

5-12-21

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL
 Case No. 3008949301/21
 West Commission Case No. 258/AE 282553

Sub-Registrar
 District Court
 West Bengal
 District Court
 Sub-Registrar
 District Court

[Handwritten Signature]
 02/03/21

02 MAR. 2021

THIS DEVELOPMENT AGREEMENT

made this 24th day of February,

2021

BETWEEN

057487

Sl. No. _____
Name _____
Age _____
Sex _____

19 FEB 2021
19 FEB 2021

REGISTERED

Dattaram Properties Private Limited
Tanuj Kumar
Director

LARSHI DEVELOPERS
Tanuj Kumar
Director

AMRAN CONSTRUCTION PVT. LTD.
Tanuj Kumar
Director

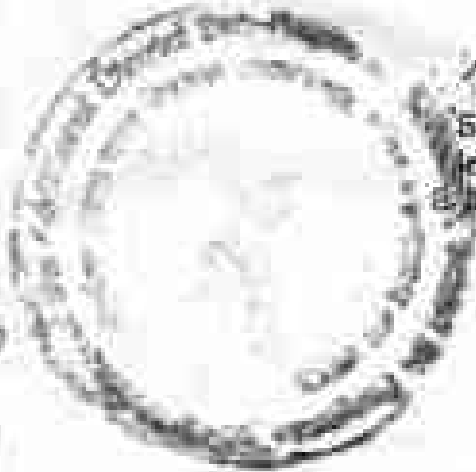
Chandani Projects Private Limited
Tanuj Kumar
Director

Chandani Projects Pvt Ltd
Tanuj Kumar
Director

UNION WORLD PRIVATE LIMITED
Tanuj Kumar
Director

GOPIA BUILDERS PRIVATE LIMITED
Tanuj Kumar
Director

Chandani Projects Pvt Ltd
Tanuj Kumar
Director



SOURMITRA CHANDA
Licensed Stamp Vendor
81, K. B. Roy Road, KOL-1

REG. OFF. SOUTH PARGANAS
SOUTH 24 PARGANAS

24 FEB 2021
I hereby certify that
the above mentioned
signatures are
correctly attested
to the best of my
knowledge.

24 FEB 2021
Sourmitra Chanda

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24/02/2021

1. **AANIYA INFRA TECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. B P.S Park Street, Kolkata - 700017 (PAN AALCA5339E), represented by its Authorized Signatory Mr. Tarakeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taittala Lane, P S Taittala P O Taittala, Kolkata-700014.
2. **AKSHARYANI NIRMAL PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. B P.S Park Street, Kolkata - 700017 (PAN AALCA5750D), represented by its Authorized Signatory Mr. Tarakeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taittala Lane, P S Taittala P O Taittala, 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. B P.S Park Street, Kolkata - 700017 (PAN AALCA567EG), represented by its Authorized Signatory Mr. Tarakeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taittala Lane, P S Taittala P O Taittala, 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. B P.S Park Street, Kolkata - 700017 (PAN AALCA5114F), represented by its Authorized Signatory Mr. Tarakeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taittala Lane, P S Taittala P O Taittala, Kolkata-700014.

WINDWARD CONTRACTING PRIVATE LIMITED

Taylor *Taylor*
Director

WINDWARD CONTRACTING PRIVATE LIMITED

Taylor *Taylor*
Director
WINDWARD BUILDERS LLP

Taylor *Taylor*
Director

WINDWARD CONTRACTING PRIVATE LIMITED

Taylor *Taylor*
Director

WINDWARD BUILDERS LLP

Taylor *Taylor*
Director

WINDWARD REALTIES PRIVATE LIMITED

Taylor *Taylor*
Director

Taylor *Taylor*
Director

WINDWARD REALTIES PRIVATE LIMITED

Taylor *Taylor*
Director
WINDWARD DEVELOPERS LLP

Taylor *Taylor*
Director

WINDWARD REALTIES PRIVATE LIMITED

Taylor *Taylor*
Director

WINDWARD CONTRACTING PRIVATE LIMITED

Taylor *Taylor*
Director

WINDWARD CONTRACTING PRIVATE LIMITED

Taylor *Taylor*
Director

WINDWARD PROPERTIES (P) LTD.

Taylor *Taylor*
Director

WINDWARD PLAZA (P) LTD.

Taylor *Taylor*
Director



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5. **BLUESNOW INFRA TECH 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 AAECB4608F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Madhar No 8616 0987 4533 / PAN: ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, 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 AAECD61600L), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Madhar No 8616 0987 4533 / Pan: ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, 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 (Madhar No 8616 0987 4533 / PAN: ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.
8. **BHAMA SETH HIRMAN 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 (Madhar No 8616 0987 4533 / PAN: ABSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

 801 814 Clayfish

 802 805 Ratan Kanna Gula

 803 804 Lata Gula

 804 806 Dal Pa Yung

 805 807 Zapan Mubhaya

 806 808 Ratan Kanna Gula

 807 809 Zapan Mubhaya



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9. SHANKHAL 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 AAEC6232C), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, A85PU0575A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalLane, 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 AAECFT7167), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, A85PU0575A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalLane, 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 AAECFT7156), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, A85PLK875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalLane, 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 ABMFAS843H), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN, A85PU0575A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, TaltalLane, P S Taltala P O Taltala, Kolkata-700014.

MER NIRMAN PVT. LTD.

Ratan Kishan
Director

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GREENLON PLAZA (P) LTD.

R. Jeyaprasada
Director / Authorized Signatory

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24/02/2021



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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 AAGFY6994A), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN: AB5PL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Tattatalane, P S Tattala P O Tattala, Kolkata-700014.
14. **KUYAR 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 AATFIB723F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN: AB5PL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Tattatalane, P S Tattala P O Tattala, Kolkata-700014.
15. **LAKSHY 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 AAHFL7811Q), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN: AB5PL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Tattatalane, P S Tattala P O Tattala, 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 AACCF17988), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN: AB5PL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Tattatalane, P S Tattala P O Tattala, Kolkata-700014.



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17. **GOPIKA INFRA TECH 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 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, Taltala Lane, P S Taltala P O Taltala, Kolkata-700014.
18. **KAILASHDHAM INFRA TECH 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 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, Taltala Lane, 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 AAFCK1371G), 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, Taltala Lane, 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 AACCL4629C), 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, Taltala Lane, P S Taltala P O Taltala, Kolkata-700014.



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21. **LIVEWIRE INFRABUILD PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN - AACCL46279), represented by its Authorized Signatory Mr. Tarakeshwar Upadhyay (Aadhar No. 8415 0987 4533 / PAN: AHSPL0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Tattalalane, P S Tattala P O Tattala, Kolkata-700014.
22. **SRI SWAPAN KUMAR GHOSH**, son of Late Haridas Ghosh, by Nationality Indian, residing at A/17, Rajbhayan Park, Boral, P.S. Sonarpur, P.O. Boral, Kolkata - 700 154, South 24 Pargana (PAN - AADPG07881) (Aadhar No. 7764 0748 5445)
23. **MR. DILIP GHOSH**, son of Sri Kirtish Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 726, Gupta Colony, Saluria, P.O. Nebraally, P.S. Baranai, Kolkata - 700 126, North 24 Pargana, (PAN - AADPG0795M), (Aadhar No. 5775 7333 0658).
24. **SMT. GITA GHOSH**, wife of Sri Swapan Kumar Ghosh, by Nationality Indian, residing at A/17, Rajbhayan Park, Boral, P.S. Sonarpur, P.O. Boral, Kolkata - 700 154, South 24 Pargana (PAN - AADPG98737) (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, Baidyoghata Road, P.S. Hetaji Nagar, P.O. Haktala, Kolkata - 700 047, South 24, Pargana (PAN - ADZPG2916K) (Aadhar No. 7142 0288 1142).
26. **SMT. MOM GHOSH**, wife of Sri Ratan Kumar Ghosh, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 18, Baidyoghata Road, P.S. Hetaji Nagar, P.O. Haktala, Kolkata - 700 047, South 24, Pargana (PAN AEMPG27921) (Aadhar No. 7893 9783 4547).
27. **MR. DEB KUMAR MUKHERJEE**, son of Late Batakrishna Mukherjee, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12, Baidyoghata Road, P.S. Hetaji Nagar, P.O. Haktala, Kolkata - 700 048, South 24, Pargana (PAN - AASPM00317) (Aadhar No. 5812 6370 2426).



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28. SMT. TAPASI MUKHERJEE, wife of Mr. Deb Kumar Mukherjee by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12, Balshrnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN - AJPPW9100P) (Aadhar No: 5016 5188 0612).
29. DAMASK REALTY PRIVATE LIMITED, a company a Company within the meaning of Companies Act, 2013 having its registered office at 18, Balshrnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN AMED07453K) 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, Balshrnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN - ADZPG2916K) (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, Balshrnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN - AVNPM2070H) (Aadhar No. 4104 5488 1827).
31. MKR NIRMAN PRIVATE LIMITED a company a Company within the meaning of Companies Act, 2013 having its registered office at 12, Balshrnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN - JAICM5346A) 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, Balshrnaghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata - 700 047, South 24, Pargana (PAN - ADZPG2916K) (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

TEENLOR PLAZA PRIVATE LIMITED (PAN AAECT038L) 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 Authorized Signatory Mr. Rajesh Jhurjhurwala authorized by a Resolution dated 16.02.2021 by region Hindi, by occupation Business, Citizen of India, (PAN ACPFJ2595Q) Aadhar 7918 6805 7430) son of Sri Kedar Nath Jhurjhurwala residing at 577, Barashibhatta Main Road, Kolkata-700016 P.S. Behala P. O. Sanapur 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.



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- (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 Area, lift, plumbing, sanitation, drainage, sewerage etc. and shall include all equipment, apparatus, fittings, plumbing required for providing such services facilities and utilities.
- (vi) "Developer's Revenue Share" or "Developer's Allocation" means Sale Consideration Amount as reduced by Owner's Revenue Share that is to say 71.31% of Sale Consideration Amount and also all other receipts 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 taxation, including but not limited to GST, development charges, Betterment fees etc.;
 - b. Marketing Costs incurred by the Developer;



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- 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 apparatus supplied at the cost and exclusively at the instance of Transferees beyond the specified specification.
- g. Any deposit for Electricity Board or local electricity suppliers, 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.



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- (vi) "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.
- (vii) "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.
- (viii) "Project" means a housing project to be constructed and developed on the said Land by the Developer.
- (ix) "Proportion" or "Proportionate" in the context of Owners Revenue Share and Developers Revenue Share shall be the ratio of 28.69:71.31.
- (x) "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).
- (xi) "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.
- (xii) "The said Land" means ALL THAT area of land 328.58 Satak comprised in or forming part of R.S. Dag Nos. 1425, 1455, 1456,



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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. Khatahs Nos. 2788, 2794, 2789, 2777, 2808, 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, Jagadai, Kolkata - 700 151 and also Holding No. 316 on Dr. B.C. Roy Road, Jagadai, 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 abovesaid 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. Khatahs Nos. 2788, 2794, 2789, 2777, 2808, 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. 1423, 1453, 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, Jagadai, Kolkata - 700 151 in ward no. 26 of Rajpur - Sonarpur Municipality.
- B. On the basis of such purchase, the said Group II Owners abovesaid 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 313.15Sataks.



