacific High Rise Private Limited and its directors which was registered in the Office ADSR Sonarpur in Book No. I Being No. 02260 of 2014.

D. The said Development Agreement dated 01.03.2014 as also the said Power of Attorney dated 01.03.2014 was mutually terminated between the parties thereto by a Deed of Cancellation dated 24.11.2016 and registered in the Office ADSR Sonarpur in Book No. I Being No. 6065 of 2016.

E. The Group II Owners abovenamed alongwith 21 others had thereafter jointly executed a Development Agreement dated 07.12.2016 with the Developer herein appointing it as the Developer for the said area of 313 Satakwhich was registered in the Office of the ARA-I Kolkata in Book No. I Being No. 190108540 of 2016 and had also executed a Power of Attorney dated 07.12.2016 in favour of the Developer herein and its directors which was registered in the Office of the ARA III Kolkata in Book No. IV Being No. 193307367 of 2016.

F. Subsequent thereto, another Agreement dated 08.02.2019 and registered in the Office of the ADSR Sonarpur, in Book No. I Being No. 160800723 of 2019 was executed wherein certain modifications to the said Development Agreement dated 07.12.2016 were recorded between the parties thereto.

G. Owing to several difficulties faced by the Group II Owners abovenamed alongwith 21 others and the Developer herein in successful implementation of the Development Agreement dated 07.12.2016 read with the agreement dated 08.02.2019, and the vendors herein having expressed their desire to sell and transfer their portion or share in the said Premises to the Purchasers herein the Vendors, the Confirming Parties and the said Trustee have mutually cancelled and terminated the Development Agreement dated 07.12.2016 read with the Agreement dated 08.02.2019, by a Deed of Cancellation dated 24.02.2021 and registered in

Hon. Dr. Ojok Philip Okumu
Speaker
Gulu City Council

24 FEB 2021

the Office ADSR Sonarpur in Book No. I Being No. 1965 of 2021. The said Power of Attorney dated 07.01.2016 was also mutually revoked by a Deed of Revocation dated 2021 and registered in the Office ADSR Sonarpur in Book No. I Being No. 00062 of 2021.

H. By a Deed of Conveyance dated 24.02.2021 and registered in the office of the ADSR Sonarpur in Book No. I Being No. 1967 of 2021, the Group I Owners herein purchased and acquired the said 21/31th share of the 21 co-owners of the said area of 313.15 Satak and thus the owners herein, i.e. the Group I Owners and the Group II Owners became the joint absolute owners of the said entire area of 313.15Satak.

I. Thereafter, By a Deed of Conveyance dated 24.02.2021 and registered in the office of the ADSR Sonarpur in Book No. I Being No. 1966 of 2021, the Group I Owners herein purchased and acquired from one Homebury Developers LLP ALL THAT the piece and parcel of Land measuring 15.35 Satak comprised in R.S Dag No. 1497 corresponding to L.R Dag No. 1512 L.R Khatian Nos. 3437 Mouza Elachi Pargana Magura, P.O. Jagaddal, P.S Narendrapur (previously under Sonarpur) under Rajpur - Sonarpur Municipality in District 24 Parganas (South) being Holding No. 130 Dr. B.C Roy Road, Rajpur - Sonarpur Municipality, Kolkata - 700 151 together with structures standing thereon, each having acquired 1/21 share in the said area of 15.35 Satak.

J. The Owners herein thus became the absolute owners of the ALL THAT area of land 328.50 Satakin Mouza Elachi,, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas, being Holding No. 130 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 151 and also Holding No. 316 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 151 in ward no. 26 of Rajpur - Sonarpur Municipality, West Bengal comprising comprised in R.S. Dag Nos. 1425, 1455, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag Nos 1438,1469, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 recorded in L.R. Khatian Nos. 2788,2794, 2789,2777, 2806, 2797, 2787, 2778, 2785, 2781, 2785, 2799, 2784, 2779, 2786, 2792, 2798, 2808, 2807, 2809, 2801, 2790, 2810, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 2803 and 3432 in Mouza Elachi, J.L. No. 70, P.S. Sonarpur, District

Addl. City Civil & Sessions Judge
Barasat
North 24 Parganas

24 FEB 2021

South 24 Parganas (hereinafter referred to as the said Land) which is morefully mentioned and described in Part I of the First Schedule written hereunder. The details of ownership of the said Land morefully mentioned and described in Part II of the First Schedule. The details of conversion of the said entire land is morefully mentioned in Part III of the First Schedule.

k. The Owners have represented to the Developer that the said Land is free from all charges, encumbrances, liens, lis pendens, trusts, mortgages, wakf, tenancies, thika tenancies, requisition and attachments whatsoever and the Owners are in vacant possession of the said Land and there is no impediment in the Owners entering into a joint venture with the Developer for development of the said Land.

l. The Owners herein are thus entering into this Development Agreement with the Developer for development and construction on the Said Land and more fully described in the First Schedule hereunder and herein referred to as "the said Land" and for marketing the said project in joint venture.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. <u>DEVELOPMENT OF THE SAID LAND</u>

1.1. The Owners and each one of them hereby grants exclusive right of construction, execution and development of the Project on the said Land unto and in favour of the Developer with an object and intent that the entire Saleable Area comprised in the Project, shall be sold and the Sale Consideration Amount shall be shared by and between the parties on the terms and conditions hereinafter stated.

1.2. The Developer shall execute and construct the Project in accordance with the Building Plan and with the specifications stated in Annexure "A" attached hereto.

24 FEB 2021

1.3. The Developer at its own costs and expenses shall get the Building Plan sanctioned by the appropriate authority.

1.4. The Owners shall execute and register a Power of Attorney in favour of the Developer and its two nominees so as to enable the Developer to obtain sanction of the Building Plan and take all steps for execution of the Project and/or Project and also to take all steps for marketing of the Project and/or Project and for that purpose to make bookings, enter into agreements for sale, execute sale deeds of Saleable Areas comprised in the Project in the name and on behalf of the Owners.

1.5. The Owners confirm that such Power of Attorney is an agency coupled with interest and such power of attorney shall continue to remain in full force and effect notwithstanding death of the Owners and shall be fully binding upon the Owners and their legal heirs as if such power of attorney has been executed and registered by each of the legal heir of the deceased executant.

1.6. The Developer as the agent of the Owners shall be at liberty to sign the Building Plan and take all steps for getting the Building Plan sanctioned by appropriate authority.

1.7. If for the purpose of obtaining sanction of the Building Plan the Owners are required to gift any part or portion of the said Land to the Municipality or any other authority then the Developer as the agent of the Owners shall be at liberty to execute and register such Gift Deed in favour of the Municipality or the concerned authority in the name and on behalf of the Owners and the Owners shall be bound by such gift.

1.8. All costs and expenses for sanction of the Building Plan shall be borne and paid by the Developer.

24 FEB 2021

1.9. If for regularization of any deviation the Developer becomes liable to make payment of any regularization fees, charges, penalty, then all such costs and expenses shall be contributed by the Developer and the Owners in proportion to their respective allocations, that is to say, in the ratio of 71.31% by the Developer and 28.69% by the Owners.

1.10. The Developer shall have a right to purchase and acquire further land contiguous to the said Land (hereinafter referred to as "the Contiguous Land") and develop the Contiguous Land by extending the Project to the Contiguous Land. The buildings and units, constructed on the Contiguous Land, shall have free access to the Municipal Road through any road or path in the Project as may be designated by the Developer. It is clearly agreed and understood that the Owners shall have no right, title or interest whatsoever in the Main Path or the Contiguous Land or any buildings or units constructed on the Contiguous Land.

2. <u>ADJUSTABLE ADVANCE</u>

2.1. The Group I Owners are already holding a sum of Rs. 3,69,60,000/- (Rupees Three Crore Sixty Nine Lakhs Sixty thousand only) by way of adjustment of deposit made by the Developer to the predecessor in interest of the Group I Owners also on account of costs and reimbursements agreed to be paid by the predecessors in interest of the Group I Owners on account of cancellation of the previous Development Agreement dated 07.12.2016.

2.2. The Group II Owners already hold a sum of Rs. 64,51,620/- (Rupees Sixty four lakhs fifty one thousand six hundred and twenty only) which was received by the Group II Owners under the previous Development Agreement dated 07.12.2016 from the Developer read with the Cancellation Deed dated 24.07.2021.

2.3. Thus it is recorded that the Developer has paid and/or deposited an aggregate sum of **Rs.4,34,11,620/- (Rupees Four Crore Thirty four**

24 FEB 2021

Lakhs Eleven thousand Six hundred and twenty only)to the Owners (receipt whereof the Owners hereby admits and acknowledges) to the account of the Owners (as specified herein) which the Owners do and each one of them doth hereby as also by the Receipt granted hereunder, admit and acknowledges.

2.4. The Adjustable Advance shall not bear any interest and shall be adjusted against Owners Revenue Share as stated in hereunder.

3. PROJECT & PROJECT

3.1. The Project shall be a residential housing project comprising of several residential units, parking spaces with some commercial spaces as may be decided by the Developer.

3.2. It is recorded that –

(a) the Developer is in quiet, vacant and peaceful possession of the said Land,

(b) The Owners have handed over the original title deeds of the said Land to the Developer and the Developer shall make over the same to the association of the Allottees at the time of handing over the maintenance of the Project and/or completion of the Marketing of the Project whichever is later.

3.3. The Developer shall be solely liable and responsible for execution of the Project and Marketing of the Saleable Area comprised in the Project.

3.4. The power of attorney that shall be executed and registered by the Owners in favour of the Developer and its nominee should also permit the Developer and its nominee to make bookings, enter the agreements for Sale and to execute sale deeds of various Saleable Areas comprised in the Project to and/or in favour of the Allottees.

24 FEB 2023

3.5 With effect from the date Development Commencement Date, the Developer and the Owners shall bear and pay the municipal taxes, land revenue or any other taxes on the said Land or structures constructed thereon proportionately. It is made clear that the Owners shall be liable to pay municipal tax, land revenue and all other outgoings on the said Land for the period immediately preceding the date Development Commencement Date and the Developer shall have no liability relating thereto.

3.6 The Developer shall complete construction of the Project and make the Project ready for use and occupation within a period of 8 years from the Development Commencement Date subject to Force Majeure circumstances.

3.7 The Developer shall have a right to charge or encumber or mortgage its share or interest in the Project and accordingly such charge, encumbrance or mortgage shall be limited to 71.31% of the property comprised in the Project being the proportionate share of the Developer. It is made clear that the Developer shall have no right to charge or encumber or mortgage the Owners Allocation or any area beyond 71.31%.

4. CONSIDERATION

4.1 In consideration of the Owners providing the said Land and carrying out their other obligations as stated in this Agreement the Owners shall be exclusively entitled to the Owners Revenue Share.

4.2 In consideration of the Developer carrying out execution and construction of the Project at its own costs and expenses the Developer shall be exclusively entitled to the Developers Revenue Share and any other proceeds or receivable in connection with the Project.

24 FEB 2021

4.3 All costs charges and expenses for execution and construction of the Project shall be borne and paid by Developer.

4.4 G.S.T. on execution of the Project shall be shared by the parties proportionately i.e. in proportion to their respective allocation in the Project.

4.5 Nothing contained in this Agreement shall be construed or deemed to be a partnership between the Owners on the one hand and Developer on the other hand.

5. MARKETING OF THE PROJECT

5.1 It is agreed and understood by and between the parties that the entire Saleable Area comprised in the Project shall be sold and marketed and the parties shall appropriate the Sale Consideration Amountproportionately, that is to say, the Owners shall be entitled to the Owners Revenue Share and the Developer shall be entitled to the Developers Revenue Share.

5.2 Marketing of the Project shall be carried out by Developer.

5.3 Marketing of the Project means all activities relating to selling or marketing of the Saleable Property comprised in the Project and shall include

(a) booking of Saleable Areas comprised in the Project with the Allottees;
(b) entering into formal agreements for sale with the Allottees;
(c) execution of the sale deeds of the Saleable Areas in favour of the Allottees;
(d) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Allottees;
(e) advertisement of the Project/Project;
(f) appointment of the brokers and selling agents;

24 FEB 2023

(g) any other activity relating to sale or marketing of the Project;

5.4. The Developer shall market the Project under its brand name, that is to say, "ATRI GROUP" or any other brand as may be coined by it and the Owners shall have no right or interest whatsoever in such brand or the branding thereof. The Owners shall not in any way interfere with the right of the Developer to sell or market the Project under such brand.

5.5. For Marketing the Project, the Developer shall be at liberty to appoint marketing agents and brokers and also issue advertisements in the media and incur all expenses in connection therewith.

5.6. All expenses in connection with the Marketing of the Project such as payments to the marketing agents, brokerage, advertisement expenses and all incidental expenses for Marketing of the Project shall be treated as Marketing Expenses.

5.7. It is hereby further agreed that the cost of brokerage attributable to the Owners shall not exceed 2% of the consideration and marketing expenses attributable to the Owners shall not exceed 1.5% of the consideration;

6. DISBURSEMENTS OF THE REVENUE:

6.1. The Owners' Revenue Share is agreed and fixed at 28.69% of the Sale Consideration Amount, which shall be shared between the Owners in the following manner:

6.1.1. Group I Owners", collectively - 21 % of Sale Consideration Amount

South 24 Parganas

24 FEB 2021

6.1.2. Group II Owners, collectively - 7.69% of Sale Consideration Amount which shall be receivable by the Group II Owner in the manner agreed herein.

[Explanation: The Group II Owners' have 10/31th share in 313.15 Satak under which the Group II Owners have 8.06% of the Sale Consideration Amount from the Saleable Areas in such 313.15 Satak, which upon the additional area of 15.39Satak owned by the Group I Owners being included in the Project translates into 7.69% of the Sale Consideration Amount from the Saleable Areas of the entire said Land measuring about 328.50Satak]

6.2. The Developer's share is agreed and fixed at 71.31% of the Sale Consideration Amount.

6.3. The Developer shall prior to commencement of sale of the Saleable Areas in the Project, open in its name a Bank Account which shall be called "Sale Consideration Account" wherein all Sale Consideration Amount as defined herein shall only be deposited and/or credited.

6.4. The Developer shall furnish full particulars of the Sale Consideration Account as may be opened by it to the Owners.

6.5. For facilitating payments from the Sale Consideration Account to the Bank Account of the Owners, the Sale Consideration Account shall have standing instructions to, immediately disburse and/or transfer the Owners Revenue Share into the respective bank accounts of the Owners as per the following:

Group I Owners	Collectively 23% of the Sale Consideration Amount deposited in the Sale Consideration Account, each getting 1.000% thereof into their respective bank accounts;
Group II Owners	Collectively 7.69 % of the Sale Consideration Amount deposited in the Sale Consideration Account,

24 FEB 2021

	each getting 0.769% thereof into their respective bank accounts;

6.6. The payment of the Owners Share of Revenue shall be subject to adjustment of the Adjustable Advance paid by the Developers to the Owner as also other adjustment as recorded hereinafter. For convenience and at the request of the Owners, the Developer has agreed to implement the internal agreement between the owners for distribution of the Owners Revenue Share, which has been agreed between the owners as follows:

6.6.1. Group I Owner: The Total Adjustable Advance of Rs. 3,69,60,000/- (Rupees Three Crore Sixty Nine Lakhs Sixty thousand only) shall be adjusted first against the Group I Owners Share of Sale Consideration Amount and be retained by the Developer and appropriated with the Adjustable Advance until the said entire Advance of Rs. 3,69,60,000/- (Rupees Three Crore Sixty Nine Lakhs Sixty thousand only) is adjusted and thereafter the entire Group I Owners Share of 21% of the Sale Consideration Amount shall be transferred into the account of the Group I Owners.

6.6.2. Group II Owner: The Total Adjustable Advance of Rs. 84,51,620/- shall be adjusted by 25 % of the Group II Owners Share of Sale Consideration Amount retained by the Developer and appropriated with the Adjustable Advance until the said Advance of Rs. 84,51,620/- is adjusted and thereafter the entire Group II Owners Share of 7.69% of the Sale Consideration Amount shall be transferred into the account of the Group II Owners.

Illustration:

Rs. 1,00,000/- received from an allottee on account of Sale Consideration Amount - Rs. 28,690/- is Owners Revenue Share and Rs. 71,310/- is Developers Revenue Share.

14 FEB 2021

Out of this Rs. 28,690/- Rs. 21,000/- is Group I Owners Revenue Share and Rs. 7,690/- is Group II Owners Revenue Share;

The said Rs. Rs. 21,000/- shall be retained and adjusted by the Developer and adjusted against the said Adjustable amount of Rs. 3,69,60,000/- (Rupees Three Crore Sixty Nine Lakhs Sixty Thousand only) and nothing shall be paid to the Group I Owners.