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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 said Pacific High Rise Private Limited appointing it as the Developer in respect of the said area of 313.155atakwich was registered in the Office of the ADR Sonarpur in Book No. I Being No. 2259 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 ADR 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 ADR Sonarpur in Book No. I Being No. 6063 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 313.155atakwich was registered in the Office of the ARA-I Kolkata in Book No. I Being No. 1901085-40 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 ADR 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 Tenorok 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



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OFFICE OF THE SECRETARY
WASHINGTON, D.C.

24 FEB 2021

the Office ADR 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 ADR 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 ADR Sonarpur in Book No. I being No. 1963 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 013.19 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 213.19 Satak.

I. Thereafter, By a Deed of Conveyance dated 24.02.2021 and registered in the office of the ADR Sonarpur in Book No. I Being No. 1966 of 2021, the Group I Owners herein purchased and acquired from our Homebry Developers LLP ALL THAT the piece and parcel of Land measuring 15.35 Satak comprised in R.S. Dag No. 1492 corresponding to L.R. Dag No. 1512 I. R. Khattas Nos. 3437 Mouza Elachi Pargana Magura, P.O. Jagadai, P. S. Narandrapur (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 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, Jagadai, Kolkata - 700 151 and also Holding No. 316 on Dr. B.C. Roy Road, Jagadai, Kolkata - 700 151 in ward no. 26 of Rajpur - Sonarpur Municipality, West Bengal comprising comprised in R.S. Dag Nos. 1425, 1455, 1458, 1457, 1458, 1459, 1461, 1462, 1484, 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. Khattas Nos. 2788, 2794, 2789, 2777, 2806, 2797, 2787, 2778, 2785, 2781, 2783, 2796, 2784, 2779, 2756, 2782, 2798, 2808, 2807, 2809, 2801, 2790, 2810, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 2800 and 2432 in Mouza Elachi, J.L. No. 70, P.S. Sonarpur, District



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24 FEB 1971

South 24 Borganes (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 is 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, its products, trusts, mortgages, writs, tenancies, illegal 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. DEVELOPMENT OF THE SAID LAND.

- 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.



THE UNIVERSITY OF CHICAGO
LIBRARY

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 had 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 site 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.



THE UNIVERSITY OF
SOUTH ALABAMA
LIBRARY

24 FEB 2023

- 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. ADJUSTABLE ADVANCE

- 2.1. The Group I Owners are already holding a sum of Rs. 3,69,60,000/- (Rupees Three Crore Sixty Nine Lakh 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 lakh 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 24.03.2021.
- 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



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

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

1. PROJECT & PROJECT

- 1.1. 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.

1.2. 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.

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

- 1.4. 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.



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24 FEB 2021

- 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 retainable in connection with the Project.



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- 4.3. All costs (charges and expenses) for execution and construction of the Project shall be borne and paid by Developer.
- 4.4. G.E.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 Amount proportionately, 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;



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24 FEB 2021

(ii) 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 place 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 21.6% of the Sale Consideration Amount, which shall be shared between the Owners in the following manner:
- 6.1.1. Group of Owners, collectively - 21 % of Sale Consideration Amount



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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 113.15 Satak under which the Group II Owners have 1.00% of the Sale Consideration Amount from the Saleable Areas in such 113.15 Satak, which upon the additional area of 13.39Satak 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 126.54Satak]

- 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 Amounts 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 27% of the Sale Consideration Amount deposited in the Sale Consideration Account, each getting 1.00% thereof into their respective bank accounts.
Group II Owners	Collectively 7.69 % of the Sale Consideration Amount deposited in the Sale Consideration Account.



U.S. DEPARTMENT OF HEALTH & HUMAN SERVICES
OFFICE OF INSPECTOR GENERAL
24 FEB 2021

each getting 0.769% thereof into their respective bank accounts;
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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. 64,51,620/- 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. 64,51,620/- 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. 28,600/- is Owners Revenue Share and Rs. 71,400/- is Developers Revenue Share.



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

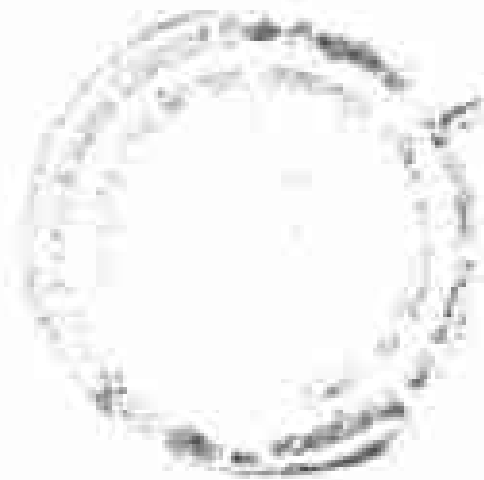
The said Rs. Rs. 21,000/- shall be retained and adjusted by the Developer and adjusted against the said Adjustable amount of Rs. 3,49,40,000/- (Rupees Three Crore Sixty four Lakhs Sixty Thousand only) and nothing shall be paid to the Group I Owners.

This process shall be continued until the balance in the Adjustable Advance of Rs. 3,49,40,000/- (Rupees Three Crore Sixty four 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 7,000/- 25% i.e. Rs. 1,722.50 shall be retained by the Developer and adjusted against the said Adjustable amount of Rs. 64,51,620/- and Rs. 5,277.50/- 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. 64,51,620/- is reduced to Zero. Thereafter the entire 7.00% 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.



ASST. DIR. GEN. COUNSEL
SOUTH CAROLINA

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 sum 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 regard it is agreed that for Group I Owners, delivery of Statement to Mr. Tarakeshwar Upadhyay shall be sufficient service upon all Group I Owners and for Group II Owners, delivery of Statement to Mr. Swapnil 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



UNIVERSITY OF
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24 FEB 2021

under the Waterfall Mechanism and for such purposes be entitled to alter the standing instructions as well 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. COVENANTS OF THE OWNERS

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.



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24 FEB 2021

24 FEB 2021

7.2. The Owners agree 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 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 -



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



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24 FEB 2021

9.2. ACCOUNT 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, 28.62% in the case of Owners and 71.38% 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. Upon 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.



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TORONTO
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 therein.
- 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 deposits 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



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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 of the Owners shall not be 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.



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24 FEB 2021

- 12.5. The arbitral tribunal shall be at liberty to frame its own procedure including summary procedure for quick disposal of the arbitration proceedings.
- 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 HEREINAFORE REFERRED TO

PART I ("The said Land")

ALL THAT area of land 328.50Satak comprised in or forming part of R.S. Dag Nos. 1435, 1435, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag Nos 1438,1469, 1670, 1671, 1672, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 recorded vide L.R. Khatrian Nos. 2780,2794, 2789,2777, 2866, 2797, 2782, 2776, 2783, 2781, 2785, 2795, 2784, 2779, 2786, 2782, 2798, 2808, 2807, 2809, 2801, 2790, 2810, 2864, 2780, 2817, 2802, 2811, 2775, 2776, 2800 and 2402 comprised in in Mouza Elachm., J.L. No. 70, P.S. Sonarpur, District South 24 Parganas, now being Holding No. 136 on Or. B.E. Roy Road, Jagadal, Kolkata - 700 151 and also



↑
MAY 24 1921
24 FEB 2021

Holding No. 314 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 191 in ward no. 28 of Rajpur - Sonarpur Municipality, West Bengal,

And presently butted and bounded

On the NORTH : By R.S. Dag No. 1424 & 1427

On the EAST : By R.S. Dag No. 1465, 1464, 1463, 1492, 1493, 1498 & 1499

On the SOUTH : By Municipality Road

On the WEST : By R.S. Dag No. 1431, 1433, 1456(P) & 1455(P)

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

PART II

(Devolution of title)

- i) The Group II Owners alongwith 21 other purchased ALL THAT piece or parcels of land measuring 311.15 Satak more or less composed in R.S. Dag Nos. 1425, 1455, 1456, 1437, 1458, 1499, 1461, 1467, 1494, 1495, 1496 and 1497 corresponding to L.R. Dag Nos 1438, 1468, 1470, 1471, 1472, 1473, 1479, 1476, 1509, 1510, 1511, and 1512 in Mouza Elach, J.L. No. 70, P.S. Sonarpur, District South 24 Parganas and now being Holding No. 314 on Dr. B.C. Roy Road, Jagadal, Kolkata - 700 191 in ward no. 28 of Rajpur - Sonarpur Municipality by the following 11 Deeds of conveyances:

Sl. No.	Deed No.	Deed Date	Vendor	R.S. Dag No. 1425, 1455, 1456, 1437, 1458, 1499, 1461, 1467, 1494, 1495, 1496 & 1497	R.S. Dag No. 1438, 1468, 1470, 1471, 1472, 1473, 1479, 1476, 1509, 1510, 1511, and 1512	L.R. Plot No.	Total Area
1	(14/2011)	Agreed to be sold by Office of A.P.S. Rajpur P.S. Sonarpur Dist. West Bengal. Regd. No. 1882 of 2011	Pradip Kumar Bhattacharya, Late. Hemu Bhattacharya, Sonak Bhattacharya, Sonak Bhattacharya	140 11 122 7	143	1,340	30 Satak 1/2000 Satak 4 Cent



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U.S. DEPARTMENT OF JUSTICE
OFFICE OF INSPECTOR GENERAL
WASHINGTON, D.C. 20535

24 FEB 2021



ALDO DI GIACOMO
Società
Società di Studi

24 FEB 2021

		<p>1271 201</p>					
<p>1</p>	<p>01/01/20</p>	<p>Approved by: [Signature] Office: [Signature] Date: 01/01/20 CD No: 26 Page: 01 No: 01 Page: 01 No: 01 Page: 01 No: 01</p>	<p>in 500 (1000) per month month. 201, 201/2000, per 2000, also 2000 2000, per 2000 2000, per 2000 month. 20 2000 2000, per 2000/2000, 20 2000 2000, 2000/2000/2000, 20 2000 2000, 20 2000 2000, 20 2000, 20 2000 2000, per 2000 2000, 20 2000/2000, 20 2000/2000</p>	<p>142 142 0</p>	<p>20</p>	<p>200, 00</p>	<p>20 2000 20 2000 2000</p>
<p>2</p>	<p>01/01/20</p>	<p>Approved by: [Signature] Office: [Signature] Date: 01/01/20 CD No: 26 Page: 01 No: 01 Page: 01 No: 01 Page: 01 No: 01</p>	<p>2000, 20 2000, 2000/2000, 2000/2000/2000</p>	<p>142 142 0</p>	<p>20</p>	<p>200, 00</p>	<p>20 2000 20 2000 2000</p>
<p>3</p>	<p>01/01/20</p>	<p>Approved by: [Signature] Office: [Signature] Date: 01/01/20 CD No: 26 Page: 01 No: 01 Page: 01 No: 01 Page: 01 No: 01</p>	<p>2000, 20 2000, 2000/2000, 2000/2000/2000</p>	<p>142 142 0</p>	<p>20</p>	<p>200, 00</p>	<p>20 2000 20 2000 2000</p>
<p>4</p>	<p>01/01/20</p>	<p>Approved by: [Signature] Office: [Signature] Date: 01/01/20 CD No: 26 Page: 01 No: 01 Page: 01 No: 01 Page: 01 No: 01</p>	<p>2000, 20 2000, 2000/2000, 2000/2000/2000</p>	<p>142 142 0</p>	<p>20</p>	<p>200, 00</p>	<p>20 2000 20 2000 2000</p>



24 FEB 2023

T	11.02.21 I	Register O. V. Of Office of Registrar Book No. 100 17 Page 273 to 278 Page No. 100 of 2011	In Attorned (Bhaskar) Sharma, 89 Dash Road, 20 Kesh, Kolkata, West Bengal, Holding No. 313, 13 Satak Mouza, P.S. Jagadal	143 71 107 I	24	14.04. 2011	To Sankar Chakraborty District Office Kolkata
---	---------------	--	--	-----------------------	----	----------------	--

- (ii) By a Deed of Gift dated 30th July, 2015 and registered in the office of the ADGR Sonarpur in Book No. I Volume No. 1608-2015 at Pages 38855 to 38872 Being No. 160804864 of 2015, the said Thakurdas Mazumder transferred and conveyed his 1/31th undivided share in the property to his son and grand daughter being Sunon Majumder and Oyndrial Mazumder. The said Sunon Majumder and Oyndrial Mazumder by a subsequent Deed of Gift dated 28th December, 2018 and registered in the Office of the ADGR 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 ADGR Sonarpur, the Group I Owners herein purchased and acquired the said 21/31th share of the 21 co-owners of the said area of 313.13 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 313.13 Satak;
- (iv) Thereafter, By a Deed of Conveyance dated 24.02.2021 and registered in the office of the ADGR 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-5 Dag No. 1497 corresponding to L.R Dag No. 1512 L.R Khata No. 3432 Mouza Elachi Pargana Magura, P.O. Jagadal 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 1/21th 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 328.90 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. 24 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, 1475, 1476, 1509, 1510, 1511, and 1512 recorded in L.R. Khata No. 2708, 2794, 2789, 2777, 2806, 2797, 2787, 2778, 2783, 2781, 2785, 2799, 2764, 2779, 2786, 2782, 2798, 2808, 2807, 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.



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PART III

DETAILS OF CONVERSION OF THE SAID LAND

L.R. NO.	L.R. Khasra Area	Total Area	Conversion Memo	Dated	Conversion Classification
1438	1438	10	EOC/436/5138	18-04-17	BAHUTAL ARIYAN
1439	1439	10	EOC/435/5138	18-04-17	BAHUTAL ARIYAN
1440	1440	10	EOC/408/5131	18-04-17	BAHUTAL ARIYAN
1471	1471	10	EOC/437/5140	18-04-17	BAHUTAL ARIYAN
1472	1472	11	EOC/420/5139	18-04-17	BAHUTAL ARIYAN
1473	1473	11	EOC/401/5137	18-04-17	BAHUTAL ARIYAN
1475	1475	10	EOC/431/5134	18-04-17	BAHUTAL ARIYAN
1476	1476	10	EOC/434/5116	18-04-17	BAHUTAL ARIYAN
1477	1477	11	EOC/421/5162	18-04-17	BAHUTAL ARIYAN
1478	1478	10	EOC/414/5152	18-04-17	BAHUTAL ARIYAN
1479	1479	10	EOC/432/5273	18-04-17	BAHUTAL ARIYAN
1480	1480	10	EOC/423/5158	18-04-17	BAHUTAL ARIYAN
1481	1481	10	EOC/430/5166	18-04-17	BAHUTAL ARIYAN
1482	1482	10	EOC/417/5163	18-04-17	BAHUTAL ARIYAN
1483	1483	10	EOC/425/5164	18-04-17	BAHUTAL ARIYAN
1484	1484	10	EOC/410/5159	18-04-17	BAHUTAL ARIYAN
1485	1485	10	EOC/428/5150	18-04-17	BAHUTAL ARIYAN
1486	1486	10	EOC/422/5168	18-04-17	BAHUTAL ARIYAN
1487	1487	10	EOC/426/5151	18-04-17	BAHUTAL ARIYAN
1488	1488	10	EOC/418/5155	18-04-17	BAHUTAL ARIYAN
1489	1489	10	EOC/433/5144	18-04-17	BAHUTAL ARIYAN
1490	1490	10	EOC/409/5147	18-04-17	BAHUTAL ARIYAN
1491	1491	9	EOC/418/5143	18-04-17	BAHUTAL ARIYAN
1492	1492	10	EOC/424/5159	18-04-17	BAHUTAL ARIYAN
1493	1493	10	EOC/409/5147	18-04-17	BAHUTAL ARIYAN
1494	1494	9	EOC/431/5144	18-04-17	BAHUTAL ARIYAN
1495	1495	10	EOC/429/5147	18-04-17	BAHUTAL ARIYAN
1496	1496	9	EOC/418/5143	18-04-17	BAHUTAL ARIYAN
1497	1497	10	EOC/424/5159	18-04-17	BAHUTAL ARIYAN
1498	1498	10	EOC/422/5167	18-04-17	BAHUTAL ARIYAN
1499	1499	10	EOC/411/5134	18-04-17	BAHUTAL ARIYAN
1500	1500	10	EOC/416/5141	18-04-17	BAHUTAL ARIYAN
1501	1501	10	EOC/413/5160	18-04-17	BAHUTAL ARIYAN
1502	1502	10	EOC/423/5164	18-04-17	BAHUTAL ARIYAN
1503	1503	10	EOC/403/5142	18-04-17	BAHUTAL ARIYAN
1504	1504	10	EOC/427/5157	18-04-17	BAHUTAL ARIYAN
1505	1505	10	EOC/422/5167	18-04-17	BAHUTAL ARIYAN
1506	1506	10	EOC/417/5163	18-04-17	BAHUTAL ARIYAN
1507	1507	10	EOC/427/5157	18-04-17	BAHUTAL ARIYAN
1508	1508	10	EOC/424/5159	18-04-17	BAHUTAL ARIYAN
1509	1509	10	EOC/413/5160	18-04-17	BAHUTAL ARIYAN
1510	1510	10	EOC/427/5157	18-04-17	BAHUTAL ARIYAN
1511 and 1512	1511 and 1512	13	EOC/407/5149	23-04-21	COMMERCIAL (BASTI)

The common area of the project shall comprise of the following:

(Description of Common Area)

THE SECOND SCHEDULE HEREINAFORE REFERRED TO

21 FEB 2021

STATE OF CALIFORNIA
SANTA CRUZ COUNTY
COUNTY CLERK



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) 4th floor : 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.



UNIVERSITY OF CALIFORNIA LIBRARY
24 FEB 1981

24 FEB 1981

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. Jayprakash Prasad
(JAYPRAKASH PRASAD)
SAC, RANESAR SAHAY
Lalbari - Kolkata
Phone - 712204

2. Rajib Ghose
A/12 Rajprasad Park
Rajshahi, Bard.
Kolkata - 700154

11 ANOVA INFOTECH PRIVATE LIMITED

Director

21 ARBERRY AND ASSOCIATES (P) LTD.


Director

31 ANUPAM CONSTRUCTIONS PVT. LTD.

Director

41 ANVITA FINANCIAL PRIVATE LIMITED

Authorised Signatory Director


51 ANVITA INFOTECH PVT LTD

General / Authorized Director

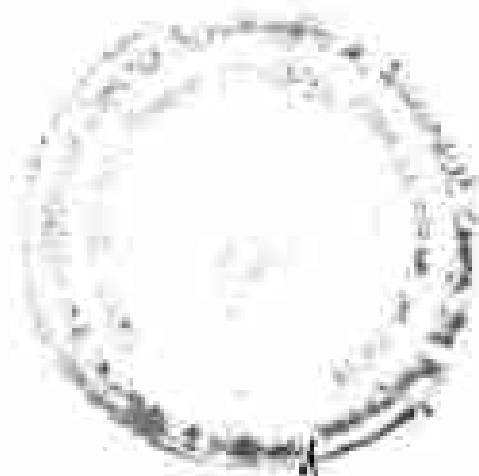
61 BALTICVIEW PROPERTIES PRIVATE LIMITED

Director

71 BALLYCOMBE PROPERTIES PRIVATE LIMITED

Director

81 CHANDRASEKHAR PRIVATE LIMITED

Director



24 FEB 2021

- 9) CHESTERFIELD PROJECTS PVT. LTD.
Tamara Anand
 Director
- 10) FORRARD EDWARDS PRIVATE LIMITED
Tamara Anand
 Director
- 11) HINDLEIGH CONSTRUCTION PRIVATE LIMITED
Tamara Anand
 Director
- 12) ELLENORTH BUILDERS LLP
Tamara Anand
 Additional Director
- 13) WICKFIELD BUILDERS LLP
Tamara Anand
 Director
- 14) JIJEE CONCEPTS LLP
Tamara Anand
 Additional Director
- 15) LAKSHI CONCEPTS LLP
Tamara Anand
 Additional Director
- 16) AUTOMERSON PROPERTIES (P) LTD.
Tamara Anand
 Director
- 17) DONALDSON PRIVATE LIMITED
Tamara Anand
 Director



WIDE WORLD WIDE
COMMUNICATIONS
ROUTE 200
FARMINGTON, CT 06030

24 FEB 2011

18) ANANDARAM ENTERPRISES PRIVATE LIMITED
Tanuj Kumar Ghosh
Director

19) ANANDARAM ENTERPRISES PRIVATE LIMITED
Tanuj Kumar Ghosh
Director/Authorized Signatory

20) ANANDARAM ENTERPRISES PRIVATE LIMITED
Tanuj Kumar Ghosh
Director

21) ANANDARAM ENTERPRISES PRIVATE LIMITED
Tanuj Kumar Ghosh
Director

22) Anjan Kumar Ghosh

23) Anjan Kumar Ghosh

24) Anjan Kumar Ghosh

25) Anjan Kumar Ghosh

26) Anjan Ghosh



Handwritten signature
24 FEB 2021

27) Sub to page 14

28) *[Signature]*

DAMASK REALTY PVT. LTD.

29) *[Signature]*
Director

30) *[Signature]*

MAX NIRMAL PVT. LTD.

31) *[Signature]*
Director

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

TRISLOK TRATA (P) LTD.