This process shall be continued until the balance in the Adjustable Advance of Rs. 3,69,60,000/- (Rupees Three Crore Sixty Nine Lakhs Sixty thousand only) is reduced to Zero. Thereafter the entire 21% of the Sale Consideration Amount shall be transferred to the designated account of the Group I Owners.

For Group II Owners, out of the 7,690/-, 25%, i.e. Rs. 1,922.50 shall be retained by the Developer and adjusted against the said Adjustable amount of Rs. 64,51,620/- and Rs. 5,767.50/- shall be paid to the accounts of the Group II Owners;

This process shall be continued until the balance in the Adjustable Advance of Rs. 64,11,620/- is reduced to Zero. Thereafter the entire 7.69% of the Sale Consideration Amount shall be transferred to the designated account of the Group II Owners

6.7. Notwithstanding anything stated hereinabove, if by reason of any default on the part of the Owners to make payment of its share of municipal tax and the land revenue and all other outgoing on the said Land in terms hereof or in payment of any other financial obligation or liability of the Owners then the Developer shall be at liberty to pay the same out of the Sales Consideration Account by debiting the Owner's Revenue Share to the extent of such payment and/or disbursement.

Addl. Dist. Sub Registrar
Secunderabad
South-II Hyderabad

24 FEB 2021

6.8. If any payment or instalment made by or on behalf of the Allottee to the Sale Consideration Account includes any sums other than the Sale Consideration Amount, (for e.g. any amount on account of GST, Miscellaneous Receipts or otherwise), then the Owners shall be obliged to forthwith pay to the Developer such amounts in excess of the Sale Consideration Amount received from the Sale Consideration Account.

6.9. The Developer shall, periodically, send a statement of such amounts as are payable or refundable by the Owner owing to either (a) any amounts other than Sale Consideration Amount (like GST, Miscellaneous Receipts, Marketing Expenses etc.) having been transferred into the Owners account by reason of the same having been deposited in the Sale Consideration Account opened by the Developer or (b) Any refunds, costs, charges, interests, becoming payable to any Allottee owing to any termination or cancellation of Booking, Allotment sale or otherwise; (c) Any amounts becoming payable by the Owners in terms of this Agreement.

6.10. Upon receipt of such statement from the Developer in terms of the preceding clause, the Owners and each one of them shall make payment of such amounts as intimated by the Developer, within 10 days from the date of receipt of such statement. In this regards it is agreed that for Group I Owners, delivery of Statement to Mr. Tarkeshwar Upadhyay shall be sufficient service upon all Group I Owners and for Group II Owners, delivery of Statement to Mr. Swapan Kumar Ghosh (one of the Group II Owners) shall be sufficient service upon all Group II Owners.)

6.11. In case of delay in payment of such amounts as per Clause 6.10 above or any part thereof, the Group of Owners who fails to make payment to the Developer shall be liable to pay interest @ 12% p.a. on the outstanding amounts until actual payment thereof.

6.12. The Developer at its sole option shall be entitled to recover all such outstanding payments together with interest from the Group of Owners who remain in default, by adjusting their future payments

24 FEB 2021

under the Waterfall Mechanism and for such purposes be entitled to alter the standing instructions as will from time to time.

6.13. The Owners shall have no claim over any amount over and above the Sale Consideration Amount and the Developer shall be solely entitled to all amounts other than the Sale Consideration Amount, including the Miscellaneous Receipts without any adjustment, abatement or set off being available to the Owners.

6.14. For the purposes of clarity, it is hereby recorded that the Developer shall be at liberty to receive and deposit any amounts other than the Sale Consideration Amount, e.g. Project Finance, Construction Loans, other loans against the Developers Revenue Share, Miscellaneous Receipts etc. into any account as may be decided by the Developer and the Owners shall have no say in the same.

6.15. The Standing Instructions to the Sales Consideration Account shall from time to time be given by the Developer in a manner so as to give effect to the aforesaid waterfall mechanism and adjustments as agreed herein including to give effect to the amount of Marketing Expenses required to be borne by the Owners to the extent of 3.5%.

7. <u>COVENANTS OF THE OWNERS</u>

7.1. The Owners hereby agree and covenant with Developer that :

(a) They shall not cause any interference or hindrance in the execution and construction of the Project by the Developer ;

(b) They shall not deal with , transfer, sell, let out, grant, lease, mortgage and/or charge or encumber the said Land or any part or portion thereof without prior consent in writing of the Developer; and

(c) They shall not disturb the possession of the Developer in respect of the said Land or any part thereof.

24 FEB 2021

7.2. The Owners agrees to execute and register appropriate power of attorney in favour of the Developer or its representative for construction and development of the Project and for Marketing subject to the condition that the cost of stamp duty and all other charges on such power of attorney shall be borne and paid by Developer.

7.3. The Owners further agree:

(a) To sign and execute the Building Plan and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan and construction of the Project or required by the Developer;

(b) To co-operate with the Developer for execution and construction of the Project and Marketing;

(c) The Developer shall be at liberty to create a charge over the said Land or proportionate thereof in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial institution to the Allottee for purchasing and/or acquiring the Units comprised in the Project subject to the condition that in the event of any default on the part of the Allottee, the charge of the bank or financial institution shall be limited to the Unit agreed to be purchased and/or acquired by such Allottee.

7.4. That irrespective of any dispute or differences that may arise amongst the Owners, none of the Owners shall hamper or affect the rights hereby conferred upon the Developer under this Agreement.

8. COVENANTS OF THE DEVELOPER

8.1. The Developer agrees and covenants with the Owner that –

24 FEB 2021

(a) The Developer shall complete construction of the Project within a period of 6 years from the Development Commencement Date and for this purpose time shall be essence of the contract subject to force majeure circumstances.

(b) The Developer shall not transfer and/or assign its rights, benefits, duties and obligations under this Agreement without prior written consent of the Owner.

(c) The Developer shall construct the Project in accordance with the Building Plan and shall not violate and contravene the Building Rules & Regulations.

8.2. The Developer agrees to keep the Owners saved, indemnified and harmless from or against all claims or actions that may be made or raised by any third party in any matter relating to or arising out of construction and execution of the Project or discharge of performance of any duty or obligation of the Developer under this Agreement.

8.3. The Developer shall be liable and responsible for all accidents, breakdowns or any other loss and damage that may arise or be caused at the time of construction of the Project and the Owners shall have no liability therefor. The Developer shall keep the Owner absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise therefrom.

8.4. Developer shall be at liberty to dig deep tubewells and erect temporary structures and carry on all lawful activities on the said Land as may be required or necessary for execution construction of the Project.

9. CLOSING OF THE DEVELOPMENT AGREEMENT:

9.1. Closing of the Development Agreement shall take place immediately after expiry of three months from the date of receipt of Completion Certificate of the Project and/or the Project.

24 FEB 2021

9.2. At such Closing :

(a) the credit balance lying in the Project Account shall be distributed to the parties in proportion to their respective Revenue Share, that is to say, 28.69% in the case of Owners and 71.31% in the case of the Developer.

(b) An inventory of unsold Units, if any, shall be prepared and laid before the parties and would be physically allotted to the parties in proportion to their respective Allocation and/or Revenue Share in the Project and/or the Project equitably either with consent of the parties or by drawing lots;

(c) The respective allottees comprised in the Owner's Allocation shall be obliged to make payment of extra costs on account of amenities and facilities as also applicable deposit and charges of the Project to the Developer as made applicable to any Buyer of the constructed area in the Project.

(d) The maintenance charges of unsold Units shall be debited to the Project Account upto the date of Closing of the Development Agreement. It is clearly agreed and understood that immediately after Closing of the Development Agreement the parties obtaining allocation of Units shall be obliged to pay maintenance charges and all other deposits of their respective Units to the Developer or the Building Association as the case may be.

10. MAINTENANCE OF THE PROJECT

10.1. Until formation of the Building Association, the Developer by itself or by any agency appointed by it shall have exclusive right to manage and maintain all Common Areas and provide all Common Services in the Project and the Owners shall not in any way interfere with such right of the Developer.

Sukkur
Sindh (Pakistan)

24 FEB 2021

10.2. The Developer, in exercise of such right, shall have right to fix and determine the rate of maintenance charge payable by the Allottees.

10.3. Over and above maintenance charge, Developer shall be entitled to receive and realize G.S.T. or any other applicable taxes on maintenance charge.

10.4. The Developer shall be entitled to all profits, if any, arising out of the maintenance services and the Owners shall have no share or right thereon.

10.5. The Allottees shall pay proportionate maintenance charges and all taxes thereon. The maintenance charge shall be payable within 15th day of the month for which the same shall relate. In default, the unpaid maintenance charge shall attract interest at such rate as may be fixed by Developer.

10.6. If the Owners or any of them retains any unit in the Project then they shall also be liable to pay expenses and maintenance charges thereof to the Developer or the Building Association as the case may be.

11. BREACHES

11.1. The Developer shall not be treated in default if erection and completion of the Project is delayed due to reasons amounting force majeure or any act of God. The circumstances leading to force majeure shall be such as war, riot, pandemic, civil commotion, government restrictions, change in law or non availability of any building material. The acts of God shall include earthquake, storm, flood and fire.

11.2. If due to any act on the part of the Developer the construction and completion of the Project is delayed then the Owners shall be entitled to specific performance of this Agreement and claim

24 FEB 2021

damages in addition thereto. However no right of termination remains with the Owners.

11.3. In case the Owners commit any breach of this Agreement, the Developer shall be at liberty to initiate proceedings against the Owners either for specific performance of this Agreement or terminate and rescind this agreement and claim all moneys paid and/or incurred by the Developer together with appropriate damages. It is clarified that any delay owing such default o the Owners shall not treated as delay in completion of the project by the Developer.

12. DISPUTE RESOLUTION:

12.1. All disputes and differences by and between the Developer on the one hand and the Owners on the other hand as regards construction or interpretation of any term and condition herein contained or in any way touching or relating to this Agreement or any respective rights, duties or obligations of the parties hereto or their privileges shall be referred to arbitration of a sole arbitrator as may be mutually agreed by the parties.

12.2. If the parties are unable to agree upon appointment of a sole arbitrator within a period of ten days then the reference shall be made to an arbitral tribunal comprising of three arbitrators, one to be appointed jointly by the Owners and the other to be appointed by the Developer and the two arbitrators so appointed shall appoint the third and/or presiding arbitrator.

12.3. If the parties fail to constitute such arbitral tribunal, then any party shall be entitled to approach Court for appointment of a Sole Arbitrator.

12.4. Such arbitration shall be conducted in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 (as amended from time to time) or any statutory modification thereof.

12.5. The arbitral tribunal shall be at liberty to frame its own procedure including summary procedure for quick disposal of the arbitration proceeding.

12.6. The seat and venue of arbitration shall be Kolkata.

13. MISCELLANEOUS:

13.1. All project documents including those relating to registration of the Project, sale and transfer of the constructed areas and other documents shall be prepared by the Project Advocate appointed by the Developer and the Owners shall be obliged to accept all such drafts without any demur or dispute.

13.2. Notices to the Developer shall be given by sending the same at its registered office on the date of such notice being sent.

13.3. Unless otherwise agreed the notices shall be given to the parties by sending the same by Speed Post or Registered Post.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

PART I

("the said Land")

ALL THAT area of land 128.50Satak comprised in or forming part of R.S. Dag Nos. 1425, 1455, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag Nos 1438,1469, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 recorded vide L.R. Khatian Nos. 2788,2794, 2789,2777, 2806, 2797, 2787, 2776, 2783, 2791, 2785, 2799, 2784, 2779, 2786, 2782, 2798, 2808, 2807, 2809, 2801, 2790, 2810, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 2800 and 3432 comprised in in Mouza Elachi,, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas, now being Holding No. 130 on Dr. B.C. Roy Road, Jogidal, Kolkata - 700 151 and also

Holding No: 316 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 151 in ward no. 26 of Rajpur - Sonarpur Municipality, West Bengal.

And presently bounded

On the NORTH	:	By R.S Dag No. 1424 & 1427
On the EAST & 1498	:	By R.S. Dag No. 1463, 1464, 1460,1492,1493,1499
On the SOUTH	:	By Municipality Road
On the WEST	:	By R.S. Dag No. 1431, 1453, 1456(P) & 1455(P)

Or howsoever otherwise the same is was or may be known numbered bounded or bounded.

PART II

(Devolution of title)

i) The Group II Owners alongwith 21 other purchased ALL THAT piecen or parcels of land measuring 313.15 Satak more or less composed in R.S. Dag Nos. 1425, 1455, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag Nos 1438,1469, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 in Mouza Elachi, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas and now being Holding No. 316 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 151 in ward no. 26 of Rajpur - Sonarpur Municipality by the following 11 Deeds of conveyances:

Sl. No.	Deed Date	Deed details	Vendor(s)	R.S. Dag No. / L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Total Deed Area
1	[illegible]	Registered in the Office of ADSR, Sonarpur in Book No. I, CD Volume [illegible] Pages [illegible] to [illegible] Being No. [illegible] of 2013	[illegible]	1438 & 1 [illegible]	184	2, 340	20 Cottahs 9 Sq.ft. Cottahs 4 Chittak

3	30.09.2013	Registered in the Office of ADCP Sahibganj at Book No.1, Cs. Vol. 24 Pages 2164 to 2168 Being No. 15149 of 2013	Smt. Durga Haldar, Smt. Rabi Haldar, Smt. Sankar Haldar, Smt. Sabita Haldar, Smt. Sanjay Chowdhury, Smt. Mina Haldar, Smt. Dhananjay Haldar, Smt. Uttara Haldar, Smt. Lakshmi Haldar, Smt. Alpa Haldar, Smt. Rabi Haldar, Smt. Ranjita Haldar, Smt. Gangapada Haldar	140 8.7 122 3	222	438,843	18 Decimal i.e. 13 Cottahs 14 Chittak 18 Sq.ft
5	06.08.2013	Registered in the Office of ADCP Sahibganj at Book No.1, Cs. Vol. 24 Pages 2821 to 2821 Being No. 15129 of 2013	Smt. Nawal Prakash, Smt. Sampati Prakash, Smt. Mithilesh Devi, Ram Gopal, Smt. Sadhna Parikh, Smt. Nirjan Prakash, Smt. Sangita Prakash, Smt. Tapan Prakash, Smt. Jhumra Raj Prakash, Smt. Ravindra Prakash	140 8.7 122 3	180	[illegible] 881,000	18 Decimal i.e. 13 Cottahs 14 Chittak 18 Sq.ft
4	06.08.2013	Registered in the Office of ADCP Sahibganj at Book No.1, Cs. Vol. 24 Pages 2846 to 2849 Being No. 15127 of 2013	Smt. Abli Mondal, Smt. Bhagwati Mondal, Smt. Dhanni Mondal, Smt. Sankar Mondal, Smt. Mondal, Prabhati Mondal, Smt. Sangita Mondal	140 8.7 122 3	210	22,784, 266,000	14 Decimal i.e. 9 Cottahs 10 Chittak 18 Sq.ft
5	06.08.2013	Registered in the Office of ADCP Sahibganj at Book No.1, Cs. Vol. 24 Pages 2844 to 2845 Being No. 15130 of 2013	Sri Dulal Chandra Mahar, Sri Bipul Kumar Mahar, Sri Amiya Kumar Mahar, Sri Prabhat Kumar Mahar, Smt. Bandana Mahar, Smt. Rupmanjari Mahar, Smt. Mahua Mahar, Smt. Mahar, Smt. Sulekha Mahar, Smt. Alpa Mahar, Smt. Alpa Mahar, Smt. Abul Kalam Azad	140 5.1 123 8	522	18,03,231 243,363 564,024 942	13 Decimal i.e. Bottahs 9 Chittak 9 Sq.ft
6	30.08.2013	Registered in the Office of ADCP Sahibganj at Book No.1, Cs. Vol. 24 Pages 1882 to 1884 Being No. [illegible]	Sri Sanjay Gadgadia, Sri Surendra Gadgadia, Sri Sahil Kumar Pan	140 7.7 121 4	220	666	02 dec. Decimal i.e. 1.3 Cottahs 11 Chittak 11 Sq.ft

Sub Dist Gaurihar
Sonagar
Sagar (M.P.)

24 FEB 2021

		11271 of 2013					
7	11.11.2013	Registered in the Office of Sonarpur Book No.I, CD Vol. 26 Pages 391 to 421 Being No. 11402 of 2013	Sri Sujit Halder, Smt. Namita Mondal, Smt. [illegible], Smt. Lakhmi alias Anita Mondal, Smt. Namita Barman, Smt. Maya Halder, Sri Jayanta Halder, Smt. [illegible], Sri [illegible], [illegible], Sri [illegible], Sri [illegible] Halder, Sri [illegible], Smt. [illegible] Mondal, Smt. [illegible], Sri [illegible], Sri [illegible]	1425/1438	344	222, 456	27 Decimal i.e. 16 Cottah 11 Chittack 15 Sq ft
8	11.11.2013	Registered in the Office of Sonarpur in Book No.I, CD Volume 27 Pages 3071 to 13085 Being No. 11462 of 2013	Tousib Ali [illegible], Saifuddin Khan, Abul Hossain Khan	1463/1475	414	117	12 Decimal i.e. 7 Cottah 4 Chittack 7 Sq ft
9	14.11.2013	Registered in the Office of Sonarpur in Book No.I CD Vol. 27 Pages 2692 to 2732 Being No. 11561 of 2013	Sri Bablu Halder	1463/1478	414	487, 488, 754, 839	14 Decimals i.e. 8 Cottah 7 Chittack 33 Sq ft
10	16.11.2013	Registered in the Office of Sonarpur in Book No.I CD Vol. 27 Pages 1888 to 1918 Being No. 11635 of 2013	Sambhu Nath Saha	1456/1476/1495/1436	2051/185	502, 744	Total 11.5 Decimal i.e. 3 Decimals in RS Dag No. 1456 & 8.5 Decimal in RS Dag No. 1495

11	11.10.2015	Registrar of Assurances-II, Kolkata in Book No.I Vol. 17 Pages 3753 to 3764 Being No. 160804668 of 2015	Sri Chhotelal Bibekanandi Mazumder, Sri Dipak Mazumder, Sri Naresh Mondal, Smt. Bharati Mondal, Krishna Mondal, Ranjabati Mondal, Smt. Swapna Mondal	145 F.L. 147	325	16,346, 696,975/-	79 Decimal (A.A. Land) Comprising 1 Sq.ft.

ii) By a Deed of Gift dated 30th July, 2015 and registered in the office of the ADSR Sonarpur in Book No. I Volume No. 1608-2015 at Pages 38855 to 38872 Being No. 160804668 of 2015, the said Thakurdas Mazumder transferred and conveyed his 1/31th undivided share in the property to his son and grand daughter being Suman Majumder and Dyindrial Mazumder. The said Suman Majumder and Dyindrial Mazumder by a subsequent Deed of Gift dated 28th December, 2018 and registered in the Office of the ADSR Sonarpur in Book No. I Volume No. 1608-2019 Pages 98 to 119 Being No. 160806565 of 2018 have retransferred the said 1/31th undivided share in the property to the said Thakurdas Mazumder who thus continues to remain the owner thereof.

iii) By a Deed of Conveyance dated 24.02.2021 and registered in the office of the ADSR Sonarpur, the Group I Owners herein purchased and acquired the said 21/31st share of the 21 co-owners of the said area of 313.15Satak and thus the owners herein, i.e. the Group I Owners and the Group II Owners became the joint absolute owners of the said entire area of 313.15 Satak;

iv) Thereapart, By a Deed of Conveyance dated 24.02.2021 and registered in the office of the ADSR Sonarpur, the Group I Owners herein purchased and acquired from one Homebury Developers LLP ALL THAT the piece and parcel of Land measuring 15.35 Satak comprised in R.S Dag No. 1497 corresponding to L.R Dag No. 1512 L.R Khatian Nos. 3432 Mouza Elachi Pargana Magura, P.O Jagaddal P.S Narendrapur (previously under Sonarpur) under Rajpur - Sonarpur Municipality in District 24 Parganas (South) being Holding No. 130 Dr. B.C Roy Road, Rajpur - Sonarpur Municipality, Kolkata - 700 151 together with structures standing thereon, each having acquired 1/21st share in the said area of 15.35 Satak.

v) The Owners herein thus became the absolute owner of the ALL THAT area of Land 325.50 Satak in Mouza Elachi, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas, being Holding No. 130 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 151 and also Holding No. 316 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 151 in ward no. 26 of Rajpur - Sonarpur Municipality, West Bengal comprised in R.S. Dag Nos. 1425, 1455, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag nos 1438,1469, 1470, 1471, 1472, 1473, 1476, 1509, 1510, 1511, and 1512 recorded in L.R. Khatian Nos. 2788,2794, 2789,2777, 2806, 2797, 2787, 2778, 2783, 2781, 2785, 2799, 2784, 2779, 2786, 2782, 2798, 2808, 3807, 2809, 2801, 2790, 2810, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 2800 and 3432 in Mouza Elachi, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas.

24 FEB 2021

PART III

(DETAILS OF CONVERSION OF THE SAID LAND)

L.R. DAG NO	LR Khatian	Total Area	Conversion Memo	Dated	Converted Classification
1438, 1468, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511 and 1512	2778	10	60(C)/3133	18-Oct-17	BAHUTAL ABASAN
	2788	11	60(C)/436/5136	18-Oct-17	BAHUTAL ABASAN
	2794	10	60(C)/435/5138	18-Oct-17	BAHUTAL ABASAN
	2777	10	60(C)/408/5132	18-Oct-17	BAHUTAL ABASAN
	2806	10	60(C)/437/5140	18-Oct-17	BAHUTAL ABASAN
	2797	11	60(C)/420/5139	18-Oct-17	BAHUTAL ABASAN
	2787	11	60(C)/422/5135	18-Oct-17	BAHUTAL ABASAN
	2789	11	60(C)/407/5137	18-Oct-17	BAHUTAL ABASAN
	2799	10	60(C)/431/5154	18-Oct-17	BAHUTAL ABASAN
	2784	10	60(C)/434/5116	18-Oct-17	BAHUTAL ABASAN
	2786	11	60(C)/421/5163	18-Oct-17	BAHUTAL ABASAN
	2782	10	60(C)/414/5152	18-Oct-17	BAHUTAL ABASAN
	2798	10	60(C)/432/5153	18-Oct-17	BAHUTAL ABASAN
	2808	10	60(C)/423/5158	18-Oct-17	BAHUTAL ABASAN
	2801	10	60(C)/430/5166	18-Oct-17	BAHUTAL ABASAN
1438, 1468, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511 and 1512	2790	10	60(C)/417/5163	18-Oct-17	BAHUTAL ABASAN
	2810	10	60(C)/425/5164	18-Oct-17	BAHUTAL ABASAN
	2776	10	60(C)/410/5154	18-Oct-17	BAHUTAL ABASAN
	2804	10	60(C)/428/5150	18-Oct-17	BAHUTAL ABASAN
	2780	10	60(C)/412/5148	18-Oct-17	BAHUTAL ABASAN
	2811	10	60(C)/426/5151	18-Oct-17	BAHUTAL ABASAN
	2775	10	60(C)/418/5155	18-Oct-17	BAHUTAL ABASAN
	2800	9	60(C)/433/5144	18-Oct-17	BAHUTAL ABASAN
	2802	10	60(C)/429/5147	18-Oct-17	BAHUTAL ABASAN
	2812	9	60(C)/419/5143	18-Oct-17	BAHUTAL ABASAN
	2809	10	60(C)/424/5159	18-Oct-17	BAHUTAL ABASAN
	2807	10	60(C)/427/5157	18-Oct-17	BAHUTAL ABASAN
	2779	10	60(C)/411/5134	18-Oct-17	BAHUTAL ABASAN
	2785	10	60(C)/416/5141	18-Oct-17	BAHUTAL ABASAN
	2791	10	60(C)/413/5160	18-Oct-17	BAHUTAL ABASAN
	2783	10	60(C)/415/5142	18-Oct-17	BAHUTAL ABASAN
	3132	15	500/207/859	22-Oct-21	COMMERCIAL BASTU

THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of Common Areas)

The common areas of the Project shall comprise of the following:-

Sd/-
Dep. Jail Superintendent
Sohagpur
Sohagpur

24 FEB 2021

A. Buildings

(i) Ground level : Main lobby, common maintenance room, common toilets, generator room, electric meter room, underground water tank and other space for common facilities.

(ii) All floors : Floor lobby, staircase, lift well.

(iii) Lift machine room, Lift well, and the Lift.

(iv) Overhead water tank.

(v) Roof.

(vi) Office building meant for the Project OR its Association .

(vii) Security guards room.

B. Open Areas.

Main gate, driveway, open spaces lawns, gardens, but does not include any covered or open car parking space.

IN WITNESS WHEREOF the parties hereto have executed this AGREEMENT on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the within named Owner at Kolkata in presence of

1. [illegible]
(JAYPRAKASH BIYANI)
[illegible]

2. [illegible]
[illegible]

1) AMBIKA INFRATECH PRIVATE LIMITED
Director

2) ADVENTURY ANT [illegible] (P) LTD.
Director

3) ARUNA CONSTRUCTIONS PVT. LTD.
Director

4) [illegible] Limited
Authorised Signatory Director

5) [illegible] Pvt Ltd
Director / Authorised Signatory

6) [illegible] PRIVATE LIMITED
Director

7) Dalyview Properties Private Limited
Director

8) [illegible] Private Limited
Director

9) [illegible] Projects Pvt. Ltd.

Authorised Signatory

10) FORWARD DEVELOPERS PRIVATE LIMITED

Director

11) [illegible] PRIVATE LIMITED

Director

12) ALLIANCETH BUILDERS LLP

Authorised Signatory / Partner

13) [illegible] LLP

Authorised Signatory / Partner

14) [illegible] LLP

Authorised Signatory / Partner

15) [illegible] LLP

Authorised Signatory / Partner

16) AUTOGREENOW PROPERTIES (P) LTD.

Director

17) [illegible] PRIVATE LIMITED

Director

18) [illegible] PRIVATE LIMITED

Director

19) [illegible]

Director/Authorised Signatory

20) [illegible] PRIVATE LIMITED

Director

21) [illegible] PRIVATE LIMITED

Director

22) [illegible]

23) [illegible]

24) [illegible]

25) [illegible]

26) [illegible]

27) [illegible]

28) [illegible]

DAMASK REALTY PVT. LTD.

29) [illegible]
Director

30) [illegible]

MKR NIRMAN PVT. LTD.

31) [illegible]
Director

SIGNED SEALED AND DELIVERED by the within named Developer at Kolkata in presence of

TECNOX TRATA (P) LTD.
[illegible]
Director

1. [illegible]
(JAYPRAKASH AGARWAL)
[illegible]
[illegible]
[illegible]

2. [illegible]
[illegible] Park
[illegible]
[illegible]

24 FEB 2021

MEMO OF CONSIDERATION

Received a sum of Rs. 4,34,11,620/- (Rupees Four Crores Thirty Four Lacs Eleven Thousand Six Hundred & Twenty) only from the within named Developer as and by way of Interest Free Adjustable Security Deposit by way of adjustments in terms hereof.

Witnesses:

1. [illegible]
(JAYPRAKASH AGARWAL)
5/1 Robindra Sarani
Kolkata - 700001
[illegible] 711204

2. [illegible]
A/17 [illegible] Road,
Kolkata, [illegible]
[illegible] 31 [illegible] 154

AARCYA INFRATECH PRIVATE LIMITED

1) [illegible]
Director

2) ARDHANISHWAR HOMES (P) LTD.

[illegible]
Director

3) ABHOR [illegible] PVT. LTD.

[illegible]
Director

4) [illegible]

[illegible]
Authorised Signatory / Director

5) [illegible] Infracon Pvt. Ltd.

[illegible]
Director / Authorised Signatory

6) [illegible] PROJECTS PRIVATE LIMITED

[illegible]
Director

7) [illegible] Properties Private Limited

[illegible]
Director

24 FEB 2021

8) [illegible]
Director

9) [illegible] Pvt. Ltd.
Director / Authorised Signatory

10) [illegible]
Director

11) [illegible]
Director

12) [illegible]
Authorised Signatory

13) VARTMAN [illegible] LLP
Authorised Signatory

14) ISVAR [illegible] LLP
Authorised Signatory

15) LAKHAS [illegible] LLP
Authorised Signatory

16) [illegible] PROPERTIES (P) LTD.
Director

17) [illegible]
Director

18) [illegible]
Director

19) [illegible]
Director/Authorised Signatory

20) [illegible]
Director

21) [illegible]
Director

22) [illegible]

23) [illegible]

24) [illegible]

25) [illegible]

24 FEB 2021

26) Nilam Ghosh

27) [illegible]

28) Tapasi Mukherjee

DAMASK REALTY PVT. LTD.

29) Rajan Kumar Seth.
Director

30) Dhanuka Mukherjee

MKR NIRMAN PVT. LTD.

31) Rajan Kumar Seth.
Director

(Owners)

Drafted by me

(Aditya Kanodia)
Advocate, High Court, Kolkata
Enrolment No. WB/1486/2006

ANNEXURE - A

SPECIFICATIONS FOR CONSTRUCTION

1. STRUCTURE

RCC foundation as per Geo technical Engineer's recommendation.

2. DOORS & WINDOWS

Good quality flushed door

Sliding powder coated aluminum windows with white glass panel

3. FLOORS

Entrance Lobby	-	Elegantly designed with tiles / marble
Floor Lobby	-	Ceramic tiles / marble
Flat interiors	-	Vitrified tiles

4. WALLS & FINISHING

Internal	-	5"/3" Brick walls with Plaster of Paris finish
External	-	8" Brick walls plastered with high quality weather coat paint

5. KITCHEN

Counter table with Granite top and Stainless steel sink

Ceramic tiles up to 2 (two) feet above the counter.

6. TOILET

Floor	-	Anti skid Ceramic tiles
Wall	-	Ceramic tiles upto dado height

Concealed hot and cold water pipe system in shower and Basin

Chrome plated Fittings of reputed brand

White Sanitary ware of reputed brand

7. ELECTRICAL INSTALLATIONS

Concealed copper wiring with Modular switches

Adequate light and power points

Standard main Distribution Box (DB)

TV / Telephone points

AC point in all bedrooms

Call bell point at entrance of all units

8. ELEVATOR

Adequate elevators by reputed makers in each block

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

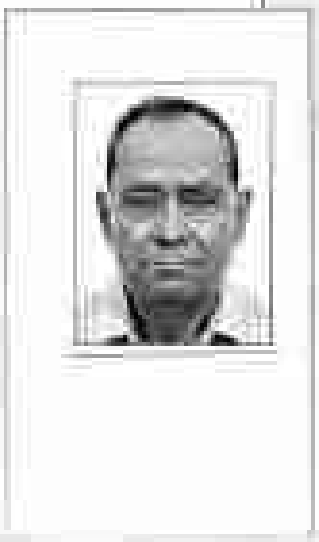
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

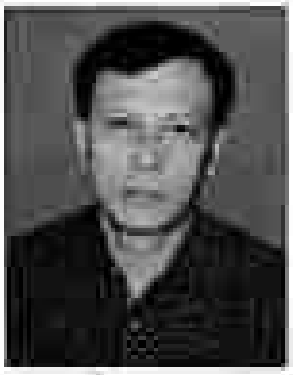
SIGNATURE

24 FEB 2009

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE: Tejaswini Mashkarique

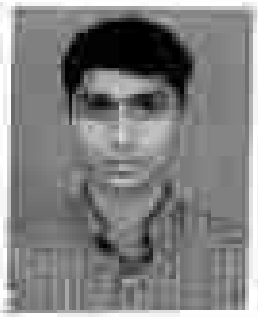
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

DAMASK REALTY PVT. LTD.

SIGNATURE: Rahul Kumar Singh

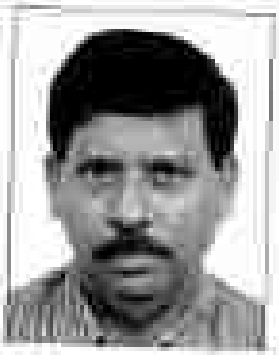
Director



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE: Subhash Mishra



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

MKR NIRMAN PVT. LTD.