[Signature]
Director

1. *[Signature]*
(JAYPRAKASH AGARWAL)
5/6 Robinson Road
Lower Ground
Phone - 711204

2. *[Signature]*
3/12 Rajendra Park
Rajend. Road,
Kd - 700154



↑
MUSEUM OF THE CITY OF NEW YORK
LIBRARY
MUSEUM OF THE CITY OF NEW YORK

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. Jayprakash Jaiswal
(JAYPRAKASH JAISWAL)
S/O Late Rabinchandra Sengupta
Ward - Howrah
pincode - 711204

2. Raju Jaiswal
A/17 Rajnagar Park,
Kolkata, India.
Tel. - 7122154

1) ANIXIA INFOTECH PRIVATE LIMITED
Rajendra Kumar Jaiswal
Director

2) AZIMBANK AND FINANCIAL SVCS LTD
Rajendra Kumar Jaiswal
Director

3) ARINDAM CONSULTANCY PRIVATE LIMITED
Rajendra Kumar Jaiswal
Director

4) ANIXIA INFOTECH PRIVATE LIMITED
Rajendra Kumar Jaiswal
Director

5) ANIXIA INFOTECH PRIVATE LIMITED
Rajendra Kumar Jaiswal
Director

6) ANIXIA INFOTECH PRIVATE LIMITED
Rajendra Kumar Jaiswal
Director

7) ANIXIA INFOTECH PRIVATE LIMITED
Rajendra Kumar Jaiswal
Director



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24 FEB 2021

- 8) **CHANDLER AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Director
- 9) **WINDSOR AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Director / Chief of Finance
- 10) **FORWARD AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Director
- 11) **FULLER AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Director
- 12) **ALBERT AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Administrator
- 13) **WATSON AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Administrator
- 14) **ROYAL AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Administrator
- 15) **LARGE AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Administrator
- 16) **HARTWELL AIRCRAFT REPAIRS LTD**
Tamara Spangley
 Director



THE UNIVERSITY OF CHICAGO
LIBRARY
24 APR 1953

24 APR 1953

17) *Parvatham Engineering*
Director

18) *Parvatham Engineering*
Director

19) *Parvatham Engineering*
Director

20) *Parvatham Engineering*
Director

21) *Parvatham Engineering*
Director

22) *Parvatham Engineering*

23) *Parvatham Engineering*

24) *Parvatham Engineering*

25) *Parvatham Engineering*



THE UNIVERSITY OF
SOUTH ALABAMA

24 FEB 2021

26) Nirmal Ghosh

27) Gov. Ho. of ...

28) Tapati Mukherjee

29) **DAMASK REALTY PVT. LTD.**
Ratan Kumar Ghosh,
Director

30) Shikha Mukherjee

31) **MKR NIRMAN PVT. LTD.**
Ratan Kumar Ghosh,
Director

(Owners)

Drafted by me



(Adv. Karodia)
Advocate, High Court, Kolkata
Enrolment No. WS/1486/2016



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24 FEB 2021

ANNEXURE - A**SPECIFICATIONS FOR CONSTRUCTION****1. STRUCTURE**

• RCC foundation as per Geo technical Engineer's recommendation.

2. DOORS & WINDOWS

• Good quality flush door

• Sliding powder coated aluminum windows with white glass panel

3. FLOORS

• Entrance Lobby - Elegantly designed with tiles / marble

• Floor Lobby - Ceramic Tiles / marble

• Rest 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 SK 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



402-200-0000
2000-00-0000
2000-00-0000

24 FEB 2001

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

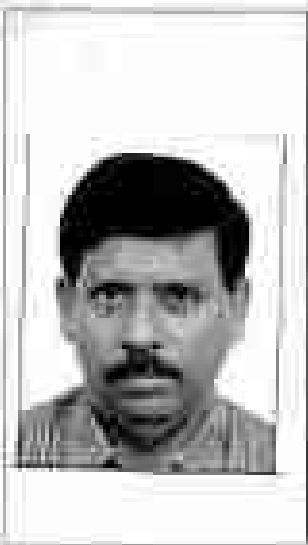
II. ELEVATOR

Adequate elevators by reputed masons in each block



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Toronto, Ontario

24 FEB 2021



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	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

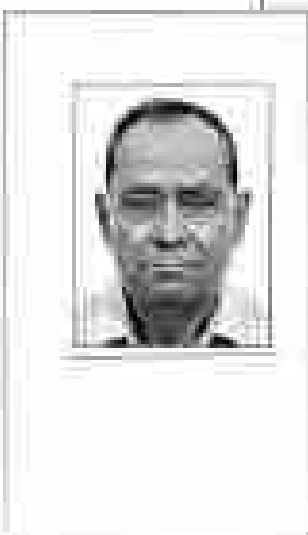
SIGNATURE Rolan Rosendo



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	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

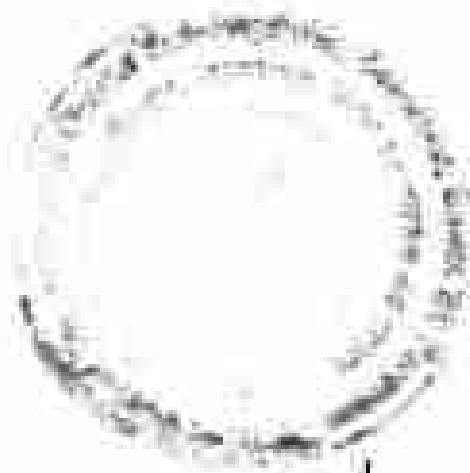
SIGNATURE Yone Chach



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	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE Ed. No. 199999999



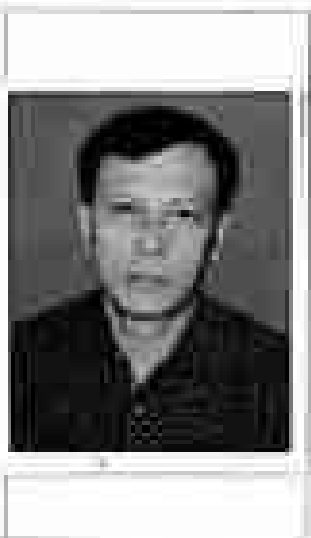
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DATE 02-11-2009 BY 60322

2-11 FEB 2009



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LEFT HAND					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE *Siddharth Kumar Ghosh*



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LEFT HAND					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE *Dilip Kumar Ghosh*



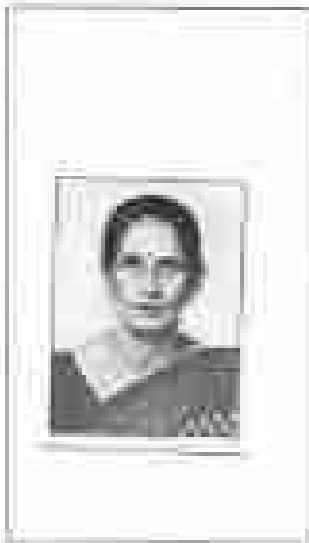
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LEFT HAND					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE *Chitra Ghosh*



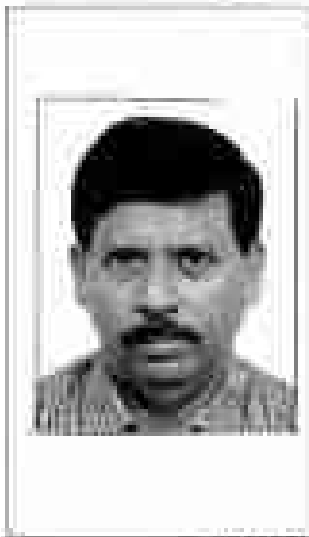
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DATE 02/04/2021 BY 60322/UC/BAW/STP

2/4 FEB 2021



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LEFT HAND					
	Thumb	Index Finger	Middle Finger	Ring Finger	Case Finger
RIGHT HAND					

SIGNATURE: *Gayatri Meekharya*



	Index Finger	Ring Finger	Middle Finger	Case Finger	Thumb
LEFT HAND					
	Thumb	Index Finger	Middle Finger	Ring Finger	Case Finger
RIGHT HAND					

DAMAR REALTY PVT. LTD.

SIGNATURE: *Rahul Kumar Singh*



Director	Index Finger	Ring Finger	Middle Finger	Case Finger	Thumb
LEFT HAND					
	Thumb	Index Finger	Middle Finger	Ring Finger	Case Finger
RIGHT HAND					

SIGNATURE: *Rishabh Meekharya*



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LIBRARY

21 FEB 2021



	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
LEFT HAND					

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

MER NIRMAN PVT. LTD.

SIGNATURE: *Rajni Kumar Singh*



	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
LEFT HAND					

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

MARKED



	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
LEFT HAND					

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

MARKED



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LIBRARY

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 *Manoj Kumar Singh*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE *Manoj Kumar Singh*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE _____



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24 FEB 2001



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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 / LT Sheet of Query No/Year 15003000348304/2021

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
1	Mr. Deepen Kumar Gosh A/17 Raj Narayan Park, P.O.- Bural, P.S.-Sonarpur, District-South 24- Parganas, West Bengal, India, PIN - 700154	Land Lord		 759	 29/12/21
2	Mr. Dipu Ghosh, 175, Ganga Colony, Sakinla, P.O.-Matabooly, P.S.- Barnasi, District-North 24-Parganas, West Bengal, India, PIN- 700129	Land Lord		 800	 29/12/21
3	Smt. Gna Ghosh A/17, Raj Narayan Park, P.O.- Bural, P.S.- Sonarpur, District-South 24- Parganas, West Bengal, India, PIN - 700154	Land Lord		 501	 29/12/21

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part outlines the various methods and tools used to collect and analyze data. This includes the use of surveys, interviews, and focus groups to gather insights from stakeholders. The analysis of this data is then used to identify trends and areas for improvement.

3. The third part of the document focuses on the implementation of strategies and initiatives. It details the steps involved in developing a plan, allocating resources, and monitoring progress. The goal is to ensure that all efforts are aligned with the organization's overall mission and vision.

4. Finally, the document concludes by highlighting the importance of continuous evaluation and adaptation. It notes that the business environment is constantly changing, and organizations must be flexible and responsive to these changes to remain competitive and successful.

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
4	Mr Neelash Jhunjhunwala S7, Bursahoghata Main Road, Flat No: 7A, P.O- Banspur, P.S.- Baniha, District-South 24- Parganas, West Bengal, India, PIN- 700038	Represent ative of Developer (Tasitok Mass Private Limited)			 20/12/21
5	Mr Rajan Kumar Ghosh 10, Bakhshoghata Road, P.O- Naktala, P.S.- Patul, District- South 24-Parganas, West Bengal, India, PIN -700047	Land Lord			 20/12/21
6	Shri Man Ghosh 10, Bakhshoghata Road, P.O- Naktala, P.S- Patul, District-South 24- Parganas, West Bengal, India, PIN-700047	Land Lord			 20/12/21
7	Mr Deb Kumar Mishra 12, Bakhshoghata Road, P.O- Naktala, P.S.- Patul, District-South 24- Parganas, West Bengal, India, PIN-700047	Land Lord			 20/12/21



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mrs Tapasi Mukherjee 12, Sashinagarhata Road, P.O- Naktala, P.O- Piyali, District - South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			<i>Tapasi Mukherjee</i> 24/12/21
9	Mr Debajit Mukherjee 12, Sashinagarhata Road, P.O- Naktala, P.O- Piyali, District - South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			<i>Debajit Mukherjee</i> 24/12/21
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

THE HISTORY OF THE

REPUBLIC OF THE UNITED STATES OF AMERICA

FROM 1776 TO 1863

BY

W. H. CHAPMAN

NEW YORK

1863

THE HISTORY OF THE

REPUBLIC OF THE UNITED STATES OF AMERICA

FROM 1776 TO 1863




BY

W. H. CHAPMAN



NEW YORK

1863

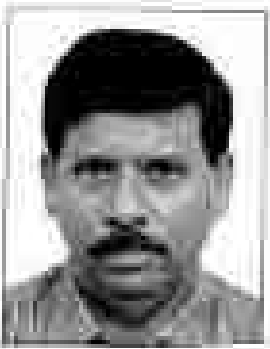





THE HISTORY OF THE
REPUBLIC OF THE UNITED STATES OF AMERICA
FROM 1776 TO 1863
BY
W. H. CHAPMAN
NEW YORK
1863

Sl No.	Name of the Executive	Category	Photo	Finger Print	Signature with Date
10.	Mr. Teleshwar Upadhyay 4, Tufala Lane, Entola, P.O. Entola, P.S. Tufala, Kolkata, District - Kolkata, West Bengal, India. PIN - 700014	Representative of Land Lord [Ariya Infratech Private Limited] [Ariyan of Suman Private Limited] [Ariya Construct one Private Limited] [Ariya Properties Private Limited] [Ariyan Infratech Private Limited] [Dailyview Projects Private Limited] [Dailyview Properties Private Limited] [Dhanraj Infratech Private Limited] [Dhanraj Projects Private Limited] [Dhanraj Infratech Private		 807	 29/12/21