SIGNATURE Rajesh Kumar Sahu

Director

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

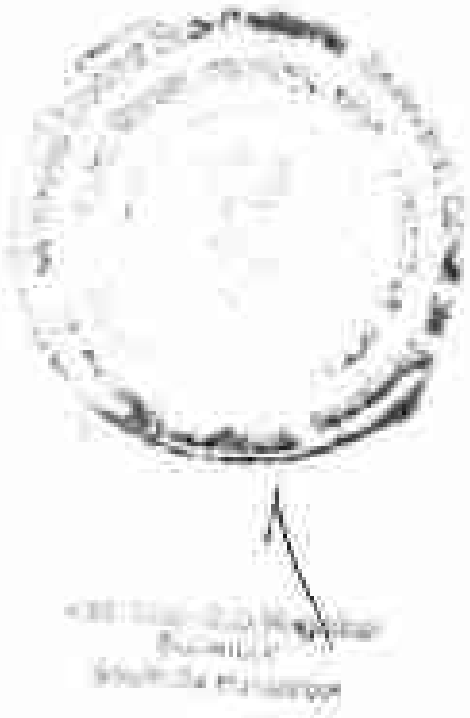
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE



24 FEB 2021

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

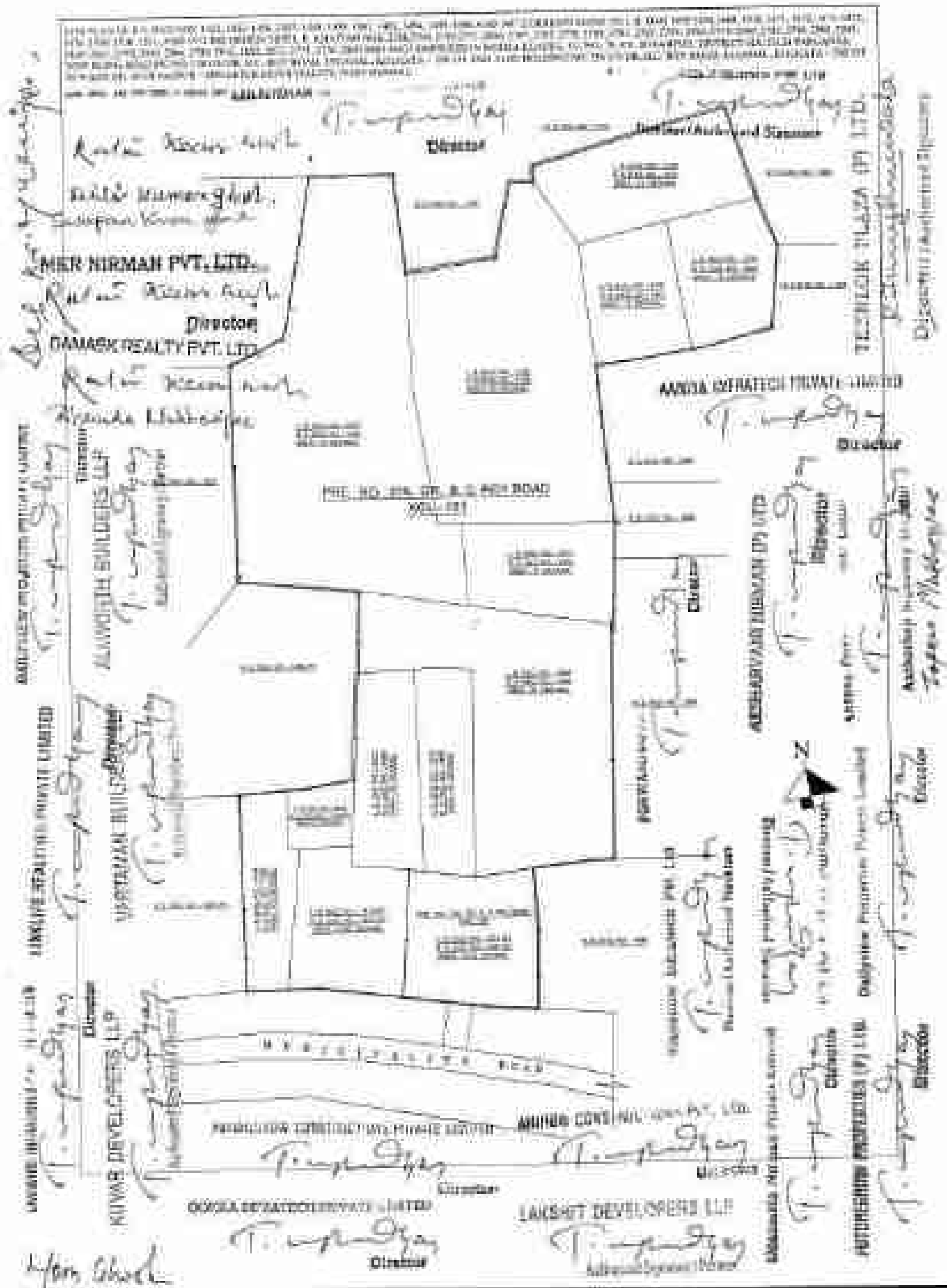
SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

24 FEB 2021


MKR NIRMAN PVT. LTD.
Director
DAMASK REALTY PVT. LTD.
Director
AANSH INFRATECH PRIVATE LIMITED
Director
TECHNICK TILAKA (P) LTD.
Director
ALLWORTH BUILDERS LLP
Designated Partner
ARCHIVARA NIRMAN (P) LTD
Director
UNIVERSAL BUILDERS LLP
Designated Partner
KIWAR DEVELOPERS LLP
Designated Partner
MUNDA CONSTRUCTIONS PVT. LTD.
Director
GOYAL INFRATECH PRIVATE LIMITED
Director
LAKSHIT DEVELOPERS LLP
Authorised Signatory
N

24 FEB 2021

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 1508300034830/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Swapan Kumar Ghosh A/17, Raj Narayan Park, P.O.- Burul, P.S.- Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700154	Land Lord			29/12/21

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Dilip Ghosh 175, Gupta Colony, Sakuna, P.O.- Matiacolly, P.S.- Bishnupur, District -North 24-Parganas, West Bengal, India, PIN - 700129	Land Lord			29/12/21

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt Gita Ghosh A/17, Raj Narayan Park, P.O.- Burul, P.S.- Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700154	Land Lord			29/12/21

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Rajesh Jhunjhunwala Sri, Baruipur Main Road, Flat No. 7A, P.O.- Sarapur, P.S.- Behala, District -South 24-Parganas, West Bengal, India, PIN - 700008	Representative of Developer [Twinlok Mass Private Limited]			

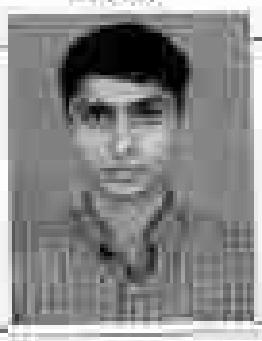
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Ratan Kumar Ghosh 16, Bashmobghata Road, P.O.- Naktala, P.S.- Patuli, District- South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt Mom Ghosh 16, Bashmobghata Road, P.O.- Naktala, P.S.- Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			

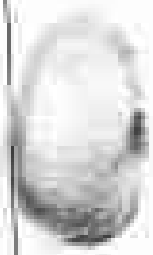
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Deb Kumar Mukherjee 12, Bashmobghata Road, P.O.- Naktala, P.O.- Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Tapasi Mukherjee 12, Sadhanagheta Road, P.O.- Nektala, P.S.- Patuli, District- South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord		825	24/12/24

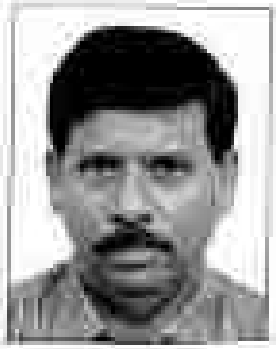
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Bonoja Mukherjee 12, Sadhanagheta Road, P.O.- Nektala, P.S.- Patuli, District- South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord		826	24/12/24

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with Date
10	Mr Tarineshwar Upadhyay 4, Tollah Lane, Entally, P.O.- Entally, P.S.- Tollah, Kolkata, District -Kolkata, West Bengal, India, PIN - 700014	Representative of Land Lord [Aarya Infratech Private Limited] [Aastarvil Natural Private Limited] [Adarsh Constructions Private Limited] [Aurora Properties Private Limited] [Business Infratech Private Limited] [Dellyview Projects Private Limited] [Dellyview Properties Private Limited] [Dhamma Infratech Private Limited] [Dhamma Real Projects Private Limited] [Fonseca Infratech Private			

Sr No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Limited]][Futureg row Construction Private Limited]][Aroworth Builders Llp]][Vertama n Builders Llp]][Rover Developers Llp]][Lanshi Developers Llp]][Futureg row Properties Private Limited]][Sopiko Infotech Private Limited]][Kulsanc ham Infotech Private Limited]][Kulsanc ham Realtors Private Limited]][Unilla Realties Private Limited]][Jewelw infraluxe Private			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Limited]			

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr Ratan Kumar Ghosh 18, Netaji Subhash Road, P.O.- Nutbala, P.S - Patuli, District- South 24-Parganas, West Bengal, India, PIN - 700047	Representative of Land Lord [Damask Realty Private Limited] [MKR Nirman Private Limited]		802	24/12/21

Sl. No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jayprakash Agarwal Son of Mr Hari Prasad Agarwal 6/6, Ratanpur Sarani, Liluah, P.O.- Liluah, P.S.- Liluah, District-Howrah, West Bengal, India, PIN - 711204	Mr Swapan Kumar Ghosh, Mr Dilip Ghosh, Smt Gita Ghosh, Mr Rajesh Jhunjhunwala, Mr Ratan Kumar Ghosh, Smt Mun Ghosh, Mr Deb Kumar Mukherjee, Smt Tapasi Mukherjee, Mr Dhruba Mukherjee, Mr Tarakeswar Upadhyay, Mr Ratan Kumar Ghosh		810	24/12/21

24/12/21

(Ratan Kumar Biswas)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal

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

GRN Details

GRN:	192020210233328281	**Payment Mode:**	Online Payment
GRN Date:	23/02/2021 20:30:01	**Bank/Gateway:**	State Bank of India
BRN :	IK0AZRBWA5	**BRN Date:**	23/02/2021 20:02:47
Payment Status:	Successful	**Payment Ref. No:**	3000349301/6/2021
			[Query No*/Govt/Year]

Depositor Details

Depositor's Name:	TARKESHWAR UPADHYAY
Address:	NO. 308, SANPUI PARA, DHANANJA
Mobile:	9830020501
E-Mail:	turbyshow1983@gmail.com
Contact No:	9830020501
Depositor Status:	Others
Query No:	3000349301
On Behalf Of:	Mr P K Ray
Identification No:	3000349301/6/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	[illegible]	Property Registration- Stamp duty	0030-03-104-003-02	75010
2	[illegible]	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	**75031**

IN WORDS: **SEVENTY FIVE THOUSAND THIRTY ONE ONLY.**

INCOME TAX DEPARTMENT

GOVT. OF INDIA

SWAPAN KUMAR GHOSH

HARI DAS GHOSH

15/01/1959

Permanent Account Number

ADOPG0788J

Signature

Swapan Kumar Ghosh

Swapan Kumar Ghosh

Date of Birth/DOB: 15/01/1959

Male/MALE

9433550723

7764 0748 5445

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

आपका आधार (Your Aadhaar No.)

7764 0748 5445

VID: 9159 8124 7194 9416

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

7764 0748 5445

मेरा आधार, मेरी पहचान

আধার

ভারত সরকার

Unique Identification Authority of India

Your Aadhaar No.

5776 7333 0058

আমার আধার, আমার পরিচয়

5776 7333 0058

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

DILIP GHOSH

KSHITISH CHANDRA GHOSH

08/04/1968

Permanent Account Number

ADOPG0795M

Signature

19042011

ভারত সরকার

Government of India

গীতা ঘোষ

GITA GHOSH

পিতা : খীতিশ চন্দ্র ঘোষ

Father : KHITISH CHANDRA GHOSH

জন্মতারিখ / DOB : 06/06/1962

মহিলা / Female

5006 1733 9787

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

আধার

Unique Identification Authority of India

ঠিকানা:
W/O: স্বপন কুমার ঘোষ, কমলা নিবাস 9/17 রাজনারায়ন পার্ক, রঙকল, বোড়াল, রাজপুর সোনারপুর (এম), বোরাল, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700154

Address:
W/O: Swapan Kumar Ghosh, Kamala Niwas A/17 Rajnarayan Park, Rangkal, BORAL, Rajpur Sonarpur(m), Boral, South 24 Parganas, West Bengal, 700154

5006 1733 9787

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

GITA GHOSH

KHITISH CHANDRA GHOSH

06/06/1962

Permanent Account Number

ADXPG9873D

Gitaghosh

Signature

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 0650/11615/01509

To

Pritam Kumar Ghosh

S/O Hari Chandra Ghosh

To

KARMAKAR QUARTER ROAD

Kolkata

Kolkata, Midnapore, Bishnu-

Kolkata

आपका आधार क्रमांक / Your Aadhaar No. :

7142 0269 1142

मेरा आधार, मेरी पहचान

Pritam Kumar Ghosh

DOB: 06/06/1969

Male

7142 0269 1142

मेरा आधार, मेरी पहचान

PERMANENT ACCOUNT NUMBER

AUZPG2918K

RATAN KUMAR GHOSH

HARAN CHANDER GHOSH

10-02-1964

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

আপনার আধার সংখ্যা / Your Aadhaar No.

7893 9783 4547

আধার – সাধারণ মানুষের অধিকার

Government of India

7893 9783 4547

আধার – সাধারণ মানুষের অধিকার

Yours Khali

PERMANENT ACCOUNT NUMBER

AEMPG2793H

NAME

SIDDHARTHA GHOSH

FATHER'S NAME

DEBI KUMAR GHOSH

DATE OF BIRTH

24-11-1974

INCOME TAX DEPARTMENT

GOVT. OF INDIA

SIGNATURE

Siddhartha Ghosh

Siddhartha Ghosh

भारत सरकार

Unique Identification Authority of India

Government of India

आपका आधार क्रमांक / Your Aadhaar No.:

5812 6370 2426

आधार — आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

5812 6370 2426

आम आदमी का अधिकार

उपहार विमान

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

TEN KUMAR MUKHERJEE

BRIJMOHAN MUKHERJEE

HINDUS

AISPMLCOFF

ভারত সরকার

Government of India

8016 5160 0612

আমার আধার, আমার পরিচয়

8016 5160 0612

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

AJPPM9100P

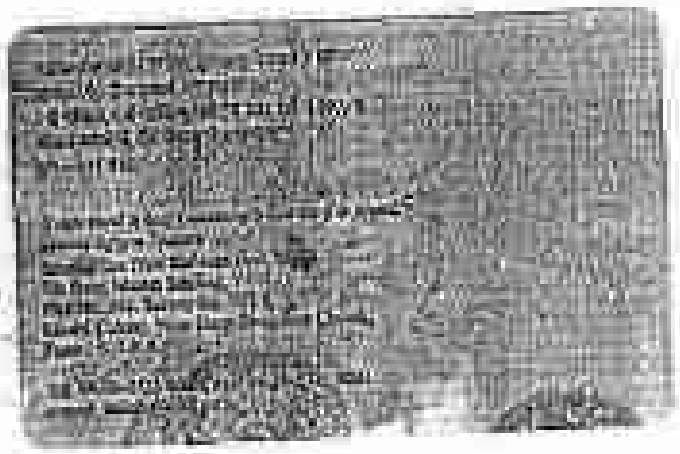
नाम / Name
TAPASI MUKHERJEE

पिता का नाम / Father's Name
BHANRAO CHANDRA BAKERGISE

जन्म की तारीख / Date of Birth
07/03/1958

Card Holder's Signature

DAMARI REALTY PVT. LTD.



Unique Identification Authority of India
Government of India

To
DHRUBA MUKHERJEE
2 BASI JAB CHATTA ROAD
Naktala S.O.
Naktala Kolkata
West Bengal 700047

MN1560C9871DF

আপনার আধার সংখ্যা / Your Aadhaar No.

4104 5488 1827

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

DHRUBA MUKHERJEE

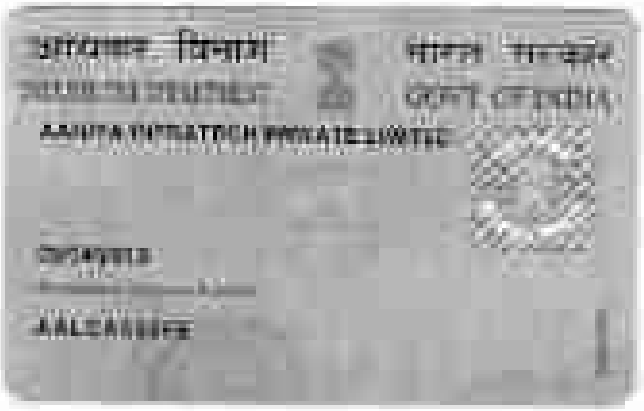
4104 5488 1827

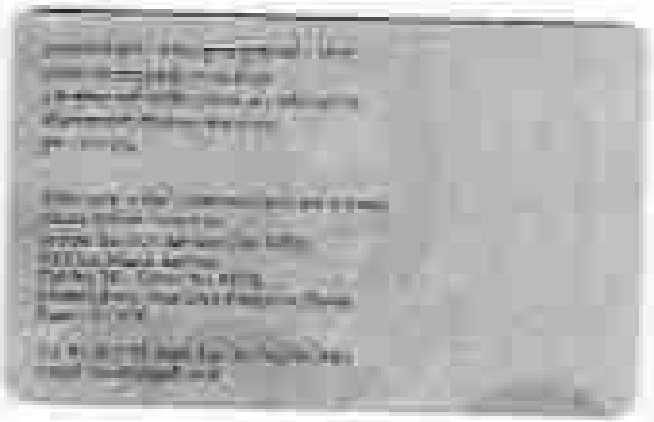
আধার - সাধারণ মানুষের অধিকার

Dhruba Mukherjee

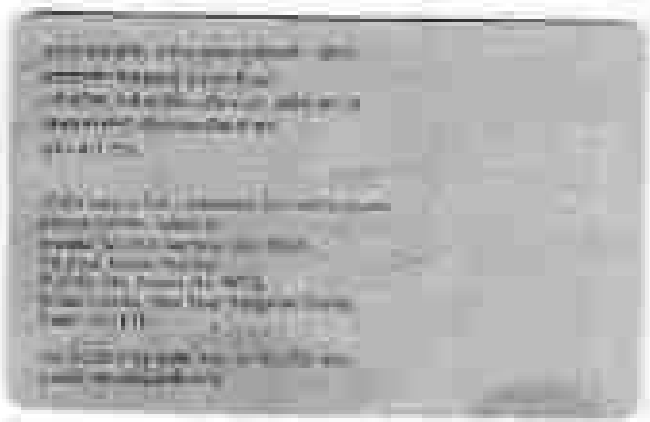
MGR NIRMAN PVT. LTD.