Sl No.	Name of the Executive	Category	Photo	Finger Print	Signature with date
		Limited] [Futangi or Constructi ons Private Limited] [Kiworth Builders (P) [Vietnam Builders (P) [River Developer s (P) [Lanka Developer s (P) [Futangi or Properties Private Limited] [Gopika InfraTech Private Limited] [Kuland nam InfraTech Private Limited] [Kuland nam RealEstate Private Limited] [Loyola RealEstate Private Limited] [Loyola InfraLaid Private		 P07	 12/12/2022



Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		[Linked]			
Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr. Rajan Kumar Ghosh 18, Bejmalghata Road, P.O. - Nittala, P.S. - Patuli, District - South 24-Parganas, West Bengal, India. PIN - 700047	Represent ative of Land Land (Company Private Limited) [MPL Nirman Private Limited]			 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 S/O. Ratindra Biswas Laxmi P.O. Laxmi P.S. - Laxmi, District - Howrah, West Bengal, India. PIN - 711004	Mr. Biswanath Kumar Ghosh, Mr. Dipak Ghosh, Smt. Gita Ghosh, Mr. Rajesh Anandhwar, Mr. Rajan Kumar Ghosh, Smt. Mani Ghosh, Mr. Deb Kumar Mukherjee, Smt. Tapati Mukherjee, Mr. Dhiraj Mukherjee, Mr. Tarakdas Upadhyay, Mr. Rajan Kumar Ghosh			 24/12/21

(Rajan Kumar Ghosh)
**ADDITIONAL DISTRICT
 JUDICIAL REGISTRAR**
 OFFICE OF THE A.D.S.R.
 HOWRAH
 South 24-Parganas, West
 Bengal





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

GRS Details

GRN:	191000210233328291	Payment Mode:	Online Payment
GRN Date:	23/02/2021 20:00:01	Bank/Gateway:	State Bank of India
BRN 1:	IK0AZBDWA3	BRN Date:	23/02/2021 20:02:47
Payment Status:	Successful	Payment Ref. No:	3000340301/6/2021 (0440/04/04/2021)

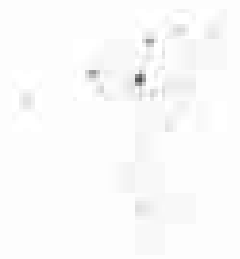
Depositor Details

Depositor's Name:	LAKSHMI DEVI UPADHYAY
Address:	NO. 30A, SANPUL PARA, DHANANJAI
Mobile:	9830020500
E-Mail:	lakhshmi1963@gmail.com
Contact No:	09830020500
Depositor Status:	Others
Query No:	3000340301
On Behalf Of:	Mr P K Ray
Identification No:	3000340301/6/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 8

Payment Details

Sl. No.	Payment ID	Name of A/C / Description	Head of A/C	Amount (₹)
1	3000340301/6/2021	Revenue Registration - Stamp Duty	0000-00-100-000-00	75000
2	3000340301/6/2021	Revenue Registration - Registration Fee	0000-00-100-000-10	01
Total				75001

IN WORDS: SEVENTY FIVE THOUSAND THIRTY ONE ONLY.

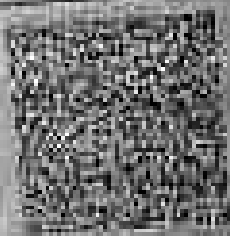


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POST OFFICE, RAIPUR, JHARHANDA
PIN CODE - 831001

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SWAPAN KUMAR DASH
DATE OF BIRTH: 15/01/1959
SEX: MALE
PAN: A335123

STATE BANK
RAIPUR



Swapan Kumar Das

ADOPG0788J

POSTAL ACCOUNT NUMBER

15/01/1959

HARI DAS GHOSH

SWAPAN KUMAR DASH

RAIPUR, JHARHANDA

STATE BANK OF INDIA



GOVT. OF INDIA

STATE BANK OF INDIA

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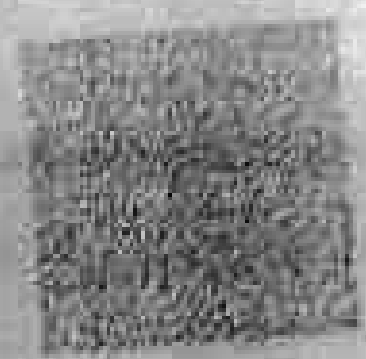
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भारत सरकार (Government of India)

GOVERNMENT OF INDIA

भारत सरकार के प्रधान मंत्री कार्यालय

संयुक्त सूचना
संख्या: 100/2019
दिनांक: 15/08/2019
प्रति,
श्री. [Name]
[Address]
[City]



आपका जन्म दिनांक (Your Birth Date)

7764 0748 5445

UP BIRTH DATE

मेरा आधार, मेरी पहचान

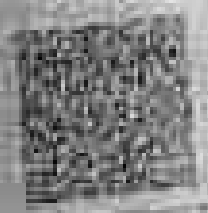


भारत सरकार
Government of India



आधार कार्ड
Aadhaar Card
12/10/1990
MUMBAI

[Signature]



7764 0748 5445

UP BIRTH DATE

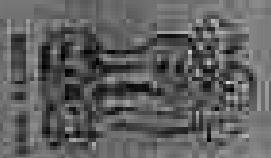
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भारत सरकार विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DILIP GHOSH

KSHITISH CHANDRA GHOSH

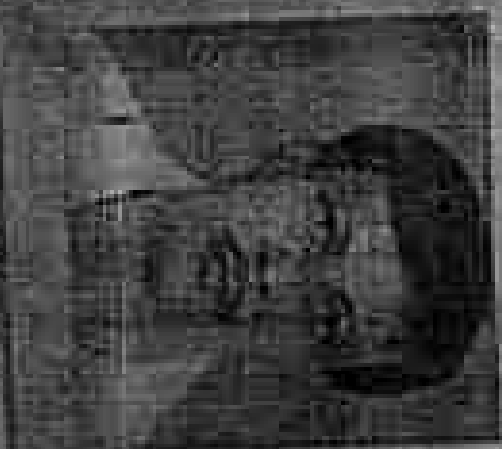
08/04/1968

PERMANENT ACCOUNT NUMBER

ADOPRG0795M

Dilip K. Ghosh

Signature



18042011





ভারত সরকার

Government of India

শীতা ঘোষ

GITA GHOSHI

পিতা : খিতিশ চন্দ্র ঘোষ

Father : KHITISH CHANDRA GHOSH

জন্মতারিখ / DOB : 06/06/1962

মহিলা / Female

(Signature)



5006 1733 9787



আধার - মাধ্যমিক মাধ্যমের অধিকার



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

Unique Identification Authority of India

ঠিকানা:

W/O: স্বপন কুমার ঘোষ, কখনা
নিবাস ৯/১৭ রাজলীলায়ন গার্ড,
রঙকল, (বোড়াল, ব্রাহ্মপুর
সোনারপুর (এম), বোরাল, দক্ষিণ
২৪ নবাবগলা, পশ্চিম বঙ্গ, ৭০০১৫৪

Address:

W/O: Swapan Kumar Ghosh,
Kamala Niwas Av17 Rajnarayan
Park, Rangal, BORAL, Raipur
Sonarpur(m), Boral, South 24
Parganas, West Bengal, 700154

১৯৪৭

5006 1733 9787



1947

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

GITTA GHOSH

KHITISH CHANDRA GHOSH

06/06/1962

Permanent Account Number

ADXPFG9873D

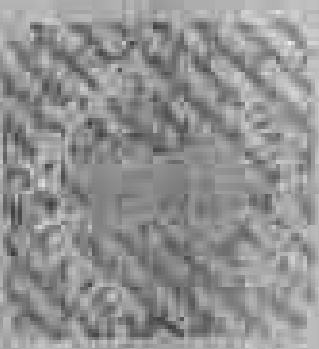
Gitita Ghosh

Digitally



भारत सरकार

GOVT. OF INDIA



06/06/2018

Authentic



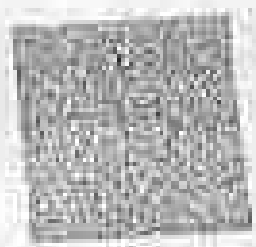


राष्ट्रीय विधि एवं पहचान प्रामाणिकता

भारत सरकार
National Identification Authority of India
Government of India

Enrollment No. / 0650/11115/0011009

To
Rajesh Kumar Shrestha
C/O Nandan-Devi's Street
18
KUMAR'S COURT & STORE
Muzaffarpur
Kishore, Market, Patna
West Bengal - 751012



आपका आधार क्रमांक / Your Aadhaar No.

7142 0269 1142

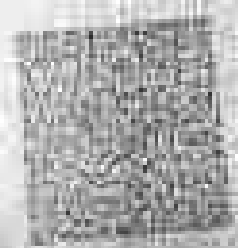
मेरा आधार, मेरी पहचान



राजेश कुमार श्रेष्ठ
Rajesh Kumar Shrestha



Rajesh Kumar Shrestha
7142 0269 1142



Rajesh Kumar Shrestha

7142 0269 1142

मेरा आधार, मेरी पहचान



PERMANENT ACCOUNT NUMBER

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RAJAN KUMAR CHOKK

MAHARAJA UNIVERSITY

MAHARAJA

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Rajan Kumar Chokk

Rajan Kumar

Rajan Kumar Chokk

MAHARAJA UNIVERSITY
MAHARAJA

ANALYSIS

The first step in the analysis is to identify the variables that are being measured. In this case, the variables are the number of people who attended the event, the number of people who did not attend, and the total number of people who were invited.

The next step is to determine the relationship between these variables. In this case, the number of people who attended the event is directly proportional to the number of people who were invited, and the number of people who did not attend is inversely proportional to the number of people who were invited.

The final step is to calculate the values of these variables. In this case, the number of people who attended the event is 100, the number of people who did not attend is 50, and the total number of people who were invited is 150.

The second step in the analysis is to identify the relationships between these variables. In this case, the number of people who attended the event is directly proportional to the number of people who were invited, and the number of people who did not attend is inversely proportional to the number of people who were invited.

The third step is to calculate the values of these variables. In this case, the number of people who attended the event is 100, the number of people who did not attend is 50, and the total number of people who were invited is 150.

The fourth step is to determine the overall trend of the data. In this case, the data shows a clear upward trend, with the number of people who attended the event increasing significantly over time.

The final step is to draw conclusions from the data. In this case, the data suggests that the event was a success, with a high number of people attending and a low number of people not attending.

The third step in the analysis is to identify the relationships between these variables. In this case, the number of people who attended the event is directly proportional to the number of people who were invited, and the number of people who did not attend is inversely proportional to the number of people who were invited.

The fourth step is to calculate the values of these variables. In this case, the number of people who attended the event is 100, the number of people who did not attend is 50, and the total number of people who were invited is 150.

The fifth step is to determine the overall trend of the data. In this case, the data shows a clear upward trend, with the number of people who attended the event increasing significantly over time.

The final step is to draw conclusions from the data. In this case, the data suggests that the event was a success, with a high number of people attending and a low number of people not attending.



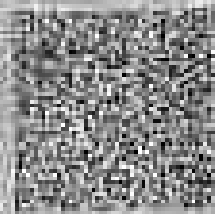
অসম্ভাব্য কৌশল আয়ত্তা প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

আধার আইডি নং: 7893 9783 4547

স্বাক্ষরিত

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মাতৃশিক্ষা
মাতৃপেশা
মাতৃশিক্ষণ
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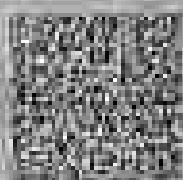
আধার আইডি নং / Your Aadhaar No.

7893 9783 4547

আধার - ভারতীয় মানুষের অধিকার



ভারত সরকার
Government of India
নাম
বয়স
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মাতৃশিক্ষা
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মাতৃপেশা



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আধার - ভারতীয় মানুষের অধিকার

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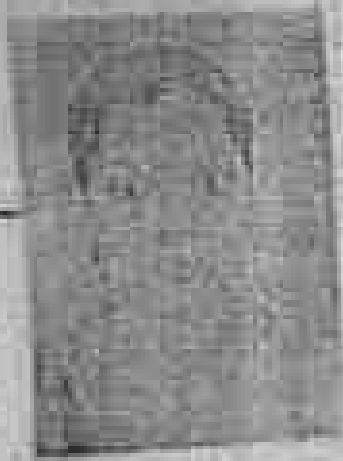
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PERMANENT ACCOUNT NUMBER
AENP02794H



NAME
MOM GHOSH

POSTAL ADDRESS
D/O ADMINISTRATION

DATE OF BIRTH
24-11-1924

[Signature]

DATE: 11/11/1954

COMMISSIONER OF INCOME TAX, CALCUTTA

[Handwritten signature]
[Handwritten text]

Moms Ghosh
Moms Ghosh

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the monthly budget. It includes categories for housing, utilities, food, and entertainment. Each category is further divided into specific items, such as rent, electricity, groceries, and dining out. This level of detail allows for a clear understanding of where the money is being spent.

The third section focuses on the overall financial goals and the strategies used to achieve them. It mentions the importance of saving for long-term needs and the use of various investment vehicles. The author also discusses the challenges faced and how they were overcome through careful planning and discipline.

Finally, the document concludes with a summary of the key takeaways. It reiterates the importance of budgeting, saving, and investing. The author expresses a commitment to continuous financial growth and a better future for themselves and their family.



राजिव गांधी राष्ट्रीय पिबनीय जल प्राधिकरण

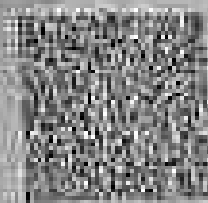
भारत सरकार

Rajiv Gandhi National Drinking Water Authority of India

Government of India

राजिव गांधी राष्ट्रीय पिबनीय जल प्राधिकरण

पत्र संख्या: 100/100/100/100
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आपका पत्र संख्या / Your Reference No.:

5812 6370 2426

आपका - आम भावनी जन अधिकार



भारत सरकार
GOVERNMENT OF INDIA

राजिव गांधी राष्ट्रीय पिबनीय जल प्राधिकरण
Rajiv Gandhi National Drinking Water Authority



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आपका - आम भावनी जन अधिकार

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आयकर विभाग
INCOME TAX DEPARTMENT



संघीय सरकार
GOVT. OF INDIA

पेट्रोलियम व नहर विभाग
PETROLEUM & CANALS DEPARTMENT
एशियाटिक
ASIANATIC



Sub No 9 of 1951

आयकर अधिनियम, 1951
INCOME TAX ACT, 1951
अध्याय 26
SECTION 26

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is essential for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the use of advanced software solutions and the importance of regular data audits to ensure the integrity and accuracy of the information.

3. The third part of the document focuses on the role of human resources in data management. It stresses the need for ongoing training and development to ensure that staff are equipped with the necessary skills to handle complex data systems effectively.

4. The fourth part of the document addresses the challenges of data security and privacy. It discusses the implementation of robust security protocols and the importance of adhering to relevant regulations to protect sensitive information from unauthorized access and breaches.

5. The fifth part of the document explores the future of data management, including the integration of artificial intelligence and machine learning. It suggests that these technologies will play a significant role in automating data analysis and improving decision-making processes.

6. The sixth part of the document provides a summary of the key findings and recommendations. It reiterates the importance of a holistic approach to data management, one that considers both technical and human factors.

7. The seventh part of the document includes a list of references and sources used in the research. It provides a comprehensive overview of the current state of data management research and practice.

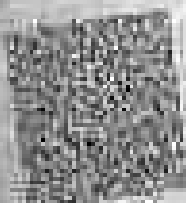
8. The eighth part of the document contains a list of appendices, which include detailed data sets, charts, and supplementary information. These resources are available for further study and reference.

9. The ninth part of the document provides a list of contact information for the authors and the organization. It includes email addresses and phone numbers for those interested in further inquiries or collaborations.

10. The tenth part of the document is a concluding statement that expresses the authors' commitment to ongoing research and innovation in the field of data management. It looks forward to future developments and the continued growth of the industry.

विदेशी मुद्रा बोर्ड - भारत

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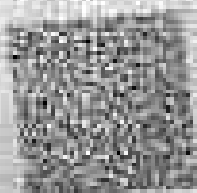
भारत सरकार
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एन.डी.ए. भवन, नई दिल्ली-110002

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विदेशी मुद्रा बोर्ड



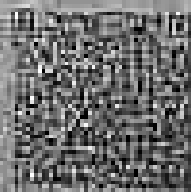
भारत

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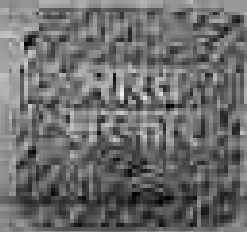
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर अभिलेख संख्या
Return and Abilakh Number Card

AJPRM9100P



नाम / Name
TAPASI MUKHERJEE

पिता का नाम / Father's Name
BHARAT CHANDRA BANERJEE

जन्म का तिथि / Date of Birth
07/03/1958

हस्ताक्षर / Signature



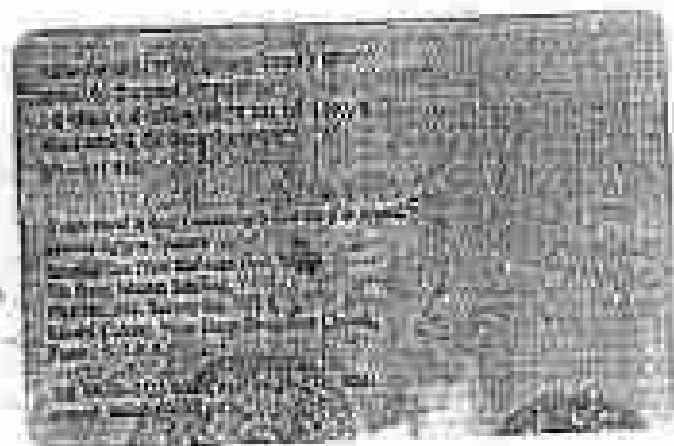
2024/107

Tapasi Mukherjee





DANASH REALTY PVT. LTD.
Rajesh Kumar Gupta

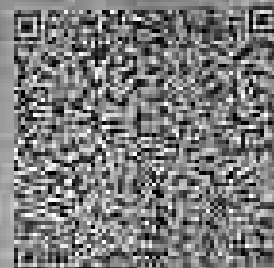


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To
শ্রী. মুখার্জী
DHITUBA MUKHERJEE
52 BUSHYAB CHATA ROAD
Naktala S.O
Naktala Karkul
West Bengal 700047



আপনার আধার সংখ্যা / Your Aadhaar No.

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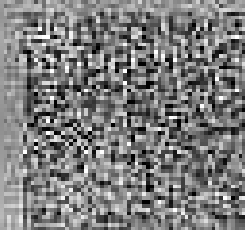
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রী. মুখার্জী
DHITUBA MUKHERJEE
শ্রী. মুখার্জী
DAILY MUKHERJEE
52 BUSHYAB CHATA ROAD
NAKTALA



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আধার - সাধারণ মানুষের অধিকার

Munika Mukherjee



THE ALCOA CORPORATION

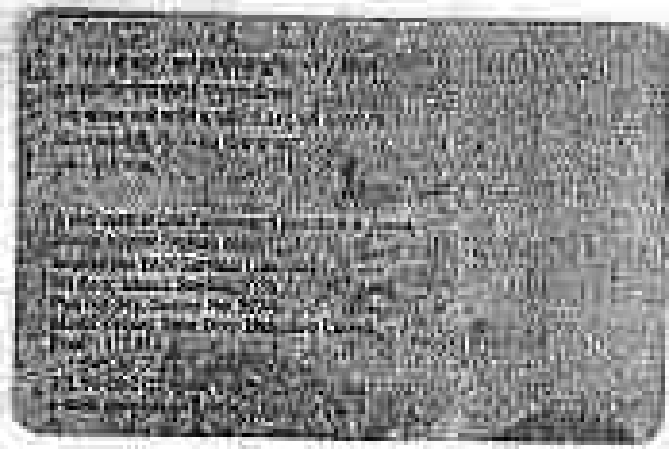






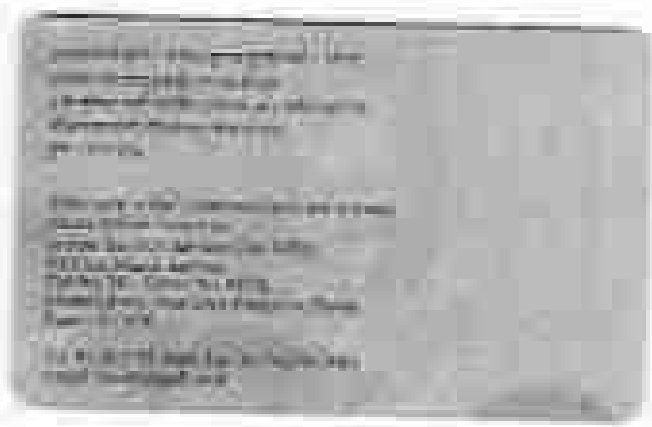
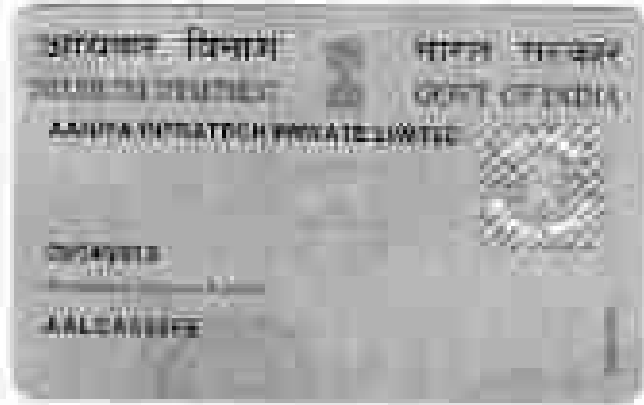
MIR NIRMAL PVT. LTD.