Director

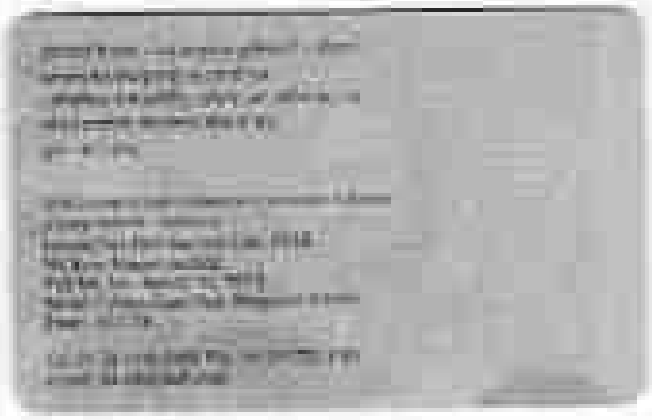

AASTA INFRATECH PRIVATE LIMITED



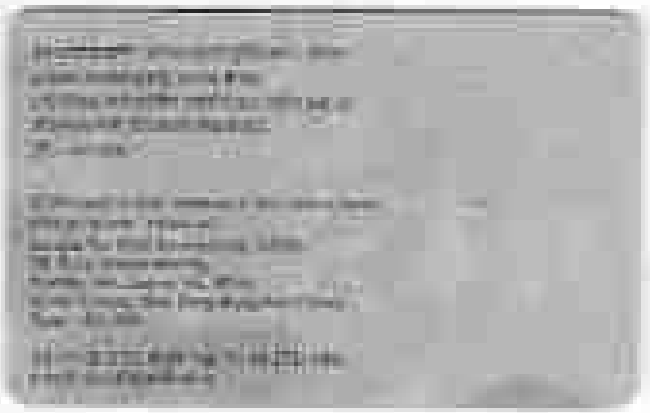

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

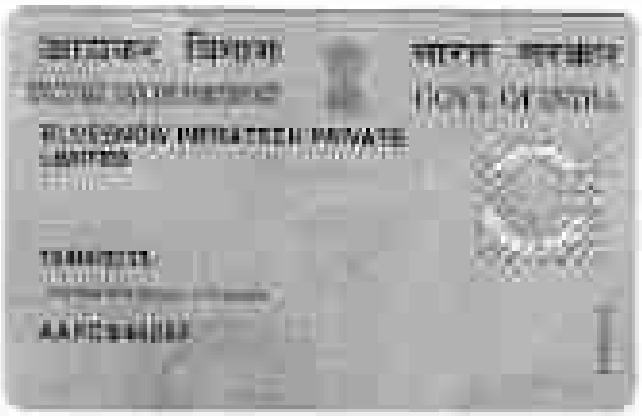


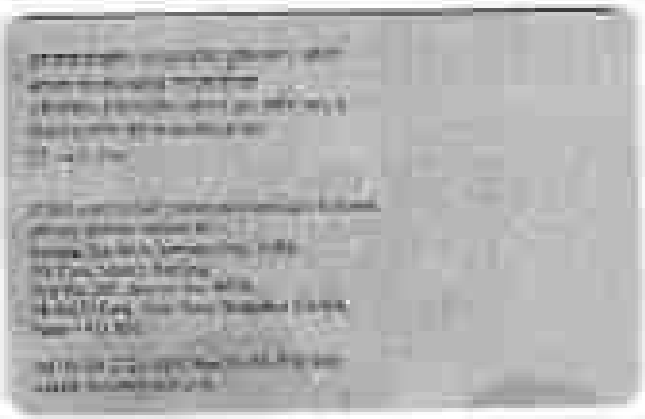

INCOME TAX DEPARTMENT
GOVT OF INDIA
AAACA5995E



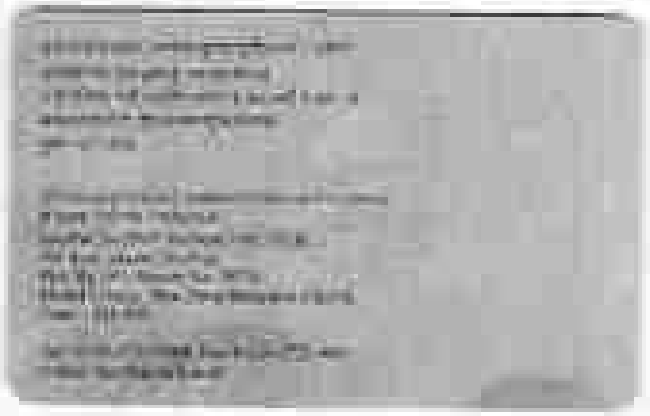

INCOME TAX DEPARTMENT
GOVT OF INDIA

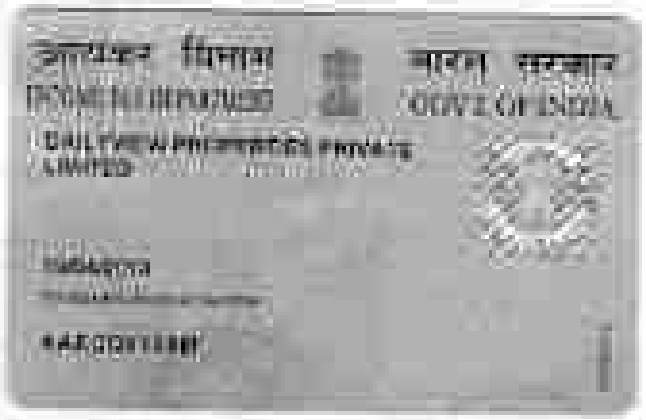


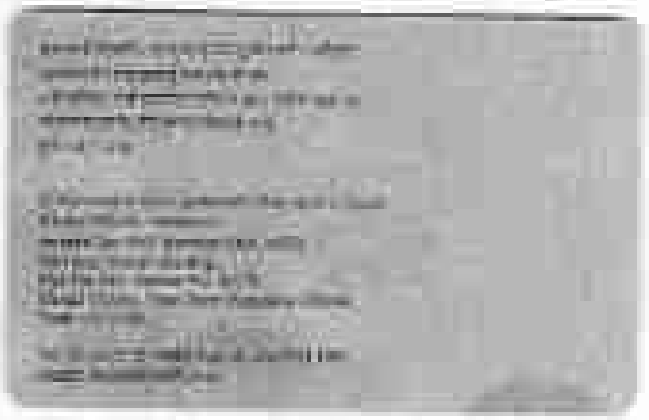

GOVT OF INDIA
TRANSCRIPT INFRATECH PRIVATE
LIMITED

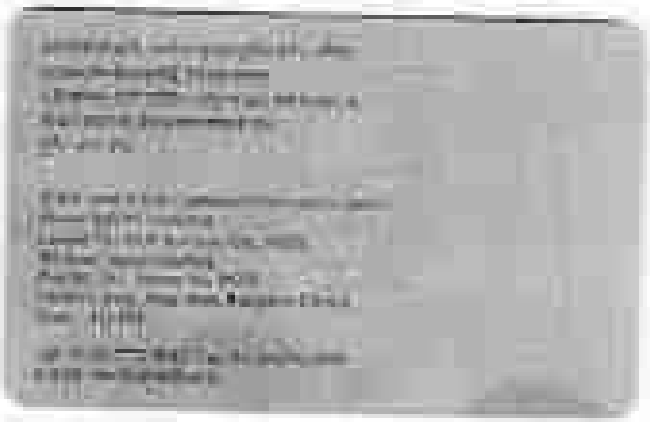



GOVT OF INDIA
DAILYVIEW PROJECTS PRIVATE LIMITED



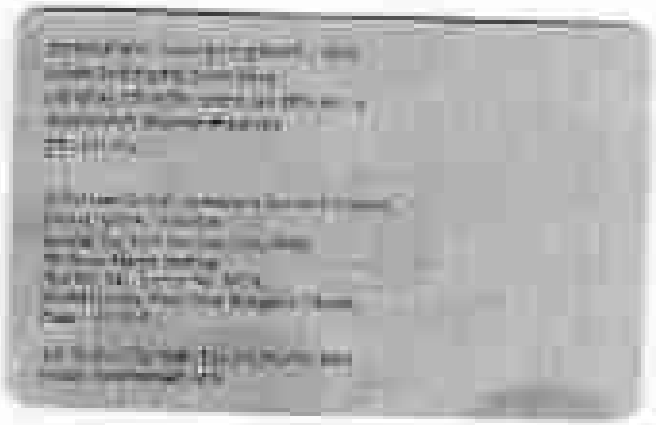

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA





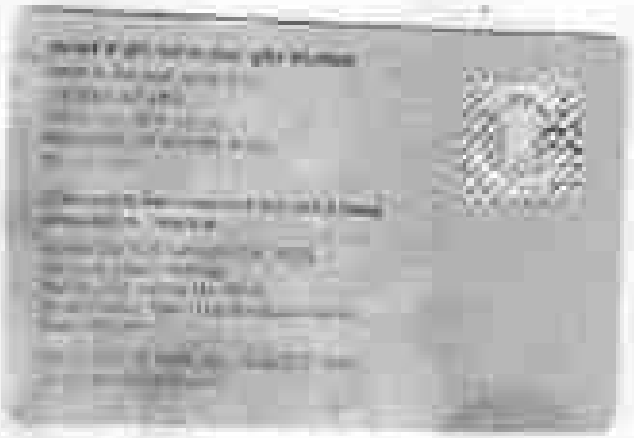

DHANKANAL PROJECTS PRIVATE
LIMITED

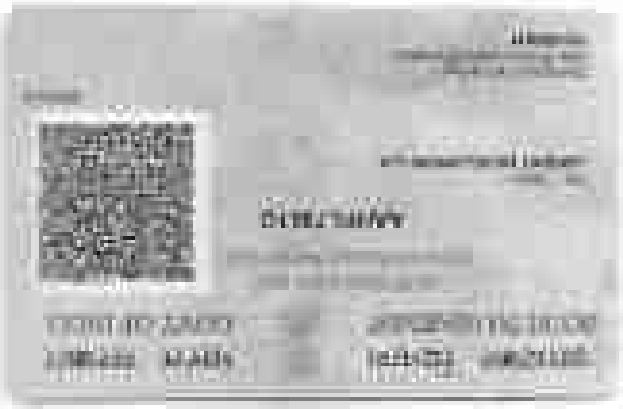

FORWARD INTIMADA PRIVATE
LIMITED
18/06/2013



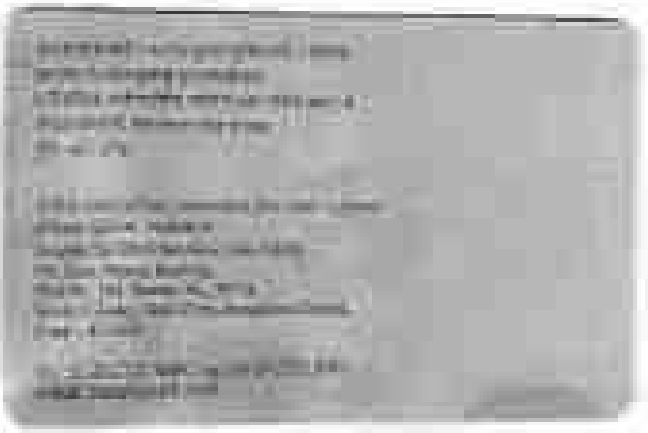

GOVT OF INDIA
FUTURESKOW CONSTRUCTIONS
PRIVATE LIMITED


GOVERNMENT OF INDIA

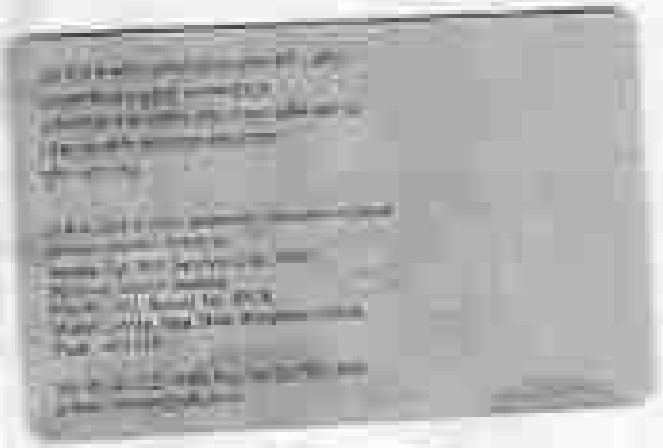


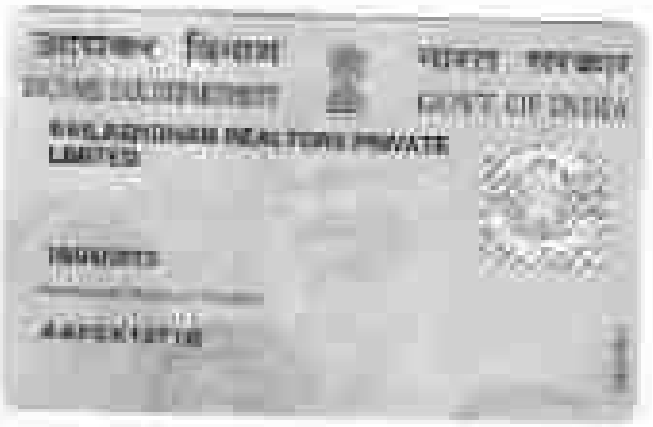


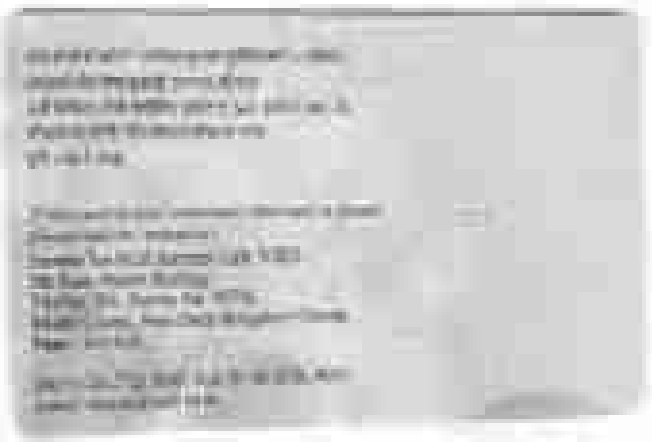

INDIA INFRATECH PRIVATE LIMITED



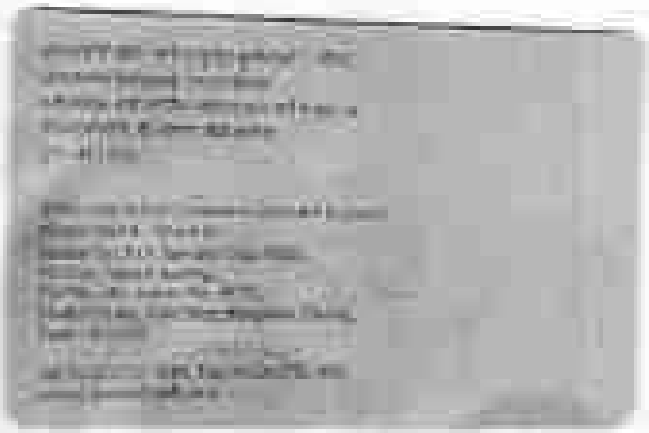

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PARADISHAN INFRATECH PRIVATE LIMITED
PAN



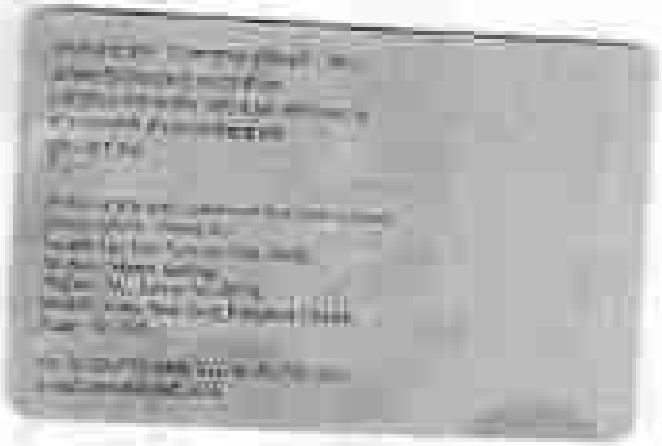

INCOME TAX DEPARTMENT
GOVT OF INDIA
SAILADITHAN REALTORS PRIVATE LIMITED
19/11/2013
AAKCS1371B

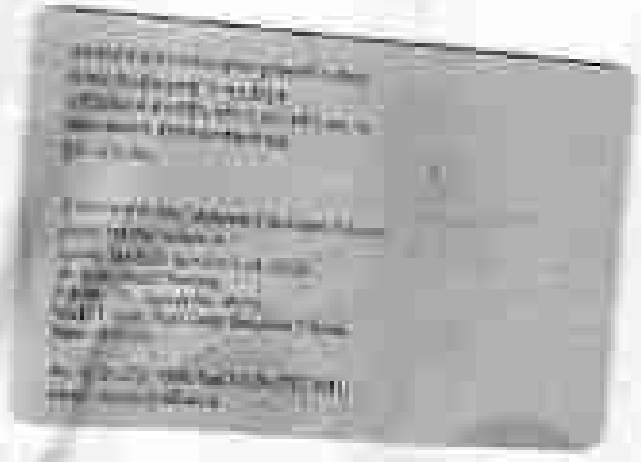



GOVT OF INDIA
AADCL4824E




LIMITED






GOVT. OF INDIA

ভারত সরকার

Government of India

আপনার আধার নম্বর / Your Aadhaar No.:

7938 6805 7430

আমার আধার, আমার পরিচয়

7938 6805 7430

আমার আধার, আমার পরিচয়


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AEGHLON PLAZA PRIVATE LIMITED
AAEOT6628L

आधार

भारत सरकार

Enrolment No.: 1199/00800003

To

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

आपका आधार क्रमांक / Your Aadhaar No.:

6872 6420 6043

आधार — आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

[illegible]

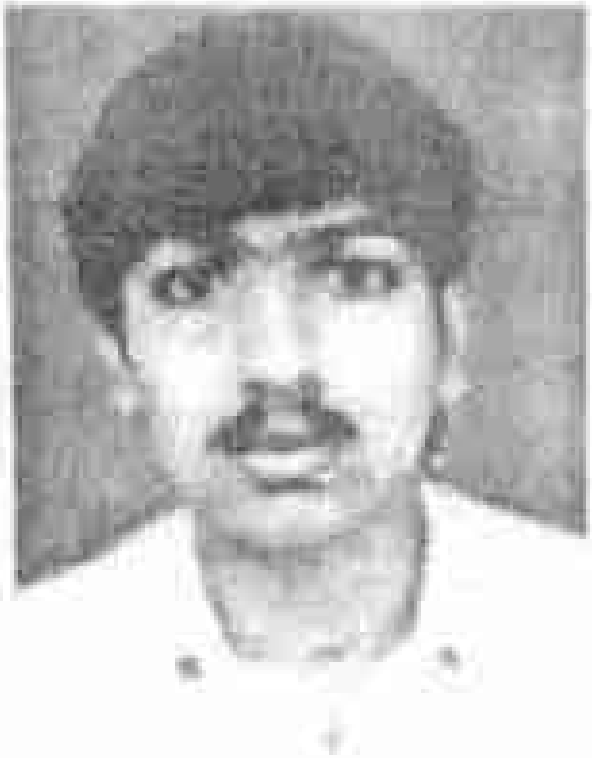
Date of Birth: [illegible]

Male

6872 6420 6043

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPA7187K



नाम /NAME

JAY PRAKASH AGARWAL

पिता का नाम /FATHER'S NAME

HARI PRASAD AGARWAL

जन्म तिथि /DATE OF BIRTH

05-03-1973

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-II

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

Major Information of the Deed

Deed No:	I-1608-01697/2021	Date of Registration	02/03/2021
Query No / Year	1608-3000349501/2021	Office where deed is registered	
Query Date	15/02/2021 6:07:59 PM	1608-3000349(001/2021	
Applicant Name, Address & Other Details	P K Roy Sonarpur Thana , Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7884354201, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction Agreement		[4500] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 4,24,11,[illegible]		Rs. 57,65,55,0[illegible]	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 75,1[illegible] (Article 48(g))		Rs. 21/- (Article E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area).		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi , J. No: 20, Pin Code : 700151

Sub No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-1509 (RS :-)	LR-2776	Commercial	Bhati	30 Dec	1,80,00,000/-	9,21,21,200/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L2	LR-1475 (RS :-)	LR-2779	Commercial	Bheel	12 Dec	2,10,000/-	2,21,08,080/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L3	LR-1470 (RS :-)	LR-2777	Commercial	Bhati	14 Dec	34,11,820/-	2,57,80,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L4	LR-1430 (RS :-)	LR-2778	Commercial	Khola	9 Dec	1,80,000/-	82,12,120/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L5	LR-1465 (RS :-)	LR-2782	Commercial	Khola	6.5 Dec	2,00,000/-	1,18,78,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L6	LR-1517 (RS :-)	LR-2781	Commercial	Bhati	16 Dec	5,00,000/-	3,31,83,830/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L7	LR-1479 (RS :-)	LR-2780	Commercial	Bhati	15 Dec	18,00,000/-	2,98,78,734/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.

L9	LR-1471 (RS :-)	LR-2783	Commercial	Shali	19 Dec	2,00,00,000/-	14,37,00,072/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L9	LR-1512 (RS :-)	LR-2784	Commercial	Ii Khas	22.65 Dec	10,00,000/-	4,17,38,904/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L10	LR-1408 (RS :-)	LR-2787	Commercial	Shali	21 Dec	10,00,000/-	3,88,93,904/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L11	LR-1510 (RS :-)	LR-2788	Commercial	Shali	15 Dec	10,00,000/-	2,79,36,380/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L12	LR-1472 (RS :-)	LR-2789	Commercial	Danga	56 Dec	50,00,000/-	19,13,33,320/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
		TOTAL :			313.15Dec	434,11,620/-	5769,55,076/-	
	Grand Total :				313.15Dec	434,11,620/-	5769,55,076/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Aaniya Infratech Private Limited** 131, Park Street, City:- Kolkata , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxxxfE,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**Aksharonni Nirman Private Limited** 131, Park Street, City:- Kolkata , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxxxfD,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**Anion Constructions Private Limited** 131, Park Street, City:- Kolkata , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxxxfG,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**Amoiya Properties Private Limited** 131, Park Street, City:- Kolkata , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxxxfF,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**Bluesnow Infratech Private Limited** 131, Park Street, City:- Kolkata , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxxxfF,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**DailyView Projects Private Limited** 131, Park Street, City:- Kolkata , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxxxfB,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

7. **Dailyview Properties Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

8. **Dhanasath Niman Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

9. **Dhankamal Projects Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx2K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

10. **Forward Infrabuild Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx8I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

11. **Futuregrow Constructions Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

12. **Allworth Builders Llp**
111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

13. **Vardhman Builders Llp**
111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14. **Kinver Developers Llp**
111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

15. **Lakshit Developers Llp**
111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

16. **Futuregrow Properties Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

17. **Gopika Infratech Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

18. **Kailashdham Infratech Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

19. **Kailashdham Realtors Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

20. **Linkdin Realities Private Limited**
131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

22	**Livewire Infrabuild Private Limited** 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	**Mr Swapan Kumar Ghosh** Son of Late Nanidar Ghosh A/17, Raj Narayan Park, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence
24	**Mr Dilip Ghosh** Son of Mr. Khitish Chandra Ghosh 17B, Gupta Colony, Baguiati, City:- , P.O:- Nabapally, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5M, Aadhaar No: 9Txxxxxxxx3052, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence
25	**Smt Sita Ghosh** Wife of Mr. Swapan Kumar Ghosh A/17, Raj Narayan Park, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence
26	**Mr Ratan Kumar Ghosh** Son of Mr. Haran Chandra Ghosh 18, Baishnabghata Road, City:- , P.O:- Nakkata, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9K, Aadhaar No: 7Txxxxxxxx1142, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence
27	**Smt Mom Ghosh** Wife of Mr. Ratan Kumar Ghosh 18, Baishnabghata Road, City:- , P.O:- Nakkata, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx2L, Aadhaar No: 7Txxxxxxxx4647, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence
28	**Mr Deb Kumar Mukherjee** Son of Late Bala Krishna Mukherjee 12, Baishnabghata Road, City:- , P.O:- Nakkata, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6D, Aadhaar No: 5Txxxxxxxx2426, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence
29	**Smt Tapasi Mukherjee** Wife of Mr. Deb Kumar Mukherjee 12, Baishnabghata Road, City:- , P.O:- Nakkata, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9P, Aadhaar No: 8Txxxxxxxx2612, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence

10	**Durrask Realty Private Limited** 18, Baishnaghata Road, City:- , P.O:- Nakbala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by : Representative
10	**Mr Dhrubo Mukherjee** Son of Mr Late Nanda Mukherjee 12, Baishnabghata Road, City:- , P.O:- Nakbala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxx0H, Aadhaar No: 4 1xxxxxxx1627, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Pvt. Residence
11	**MKR Nirman Private Limited** 12, Baishnabghata Road, City:- , P.O:- Nakbala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxx0A,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	**Teenlok Plaza Private Limited** 111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	**Mr Rajnish Jhunjhunwala** Son of Mr Kedar Nath Jhunjhunwala 5/7, Burojnidada Main Road, Flat No: 7A, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx9Q, Aadhaar No: 7 8xxxxxxxxx8005 Status : Representative, Representative of : Teenlok Plaza Private Limited (as Authorized Signatory)
2	**Mr Tarkeshwar Upadhyay (Presently)** Son of Late Awadh Bihari Upadhyay 4, Tallala Lane, Entally, City:- Kolkata, , P.O:- Entally, P.S:-Tallola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABxxxxx5A,Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : Aastya Infratech Private Limited (as Representative), Akshaywani Nirman Private Limited (as Representative), Anion Constructions Private Limited (as Representative), Arsuya Properties Private Limited (as Representative), Blueskow Infratech Private Limited (as Representative), Dailyview Projects Private Limited (as Representative), Dailyview Properties Private Limited (as Representative), Dhaneseth Nirman Private Limited (as Representative), Dhanlaxmi Projects Private Limited (as Representative), Forward Infrabuild Private Limited (as Representative), Futuregrow Constructions Private Limited (as Representative), Ahwanth Builders Llp (as Representative), Vishamon Builders Llp (as Representative), Kuvar Developers Llp (as Representative), Lakshit Developers Llp (as Representative), Futuregrow Properties Private Limited (as Representative), Goctus Infratech Private Limited (as Representative), Kailashcham Infratech Private Limited (as Representative), Kailashcham Realtors Private Limited (as Representative), Linklife Realtors Private Limited (as Representative), Lowline Infrabuild Private Limited (as Representative)

3	**Mr Ratan Kumar Ghosh** Son of Mr Hazari Chandra Ghosh 18, Baidnathghata Road, City- , P.O.- Nakbala, P.S.-Patuli, District- South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.: ADxxxxxx5K, Aadhaar No: 7Txxxxxxxx1142 Status : Representative, Representative of : Damaja Realty Private Limited (as Director), MKR Nirman Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Prints	Signature
Mr Jayprakash Agarwal Son of Mr Hari Prasad Agarwal RHK Rohini Sales LLP, Ground Floor, P.O.- Liluah, P.S.-Liluah, District-Howrah, West Bengal, India, PIN- 711204			

Identifier Of Mr Swapan Kumar Ghosh, Mr Dilip Ghosh, Smt Gita Ghosh, Mr Rajesh Jhunjhunwala, Mr Ratan Kumar Ghosh, Smt Mom Ghosh, Mr Subir Kumar Mukherjee, Smt Tapati Mukherjee, Mr Dhruba Mukherjee, Mr Tarkeshwar Chaudhary, Mr Ratan Kumar Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ranjan Infratech Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
2	Akshaycon Nirman Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
3	Anion Constructions Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
4	Anoush Properties Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
5	Bhagwan Infratech Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
6	Dailyview Projects Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
7	Dailyview Properties Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
8	Dhanapati Nirman Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
9	Dhirkamal Properties Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
10	Forward Infrabuild Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
11	Futurewow Constructions Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
12	Alwar Sultan Llp	Teerthik Plaza Private Limited-1.6129 Dec
13	Vartanun Builders Llp	Teerthik Plaza Private Limited-1.6129 Dec
14	Kinar Developers Llp	Teerthik Plaza Private Limited-1.6129 Dec
15	Latest Developers Llp	Teerthik Plaza Private Limited-1.6129 Dec
16	Triangular Properties Private Limited	Teerthik Plaza Private Limited-1.6129 Dec
17	Goyal Infratech Private Limited	Teerthik Plaza Private Limited-1.6129 Dec

19	Kolkatchem Infratech Private Limited	Teenick Plaza Private Limited-1.6129 Dec
19	Kolkatchem Realtors Private Limited	Teenick Plaza Private Limited-1.6129 Dec
22	Linville Realtors Private Limited	Teenick Plaza Private Limited-1.6129 Dec
21	Lumane Infrabuild Private Limited	Teenick Plaza Private Limited-1.6129 Dec
22	Mr Sanjan Kumar Singh	Teenick Plaza Private Limited-1.6129 Dec
23	Mr Dilip Ghosh	Teenick Plaza Private Limited-1.6129 Dec
24	Smt Gita Ghosh	Teenick Plaza Private Limited-1.6129 Dec
25	Mr Bapi Kumar Ghosh	Teenick Plaza Private Limited-1.6129 Dec
26	Smt Mim Ghosh	Teenick Plaza Private Limited-1.6129 Dec
27	Mr Deb Kumar Mukherjee	Teenick Plaza Private Limited-1.6129 Dec
28	Smt Tapati Mukherjee	Teenick Plaza Private Limited-1.6129 Dec
29	Sanjak Realty Private Limited	Teenick Plaza Private Limited-1.6129 Dec
30	Mr Dhruba Mukherjee	Teenick Plaza Private Limited-1.6129 Dec
31	BMR Nirman Private Limited	Teenick Plaza Private Limited-1.6129 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Aarjya Vihaan Private Limited	Teenick Plaza Private Limited-0.677419 Dec
2	Aashirvam Nirman Private Limited	Teenick Plaza Private Limited-0.677419 Dec
3	Aaram Constructions Private Limited	Teenick Plaza Private Limited-0.677419 Dec
4	Abhiya Properties Private Limited	Teenick Plaza Private Limited-0.677419 Dec
5	Bluestone Infratech Private Limited	Teenick Plaza Private Limited-0.677419 Dec
6	Dailyview Projects Private Limited	Teenick Plaza Private Limited-0.677419 Dec
7	Dailyview Properties Private Limited	Teenick Plaza Private Limited-0.677419 Dec
8	Dhanalakshmi Nirman Private Limited	Teenick Plaza Private Limited-0.677419 Dec
9	Dhanlaxmi Projects Private Limited	Teenick Plaza Private Limited-0.677419 Dec
10	Forward Infrabuild Private Limited	Teenick Plaza Private Limited-0.677419 Dec
11	Fulwarg W Constructions Private Limited	Teenick Plaza Private Limited-0.677419 Dec
12	Allenth Builders Llp	Teenick Plaza Private Limited-0.677419 Dec
13	Vertamen Builders Llp	Teenick Plaza Private Limited-0.677419 Dec
14	Rover Developers Llp	Teenick Plaza Private Limited-0.677419 Dec
15	Lamm Developers Llp	Teenick Plaza Private Limited-0.677419 Dec
16	Fifthgrow Properties Private Limited	Teenick Plaza Private Limited-0.677419 Dec