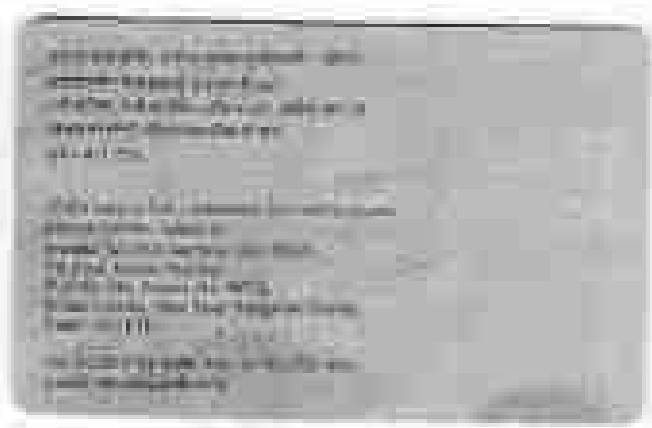
Mir Nirmal Singh
Director



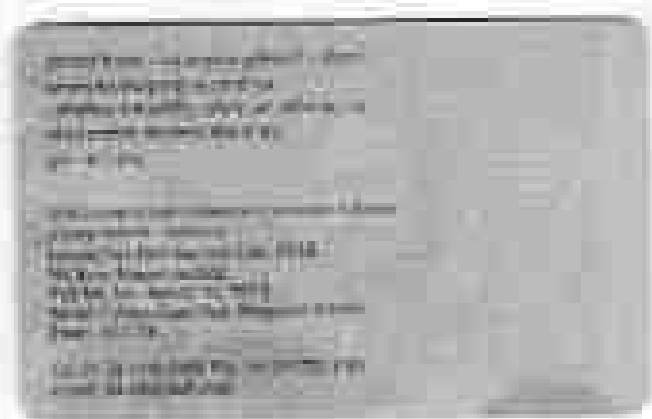
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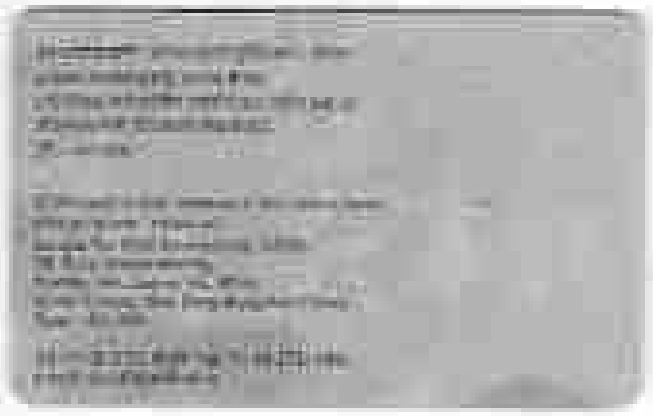
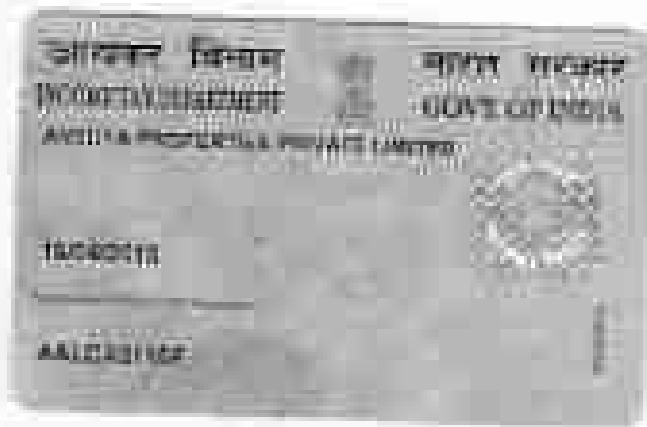
WASHINGTON, D. C. 20315

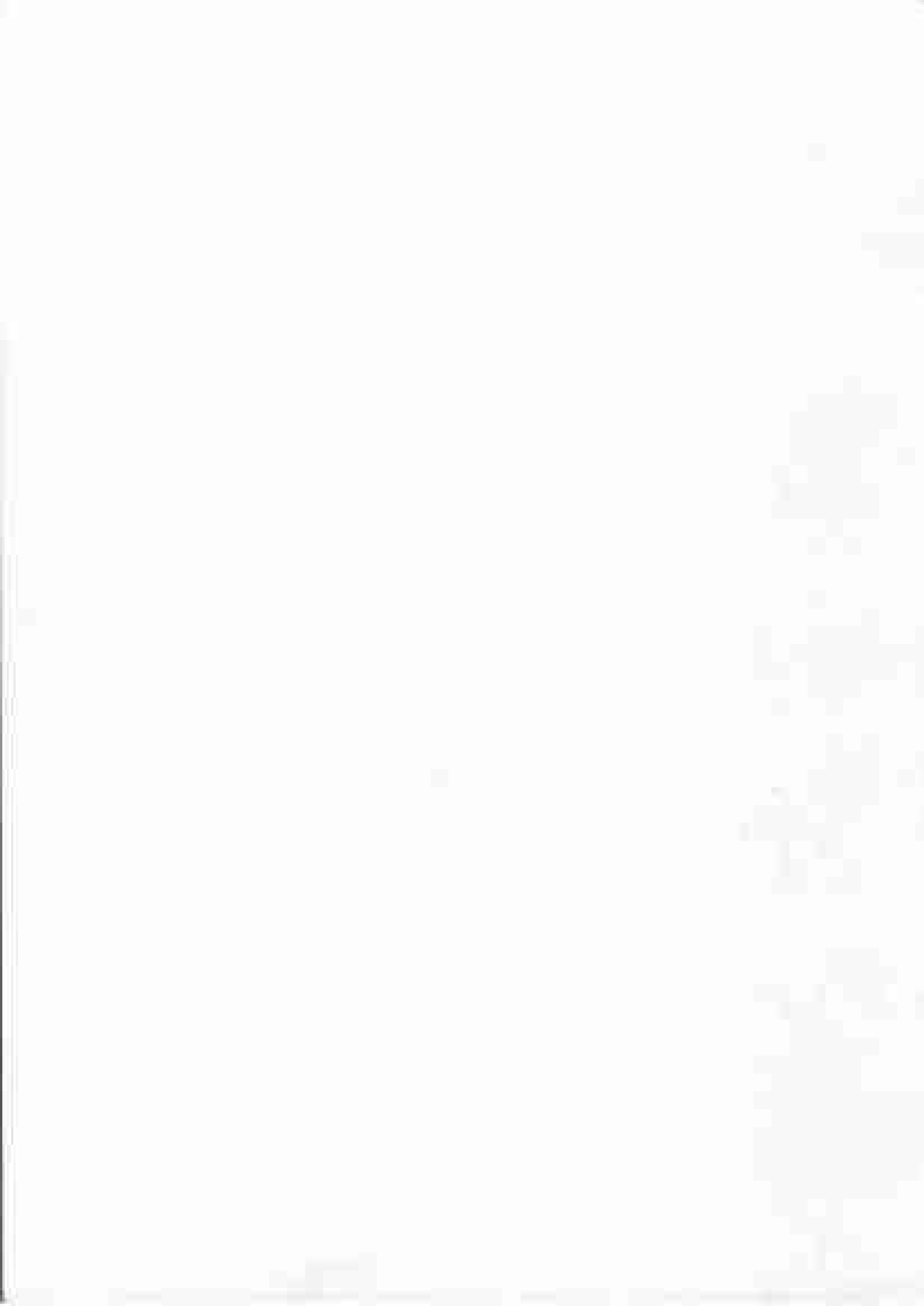


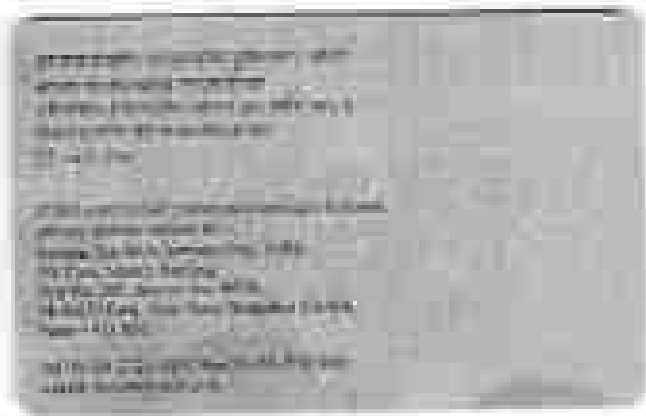
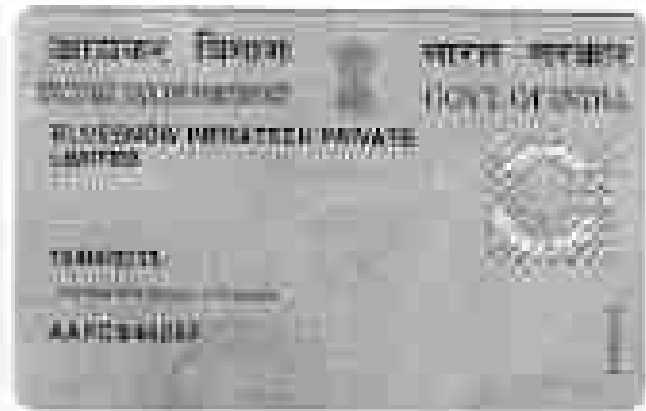