17	Gopika Infratech Private Limited	Teenlok Plaza Private Limited-0.677419 Dec
18	Kalpataram Infratech Private Limited	Teenlok Plaza Private Limited-0.677419 Dec
19	Kalpataram Realtors Private Limited	Teenlok Plaza Private Limited-0.677419 Dec
20	Linkith Realtors Private Limited	Teenlok Plaza Private Limited-0.677419 Dec
21	Linkith Infrabuild Private Limited	Teenlok Plaza Private Limited-0.677419 Dec
22	Mr Sangam Kumar Ghosh	Teenlok Plaza Private Limited-0.677419 Dec
23	Mr Dip Ghosh	Teenlok Plaza Private Limited-0.677419 Dec
24	Smt Gita Ghosh	Teenlok Plaza Private Limited-0.677419 Dec
25	Mr Ratan Kumar Ghosh	Teenlok Plaza Private Limited-0.677419 Dec
26	Smt Mom Ghosh	Teenlok Plaza Private Limited-0.677419 Dec
27	Mr Dan Kumar Mukherjee	Teenlok Plaza Private Limited-0.677419 Dec
28	Smt Tapasi Mukherjee	Teenlok Plaza Private Limited-0.677419 Dec
29	Dorwak Realty Private Limited	Teenlok Plaza Private Limited-0.677419 Dec
30	Mr Dipika Mukherjee	Teenlok Plaza Private Limited-0.677419 Dec
31	MKR Nirman Private Limited	Teenlok Plaza Private Limited-0.677419 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Aarya Infratech Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
2	Aishwarya Nirman Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
3	Prem Constructions Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
4	Anjana Properties Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
5	Sunrise Infratech Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
6	Dalyview Projects Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
7	Dalyview Properties Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
8	Dhanlaxmi Nirman Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
9	Dhanlaxmi Projects Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
10	Forward Infrastructure Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
11	Futurenew Constructions Private Limited	Teenlok Plaza Private Limited-0.483871 Dec
12	Aikoth Builders LLP	Teenlok Plaza Private Limited-0.483871 Dec
13	Vartaman Builders LLP	Teenlok Plaza Private Limited-0.483871 Dec
14	Kumar Developers LLP	Teenlok Plaza Private Limited-0.483871 Dec
15	Lalani Developers LLP	Teenlok Plaza Private Limited-0.483871 Dec

16	Futureview Properties Private Limited	Teenok Plaza Private Limited-0.483871 Dec
17	Gopika Infratech Private Limited	Teenok Plaza Private Limited-0.483871 Dec
18	Hallorbitham Infratech Private Limited	Teenok Plaza Private Limited-0.483871 Dec
19	Greenchoice Realtors Private Limited	Teenok Plaza Private Limited-0.483871 Dec
20	Livelife Realtors Private Limited	Teenok Plaza Private Limited-0.483871 Dec
21	Livelife Infrastructure Private Limited	Teenok Plaza Private Limited-0.483871 Dec
22	Mr Swapan Kumar Ghosh	Teenok Plaza Private Limited-0.483871 Dec
23	Mr Raj Ghosh	Teenok Plaza Private Limited-0.483871 Dec
24	Smt Gita Ghosh	Teenok Plaza Private Limited-0.483871 Dec
25	Mr Ranjit Kumar Ghosh	Teenok Plaza Private Limited-0.483871 Dec
26	Smt Mom Ghosh	Teenok Plaza Private Limited-0.483871 Dec
27	Mr Dab Kumar Mukherjee	Teenok Plaza Private Limited-0.483871 Dec
28	Smt Tapasi Mukherjee	Teenok Plaza Private Limited-0.483871 Dec
29	Dartook Realty Private Limited	Teenok Plaza Private Limited-0.483871 Dec
30	Mr Dhruba Mukherjee	Teenok Plaza Private Limited-0.483871 Dec
31	MGK Nirman Private Limited	Teenok Plaza Private Limited-0.483871 Dec

Transfer of property for L12

Sl.No	From	To, with area (Name-Area)
1	Aarya Infratech Private Limited	Teenok Plaza Private Limited-1.77419 Dec
2	Akshaywani Nirman Private Limited	Teenok Plaza Private Limited-1.77419 Dec
3	Arunoi Constructions Private Limited	Teenok Plaza Private Limited-1.77419 Dec
4	Arunoi Properties Private Limited	Teenok Plaza Private Limited-1.77419 Dec
5	Bluepinow Infratech Private Limited	Teenok Plaza Private Limited-1.77419 Dec
6	Dailyview Projects Private Limited	Teenok Plaza Private Limited-1.77419 Dec
7	Dailyview Properties Private Limited	Teenok Plaza Private Limited-1.77419 Dec
8	Dharmasth Nirman Private Limited	Teenok Plaza Private Limited-1.77419 Dec
9	Dhanlakshmi Projects Private Limited	Teenok Plaza Private Limited-1.77419 Dec
10	Kiawest Infrabuild Private Limited	Teenok Plaza Private Limited-1.77419 Dec
11	Futureview Constructions Private Limited	Teenok Plaza Private Limited-1.77419 Dec
12	Alkorm Builders Llp	Teenok Plaza Private Limited-1.77419 Dec
13	Vartaman Builders Llp	Teenok Plaza Private Limited-1.77419 Dec
14	Nakur Developers Llp	Teenok Plaza Private Limited-1.77419 Dec

15	Lokhit Developers Ltd	Teenick Plaza Private Limited-1.77419 Dec
16	Futuregrow Properties Private Limited	Teenick Plaza Private Limited-1.77419 Dec
17	Gopika Infratech Private Limited	Teenick Plaza Private Limited-1.77419 Dec
18	Kaushdham Infratech Private Limited	Teenick Plaza Private Limited-1.77419 Dec
19	Kaushdham Textiles Private Limited	Teenick Plaza Private Limited-1.77419 Dec
20	Lokhit Textiles Private Limited	Teenick Plaza Private Limited-1.77419 Dec
21	Lokhit Infraltd Private Limited	Teenick Plaza Private Limited-1.77419 Dec
22	Mr Swapan Kumar Ghosh	Teenick Plaza Private Limited-1.77419 Dec
23	Mr Dilip Ghosh	Teenick Plaza Private Limited-1.77419 Dec
24	Smt Gita Ghosh	Teenick Plaza Private Limited-1.77419 Dec
25	Mr Raman Kumar Ghosh	Teenick Plaza Private Limited-1.77419 Dec
26	Smt Mani Ghosh	Teenick Plaza Private Limited-1.77419 Dec
27	Mr Dilli Kumar Mukherjee	Teenick Plaza Private Limited-1.77419 Dec
28	Smt Tapasi Mukherjee	Teenick Plaza Private Limited-1.77419 Dec
29	Dennek Realty Private Limited	Teenick Plaza Private Limited-1.77419 Dec
30	Mr Dimitar Mukherjee	Teenick Plaza Private Limited-1.77419 Dec
31	MKR Nirman Private Limited	Teenick Plaza Private Limited-1.77419 Dec

Transfer of property for 1.2

Sl.No	From	To. with area (Name-Area)
1	Kashyal Infratech Private Limited	Teenick Plaza Private Limited-0.387097 Dec
2	Akshaywad Nirman Private Limited	Teenick Plaza Private Limited-0.387097 Dec
3	Akhil Constructions Private Limited	Teenick Plaza Private Limited-0.387097 Dec
4	Amount Properties Private Limited	Teenick Plaza Private Limited-0.387097 Dec
5	Bluebirdy Infraweb Private Limited	Teenick Plaza Private Limited-0.387097 Dec
6	Dairyview Projects Private Limited	Teenick Plaza Private Limited-0.387097 Dec
7	Dairyview Properties Private Limited	Teenick Plaza Private Limited-0.387097 Dec
8	Dhanwanth Nirman Private Limited	Teenick Plaza Private Limited-0.387097 Dec
9	Dhanwanal Projects Private Limited	Teenick Plaza Private Limited-0.387097 Dec
10	Forward Infrabuild Private Limited	Teenick Plaza Private Limited-0.387097 Dec
11	Futuregrow Constructions Private Limited	Teenick Plaza Private Limited-0.387097 Dec
12	Aravanth Builders Ltd	Teenick Plaza Private Limited-0.387097 Dec
13	Vertamin Builders Ltd	Teenick Plaza Private Limited-0.387097 Dec

14	Nirav Developers Llp	Teenick Plaza Private Limited-0.387097 Dec
15	Lakshmi Developers Llp	Teenick Plaza Private Limited-0.387097 Dec
16	Echanganow Properties Private Limited	Teenick Plaza Private Limited-0.387097 Dec
17	Sooka Infratech Private Limited	Teenick Plaza Private Limited-0.387097 Dec
18	Kailashdham Infratech Private Limited	Teenick Plaza Private Limited-0.387097 Dec
19	Ratnadhaman Realtors Private Limited	Teenick Plaza Private Limited-0.387097 Dec
20	Limelite Solitaire Private Limited	Teenick Plaza Private Limited-0.387097 Dec
21	Livewire Infrabuild Private Limited	Teenick Plaza Private Limited-0.387097 Dec
22	Mr Swapan Kumar Ghosh	Teenick Plaza Private Limited-0.387097 Dec
23	Mr Dip Ghosh	Teenick Plaza Private Limited-0.387097 Dec
24	Smt Gita Ghosh	Teenick Plaza Private Limited-0.387097 Dec
25	Mr Ratan Kumar Ghosh	Teenick Plaza Private Limited-0.387097 Dec
26	Smt Mom Ghosh	Teenick Plaza Private Limited-0.387097 Dec
27	Mr Dab Kumar Mukherjee	Teenick Plaza Private Limited-0.387097 Dec
28	Smt Tapasi Mukherjee	Teenick Plaza Private Limited-0.387097 Dec
29	Dimensie Realty Private Limited	Teenick Plaza Private Limited-0.387097 Dec
30	Mr Dhruba Mukherjee	Teenick Plaza Private Limited-0.387097 Dec
31	M/S Nirman Private Limited	Teenick Plaza Private Limited-0.387097 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Aarya Infratech Private Limited	Teenick Plaza Private Limited-0.451613 Dec
2	Aadishwar Nirman Private Limited	Teenick Plaza Private Limited-0.451613 Dec
3	Aaron Constructions Private Limited	Teenick Plaza Private Limited-0.451613 Dec
4	Antique Properties Private Limited	Teenick Plaza Private Limited-0.451613 Dec
5	Bluestone Infratech Private Limited	Teenick Plaza Private Limited-0.451613 Dec
6	Dailyview Projects Private Limited	Teenick Plaza Private Limited-0.451613 Dec
7	Dailyview Properties Private Limited	Teenick Plaza Private Limited-0.451613 Dec
8	Dhanasath Nirman Private Limited	Teenick Plaza Private Limited-0.451613 Dec
9	Dhanakshmi Projects Private Limited	Teenick Plaza Private Limited-0.451613 Dec
10	Forward Infrabuild Private Limited	Teenick Plaza Private Limited-0.451613 Dec
11	Futuregrow Constructions Private Limited	Teenick Plaza Private Limited-0.451613 Dec
12	Allworth Builders Llp	Teenick Plaza Private Limited-0.451613 Dec

13	Vantarnet Builders Ltd	Teesta Plaza Private Limited-0.451613 Dec
14	Rivet Developers Ltd	Teesta Plaza Private Limited-0.451613 Dec
15	Lakshir Developers Ltd	Teesta Plaza Private Limited-0.451613 Dec
16	Fullmoon Properties Private Limited	Teesta Plaza Private Limited-0.451613 Dec
17	Godiva Infratech Private Limited	Teesta Plaza Private Limited-0.451613 Dec
18	Kanakdhara Infratech Private Limited	Teesta Plaza Private Limited-0.451613 Dec
19	Kalandhara Realtors Private Limited	Teesta Plaza Private Limited-0.451613 Dec
20	Lifeville Realties Private Limited	Teesta Plaza Private Limited-0.451613 Dec
21	Lifeville Infraworld Private Limited	Teesta Plaza Private Limited-0.451613 Dec
22	Mr Dwaipan Kumar Ghosh	Teesta Plaza Private Limited-0.451613 Dec
23	Mr Dilip Ghosh	Teesta Plaza Private Limited-0.451613 Dec
24	Smt Gita Ghosh	Teesta Plaza Private Limited-0.451613 Dec
25	Mr Pallab Kumar Ghosh	Teesta Plaza Private Limited-0.451613 Dec
26	Smt Moni Ghosh	Teesta Plaza Private Limited-0.451613 Dec
27	Mr Deb Kumar Bhattacharjee	Teesta Plaza Private Limited-0.451613 Dec
28	Smt Tapati Bhattacharjee	Teesta Plaza Private Limited-0.451613 Dec
29	Garnesh Realty Private Limited	Teesta Plaza Private Limited-0.451613 Dec
30	Mr Dhruba Mukherjee	Teesta Plaza Private Limited-0.451613 Dec
31	MKR Jumain Private Limited	Teesta Plaza Private Limited-0.451613 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Aanya Infratech Private Limited	Teesta Plaza Private Limited-0.16129 Dec
2	Abhishekh Nirman Private Limited	Teesta Plaza Private Limited-0.16129 Dec
3	Aman Constructions Private Limited	Teesta Plaza Private Limited-0.16129 Dec
4	Annya Properties Private Limited	Teesta Plaza Private Limited-0.16129 Dec
5	Bluestone Infratech Private Limited	Teesta Plaza Private Limited-0.16129 Dec
6	Dollyvine Projects Private Limited	Teesta Plaza Private Limited-0.16129 Dec
7	Dollyvine Properties Private Limited	Teesta Plaza Private Limited-0.16129 Dec
8	Dhanadan Mirvan Private Limited	Teesta Plaza Private Limited-0.16129 Dec
9	Dhankanal Projects Private Limited	Teesta Plaza Private Limited-0.16129 Dec
10	Fanatel Infraworld Private Limited	Teesta Plaza Private Limited-0.16129 Dec
11	Fullmoon Constructions Private Limited	Teesta Plaza Private Limited-0.16129 Dec

12	Allworth Builders Llp	Teenick Plaza Private Limited-0.16129 Dec
13	Vaitaman Builders Llp	Teenick Plaza Private Limited-0.16129 Dec
14	Kunal Developers Llp	Teenick Plaza Private Limited-0.16129 Dec
15	Lakshit Developers Llp	Teenick Plaza Private Limited-0.16129 Dec
16	Futureprojex Properties Private Limited	Teenick Plaza Private Limited-0.16129 Dec
17	Gopika Infratech Private Limited	Teenick Plaza Private Limited-0.16129 Dec
18	Kailashkham Infratech Private Limited	Teenick Plaza Private Limited-0.16129 Dec
19	Kailashkham Buildcon Private Limited	Teenick Plaza Private Limited-0.16129 Dec
20	Limrite Realtek Private Limited	Teenick Plaza Private Limited-0.16129 Dec
21	Linewire Infraboard Private Limited	Teenick Plaza Private Limited-0.16129 Dec
22	Mr Swapan Kumar Ghosh	Teenick Plaza Private Limited-0.16129 Dec
23	Mr Dilip Ghosh	Teenick Plaza Private Limited-0.16129 Dec
24	Smt Gita Ghosh	Teenick Plaza Private Limited-0.16129 Dec
25	Mr Ratan Kumar Ghosh	Teenick Plaza Private Limited-0.16129 Dec
26	Smt Mim Ghosh	Teenick Plaza Private Limited-0.16129 Dec
27	Mr Dab Kumar Mukherjee	Teenick Plaza Private Limited-0.16129 Dec
28	Smt Tapati Mukherjee	Teenick Plaza Private Limited-0.16129 Dec
29	Denzek Realty Private Limited	Teenick Plaza Private Limited-0.16129 Dec
30	Mr Shuvra Mukherjee	Teenick Plaza Private Limited-0.16129 Dec
31	MKR Nirman Private Limited	Teenick Plaza Private Limited-0.16129 Dec

Transfer of property for L5

Sl. No.	From	To. with area (Name-Area)
1	Aanya Infratech Private Limited	Teenick Plaza Private Limited-0.209677 Dec
2	Abhishrani Nirman Private Limited	Teenick Plaza Private Limited-0.209677 Dec
3	Adrox Constructions Private Limited	Teenick Plaza Private Limited-0.209677 Dec
4	Aneeja Properties Private Limited	Teenick Plaza Private Limited-0.209677 Dec
5	Bluescape Infratech Private Limited	Teenick Plaza Private Limited-0.209677 Dec
6	Dalphin Projects Private Limited	Teenick Plaza Private Limited-0.209677 Dec
7	Dishrook Properties Private Limited	Teenick Plaza Private Limited-0.209677 Dec
8	Divinewell Nirman Private Limited	Teenick Plaza Private Limited-0.209677 Dec
9	Divinkeral Projects Private Limited	Teenick Plaza Private Limited-0.209677 Dec
10	Forward Infratech Private Limited	Teenick Plaza Private Limited-0.209677 Dec

11	Fitcompox Constructions Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
12	Aksoth Builders Llp	Teenlok Plaza Private Limited-0.209677 Dec
13	Vishamen Builders Llp	Teenlok Plaza Private Limited-0.209677 Dec
14	Kusar Developers Llp	Teenlok Plaza Private Limited-0.209677 Dec
15	Lakshmi Developers Llp	Teenlok Plaza Private Limited-0.209677 Dec
16	Fourmprive Properties Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
17	Gupta Infratech Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
18	Kalashdham Infratech Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
19	Kalashdham Developers Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
20	Linville Realties Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
21	Linville Infratech Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
22	Mr Swapan Kumar Ghosh	Teenlok Plaza Private Limited-0.209677 Dec
23	Mr Dilip Ghosh	Teenlok Plaza Private Limited-0.209677 Dec
24	Smt Gita Ghosh	Teenlok Plaza Private Limited-0.209677 Dec
25	Mr Ratan Kumar Ghosh	Teenlok Plaza Private Limited-0.209677 Dec
26	Smt Mom Ghosh	Teenlok Plaza Private Limited-0.209677 Dec
27	Mr Dev Kumar Mukherjee	Teenlok Plaza Private Limited-0.209677 Dec
28	Smt Tarpal Mukherjee	Teenlok Plaza Private Limited-0.209677 Dec
29	Dancak Realty Private Limited	Teenlok Plaza Private Limited-0.209677 Dec
30	Mr Dhruba Mukherjee	Teenlok Plaza Private Limited-0.209677 Dec
31	MKR Nirman Private Limited	Teenlok Plaza Private Limited-0.209677 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Aaniya Infratech Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
2	Akshamani Nirman Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
3	Anmol Constructions Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
4	Anniya Properties Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
5	Bhawnav Infratech Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
6	Dailyview Projects Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
7	Dailyview Properties Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
8	Dhanraath Nirman Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
9	Dhanraaj Projects Private Limited	Teenlok Plaza Private Limited-0.580645 Dec

10	Forward Infrabuild Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
11	Futuristic Constructions Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
12	Adworth Builders Llp	Teenlok Plaza Private Limited-0.580645 Dec
13	Vardhman Builders Llp	Teenlok Plaza Private Limited-0.580645 Dec
14	Kumar Developers Llp	Teenlok Plaza Private Limited-0.580645 Dec
15	Lakshmi Developers Llp	Teenlok Plaza Private Limited-0.580645 Dec
16	Futuristic Properties Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
17	Goolie Infratech Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
18	Kalpashtam Infratech Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
19	Kalpashtam Realtors Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
20	Linkith Realties Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
21	Unovia Infrabuild Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
22	Mr Swapan Kumar Ghosh	Teenlok Plaza Private Limited-0.580645 Dec
23	Mr Dilip Ghosh	Teenlok Plaza Private Limited-0.580645 Dec
24	Smt Gita Ghosh	Teenlok Plaza Private Limited-0.580645 Dec
25	Mr Ratan Kumar Ghosh	Teenlok Plaza Private Limited-0.580645 Dec
26	Smt Mani Ghosh	Teenlok Plaza Private Limited-0.580645 Dec
27	Mr Dev Kumar Mukherjee	Teenlok Plaza Private Limited-0.580645 Dec
28	Smt Tapati Mukherjee	Teenlok Plaza Private Limited-0.580645 Dec
29	Dunlock Realty Private Limited	Teenlok Plaza Private Limited-0.580645 Dec
30	Mr Dhruba Mukherjee	Teenlok Plaza Private Limited-0.580645 Dec
31	M/S Nirman Private Limited	Teenlok Plaza Private Limited-0.580645 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Kanya Infratech Private Limited	Teenlok Plaza Private Limited-0.516129 Dec
2	Sridharam Nirman Private Limited	Teenlok Plaza Private Limited-0.516129 Dec
3	Ankith Constructions Private Limited	Teenlok Plaza Private Limited-0.516129 Dec
4	Anshya Properties Private Limited	Teenlok Plaza Private Limited-0.516129 Dec
5	Supreme Infratech Private Limited	Teenlok Plaza Private Limited-0.516129 Dec
6	Dailyview Projects Private Limited	Teenlok Plaza Private Limited-0.516129 Dec
7	Dailyview Properties Private Limited	Teenlok Plaza Private Limited-0.516129 Dec
8	Dhanvanti Nirman Private Limited	Teenlok Plaza Private Limited-0.516129 Dec

9	Dhanlakshmi Projects Private Limited	Teenick Plaza Private Limited-0.516129 Dec
10	Forward Infrascale Private Limited	Teenick Plaza Private Limited-0.516129 Dec
11	Futurigrow Constructions Private Limited	Teenick Plaza Private Limited-0.516129 Dec
12	Aherotti Builders Llp	Teenick Plaza Private Limited-0.516129 Dec
13	Vishwaman Builders Llp	Teenick Plaza Private Limited-0.516129 Dec
14	Rupar Developers Llp	Teenick Plaza Private Limited-0.516129 Dec
15	Lakshit Developers Llp	Teenick Plaza Private Limited-0.516129 Dec
16	Futurigrow Properties Private Limited	Teenick Plaza Private Limited-0.516129 Dec
17	Quirks Infratech Private Limited	Teenick Plaza Private Limited-0.516129 Dec
18	Kalpadhram Infratech Private Limited	Teenick Plaza Private Limited-0.516129 Dec
19	Kalpadhram Realtors Private Limited	Teenick Plaza Private Limited-0.516129 Dec
20	Lettrite Resales Private Limited	Teenick Plaza Private Limited-0.516129 Dec
21	Uniwen Infrascale Private Limited	Teenick Plaza Private Limited-0.516129 Dec
22	Mr Swapan Kumar Ghosh	Teenick Plaza Private Limited-0.516129 Dec
23	Mr Dilip Ghosh	Teenick Plaza Private Limited-0.516129 Dec
24	Smt Gita Ghosh	Teenick Plaza Private Limited-0.516129 Dec
25	Mr Ratan Kumar Ghosh	Teenick Plaza Private Limited-0.516129 Dec
26	Smt Moni Ghosh	Teenick Plaza Private Limited-0.516129 Dec
27	Mr Deb Kumar Chakraborty	Teenick Plaza Private Limited-0.516129 Dec
28	Smt Tapasi Mukherjee	Teenick Plaza Private Limited-0.516129 Dec
29	Dumbale Realty Private Limited	Teenick Plaza Private Limited-0.516129 Dec
30	Mr Dipjoti Mukherjee	Teenick Plaza Private Limited-0.516129 Dec
31	Mkr Nirman Private Limited	Teenick Plaza Private Limited-0.516129 Dec

Transfer of property for L8

Sl.No	From	To, with area (Name-Area)
1	Aasiya Infratech Private Limited	Teenick Plaza Private Limited-2.51613 Dec
2	Reliancial Nirman Private Limited	Teenick Plaza Private Limited-2.51613 Dec
3	Arcon Constructions Private Limited	Teenick Plaza Private Limited-2.51613 Dec
4	Anayat Properties Private Limited	Teenick Plaza Private Limited-2.51613 Dec
5	Sunnrow Infratech Private Limited	Teenick Plaza Private Limited-2.51613 Dec
6	Dolphine Friends Private Limited	Teenick Plaza Private Limited-2.51613 Dec
7	Daffodew Properties Private Limited	Teenick Plaza Private Limited-2.51613 Dec

8	Dhanlaxmi Niwas Private Limited	Teentek Plaza Private Limited-2.51613 Dec
9	Dhanlaxmi Priyank Private Limited	Teentek Plaza Private Limited-2.51613 Dec
10	Forward Infobuild Private Limited	Teentek Plaza Private Limited-2.51613 Dec
11	Fortunegrow Constructions Private Limited	Teentek Plaza Private Limited-2.51613 Dec
12	Alkwith Builders Llp	Teentek Plaza Private Limited-2.51613 Dec
13	Vardaman Builders Llp	Teentek Plaza Private Limited-2.51613 Dec
14	Kiran Developers Llp	Teentek Plaza Private Limited-2.51613 Dec
15	Lakshyt Developers Llp	Teentek Plaza Private Limited-2.51613 Dec
16	Futuregrow Properties Private Limited	Teentek Plaza Private Limited-2.51613 Dec
17	Sapphire Infotech Private Limited	Teentek Plaza Private Limited-2.51613 Dec
18	Kalachandram Infotech Private Limited	Teentek Plaza Private Limited-2.51613 Dec
19	Kalachandram Realtors Private Limited	Teentek Plaza Private Limited-2.51613 Dec
20	Lintilla Realtors Private Limited	Teentek Plaza Private Limited-2.51613 Dec
21	Lineaire Infobuild Private Limited	Teentek Plaza Private Limited-2.51613 Dec
22	Mr Swadesh Kumar Ghosh	Teentek Plaza Private Limited-2.51613 Dec
23	Mr Dipu Ghosh	Teentek Plaza Private Limited-2.51613 Dec
24	Smt Gita Ghosh	Teentek Plaza Private Limited-2.51613 Dec
25	Mr Rahul Kumar Ghosh	Teentek Plaza Private Limited-2.51613 Dec
26	Smt Mani Ghosh	Teentek Plaza Private Limited-2.51613 Dec
27	Mr Dab Kumar Mukherjee	Teentek Plaza Private Limited-2.51613 Dec
28	Smt Tapati Mukherjee	Teentek Plaza Private Limited-2.51613 Dec
29	Genesis Realty Private Limited	Teentek Plaza Private Limited-2.51613 Dec
30	Mr Dhruba Mukherjee	Teentek Plaza Private Limited-2.51613 Dec
31	Vikas Kumar Private Limited	Teentek Plaza Private Limited-2.51613 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Aaryan Infotech Private Limited	Teentek Plaza Private Limited-0.730645 Dec
2	Aksharam Kiran Private Limited	Teentek Plaza Private Limited-0.730645 Dec
3	Ankan Constructions Private Limited	Teentek Plaza Private Limited-0.730645 Dec
4	Antorp Properties Private Limited	Teentek Plaza Private Limited-0.730645 Dec
5	Bluebook Infotech Private Limited	Teentek Plaza Private Limited-0.730645 Dec
6	Dailyview Projects Private Limited	Teentek Plaza Private Limited-0.730645 Dec

7	Dallyview Properties Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
8	Dhanwanti Niman Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
9	Dhankamal Projects Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
10	Forward Infraveldt Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
11	Futuregrow Constructions Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
12	Infiniti Builders Llp	Teenlok Plaza Private Limited-0.730645 Dec
13	Vishaman Builders Llp	Teenlok Plaza Private Limited-0.730645 Dec
14	Kover Developers Llp	Teenlok Plaza Private Limited-0.730645 Dec
15	Lakshmi Developers Llp	Teenlok Plaza Private Limited-0.730645 Dec
16	Futuregrow Properties Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
17	Gopika Infratech Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
18	Kalyandham Infratech Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
19	Kalyandham Realtors Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
20	Linkfin Realtors Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
21	Lineview Infrabuild Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
22	Mr Swapan Kumar Ghosh	Teenlok Plaza Private Limited-0.730645 Dec
23	Mr Dilip Ghosh	Teenlok Plaza Private Limited-0.730645 Dec
24	Smt Gita Ghosh	Teenlok Plaza Private Limited-0.730645 Dec
25	Mr Ratan Kumar Ghosh	Teenlok Plaza Private Limited-0.730645 Dec
26	Smt Mun Ghosh	Teenlok Plaza Private Limited-0.730645 Dec
27	Mr Dol Kumar Mukherjee	Teenlok Plaza Private Limited-0.730645 Dec
28	Smt Tapasi Mukherjee	Teenlok Plaza Private Limited-0.730645 Dec
29	Demark Realty Private Limited	Teenlok Plaza Private Limited-0.730645 Dec
30	Mr Dhruba Mukherjee	Teenlok Plaza Private Limited-0.730645 Dec
31	AKR Nirman Private Limited	Teenlok Plaza Private Limited-0.730645 Dec

Land Details as per Land Record

District: South 24 Parganas, P.O.: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Bijoy, J.L.No: 78, Pin Code : 700151

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1909, LR Khatian No:- 3716	Owner[illegible], Guardian[illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	Mr Dhruba Mukherjee

L2	LR Plot No:- 1476, LR Khatian No:- 2726	Owner:[illegible] S/o [illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible]	MKR Nirman Private Limited
L3	LR Plot No:- 1476, LR Khatian No:- 2727	Owner:[illegible] S/o [illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area:0.010000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1478, LR Khatian No:- 2728	Owner:[illegible] S/o [illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area:0.010000000 Acre,	Mr Ratan Kumar Ghosh
L5	LR Plot No:- 1484, LR Khatian No:- 2730	Owner:[illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible]	Smt Mim Ghosh
L6	LR Plot No:- 1511, LR Khatian No:- 2731	Owner:[illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area:0.010000000 Acre,	Mr Dilip Ghosh
L7	LR Plot No:- 1473, LR Khatian No:- 2732	Owner:[illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area:0.010000000 Acre,	Mr Swapan Kumar Ghosh
L8	LR Plot No:- 1471, LR Khatian No:- 2733	Owner:[illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area:0.010000000 Acre,	Mr Swapan Kumar Ghosh
L9	LR Plot No:- 1512, LR Khatian No:- 2734	Owner:[illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area:0.010000000 Acre,	Smt Mim Ghosh
L10	LR Plot No:- 1438, LR Khatian No:- 2737	Owner:[illegible] S/o [illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area:0.010000000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 1510, LR Khatian No:- 2739	Owner:[illegible] S/o [illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible]	Mr Deb Kumar Mukherjee
L12	LR Plot No:- 1472, LR Khatian No:- 2740		Seller is not the recorded Owner as per Applicant.

On 19-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property (ies) is the subject matter of this deed has been assessed at Rs 57,00,000/-

Barun Kumar Bhunia

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 24-03-2021

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

Presented for registration at 15:27 hrs on 24-03-2021, at the Private residence by Mr Tarkeshwar Upadhyay ,

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

Execution is admitted on 24/03/2021 by 1. Mr Swapan Kumar Ghosh, Son of Late Hurdas Ghosh, A/17, Raj Narayan Park, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 2. Mr Dilip Ghosh, Son of Mr KHEMA Chandra Ghosh, 17E, Gupta Colony, Baguiati, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3. Smt Gita Ghosh, Wife of Mr Swapan Kumar Ghosh, A/17, Raj Narayan Park, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 4. Mr Ranjan Kumar Ghosh, Son of Mr Haran Chandra Ghosh, 10, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 5. Smt Mam Ghosh, Wife of Mr Ratan Kumar Ghosh, 10, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 6. Mr Deb Kumar Mukherjee, Son of Late Sisir Kumar Mukherjee, 12, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 7. Smt Tapati Mukherjee, Wife of Mr Deb Kumar Mukherjee, 12, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 8. Mr Dipaka Mukherjee, Son of Mr Malay Nanda Mukherjee, 12, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Identified by Mr Jaiprakash Agarwal, , , Son of Mr Hari Prasad Agarwal, 51/6, Rabindra Sarani, Liluah, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Private Service

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

Execution is admitted on 24-03-2021 by Mr Rajesh Jhunjhunwala, , Authorised Signatory, Twinice Ptoze Private Limited (Private Limited Company), 111, Park Street, City - Kolkata, , P.O:- Park Street, P.S:-Park Street, District-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Jaiprakash Agarwal, , , Son of Mr Hari Prasad Agarwal, 51/6, Rabindra Sarani, Liluah, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Private Service

Execution is admitted on 24-02-2021 by Mr Tarkeshwar Upadhyay, , Representative, Aarya Infotech Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Atharvaveda Niketan Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Arnon Constructions Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Anusuya Properties Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Bluestone Infotech Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, DailyVeer Projects Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, DailyVeer Properties Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Dhanbasanth Nirman Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Dhanksmal Projects Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Forward Infotech Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Futuregrow Constructions Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Alkesh Builders Llp (LLP), 111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Vertexon Builders Llp (LLP), 111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Kunal Developers Llp (LLP), 111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Laksh Developers Llp (LLP), 111, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Futuregrow Properties Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Gopika Infotech Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Kalaunchan Infotech Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Kalashdham Realtors Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Linkite Realtors Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Representative, Lineare Infobuild Private Limited (Private Limited Company), 131, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr Jayprakash Agarwal, , , Son of Mr Hari Prasad Agarwal, 51/6, Rabindra Sarani, Liluah, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Private Service

Execution is admitted on 24-02-2021 by Mr Ratan Kumar Ghosh, , Director, Dimrock Realty Private Limited, 1st Beerchandpole Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047; Director, MKR Niman Private Limited, 12, Banchandpole Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Jayprakash Agarwal, , , Son of Mr Hari Prasad Agarwal, 51/6, Rabindra Sarani, Liluah, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Private Service

Barun Kumar Shunla
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24 Parganas, West Bengal

On 02-03-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E - Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2021 8:02PM with Govt. Ref. No: 192020210233328291 on 23-02-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No: 1K0AZR8WA6 on 23-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 067407, Amount: Rs 100/-, Date of Purchase: 18/02/2021, Vendor name: Aditya Karmakar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2021 9:03PM with Govt. Ref. No: 192020210233328891 on 23-02-2021, Amount Rs: 75,010/-, Bank: State Bank of India (SBIN0000001), Ref. No: 1K0AZR8WA6 on 23-02-2021, Head of Account 0030-02-103-003-02

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 91319 to 91453

being No 160801697 for the year 2021.

Additional District Sub-Registrar - Sonarpur, 24 Parganas (South)

Digitally signed by BARUN KUMAR BHUNIA
Date: 2021.06.25 16:31:16 +05:30
Reason: Digital Signing of Deed

(Barun Kumar Bhunia) 2021/06/25 04:31:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)