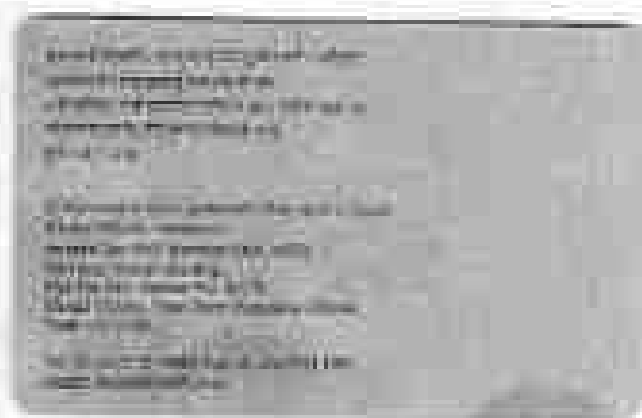




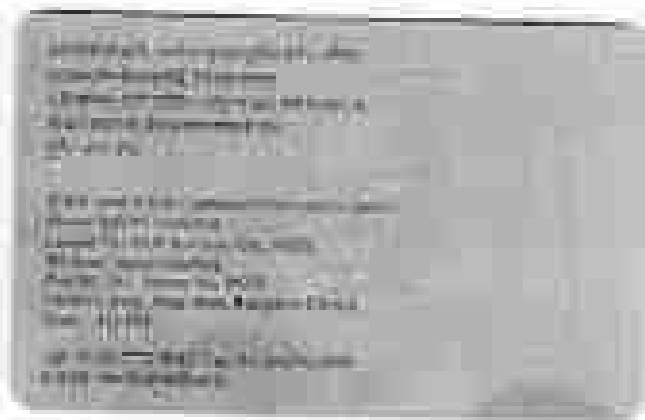




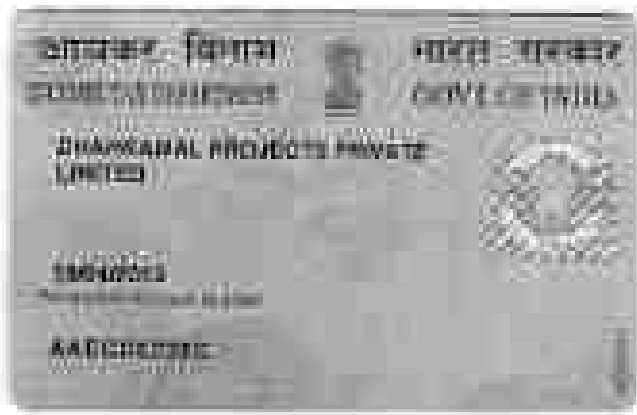


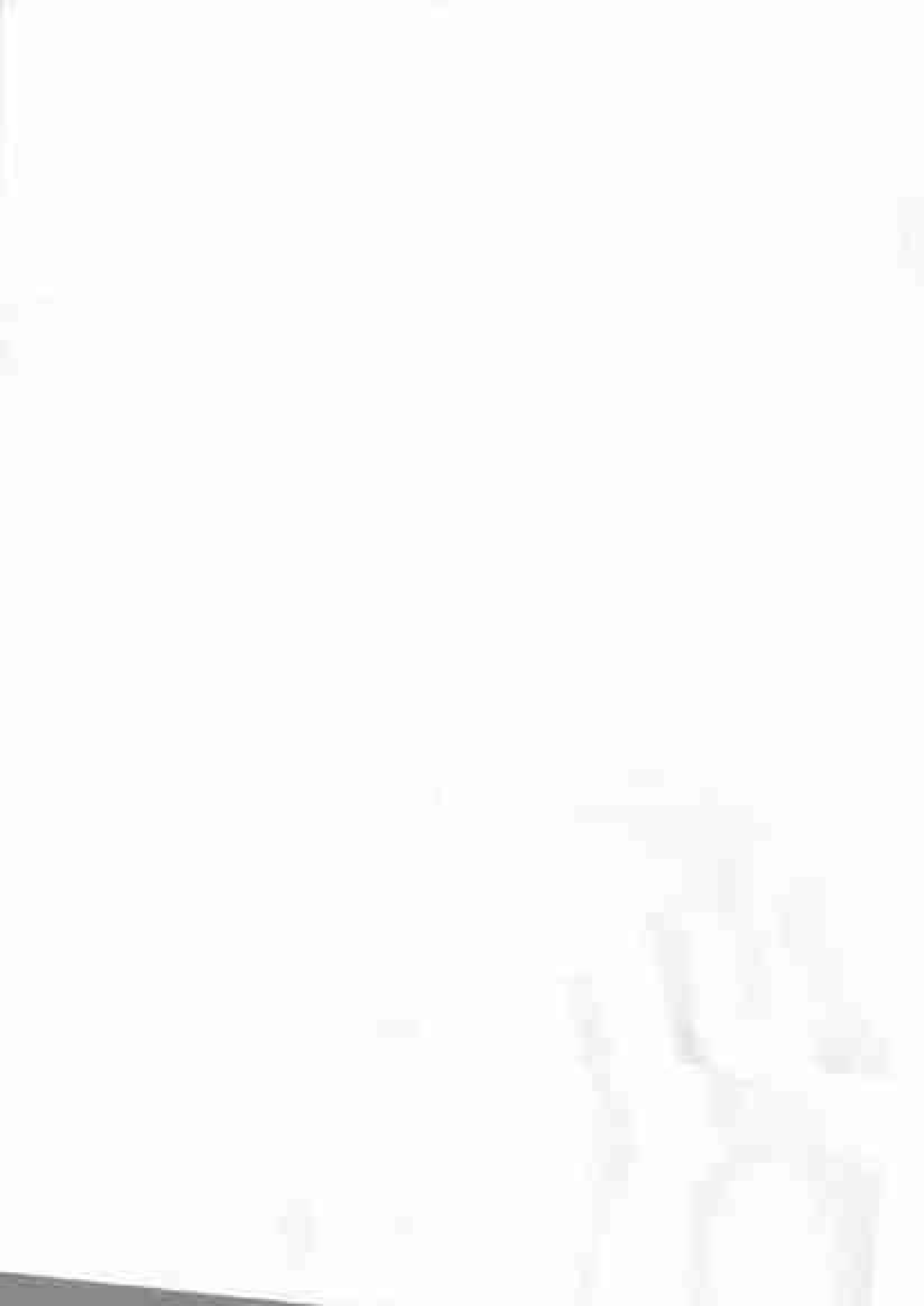


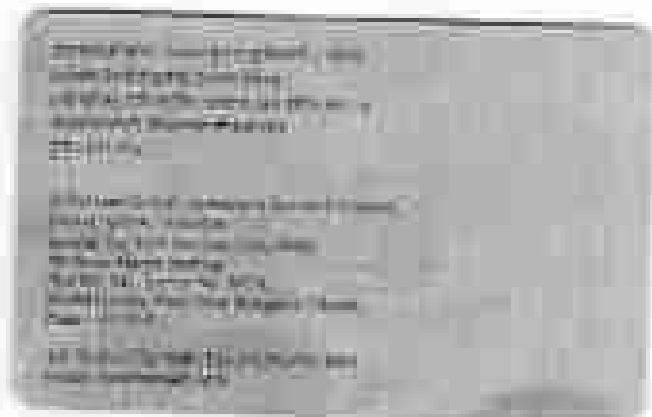
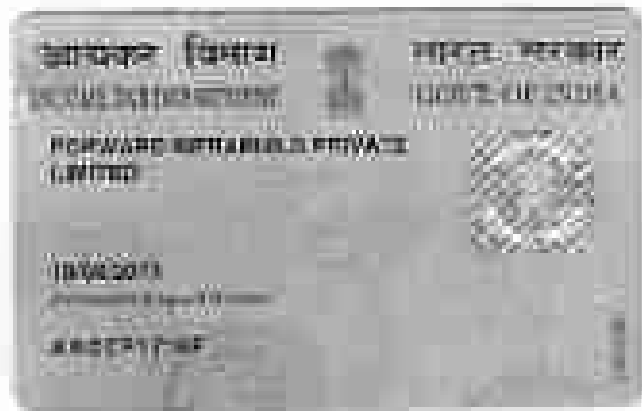






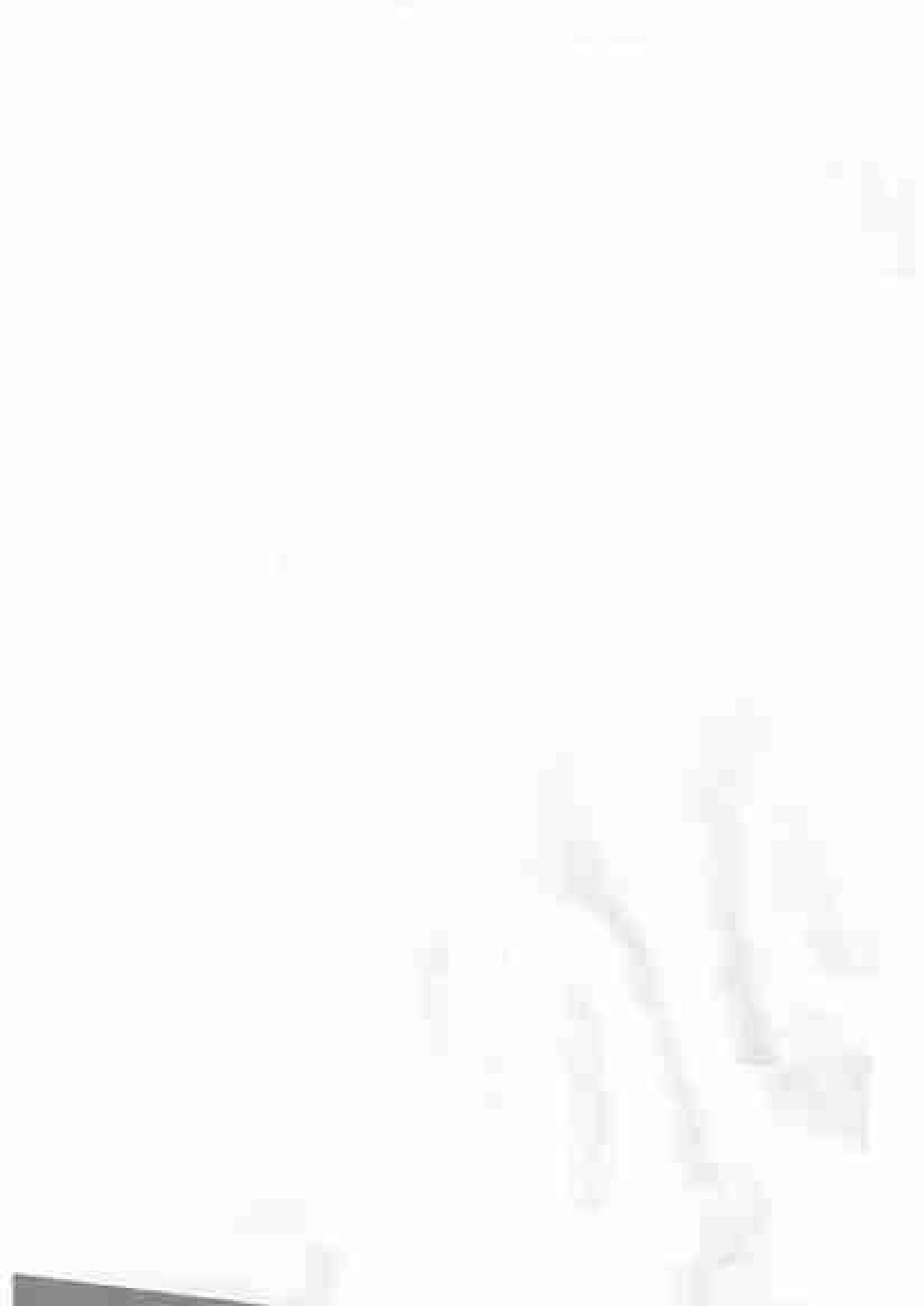










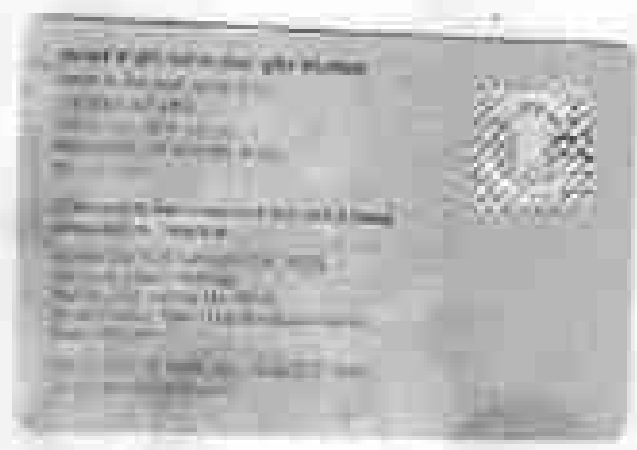






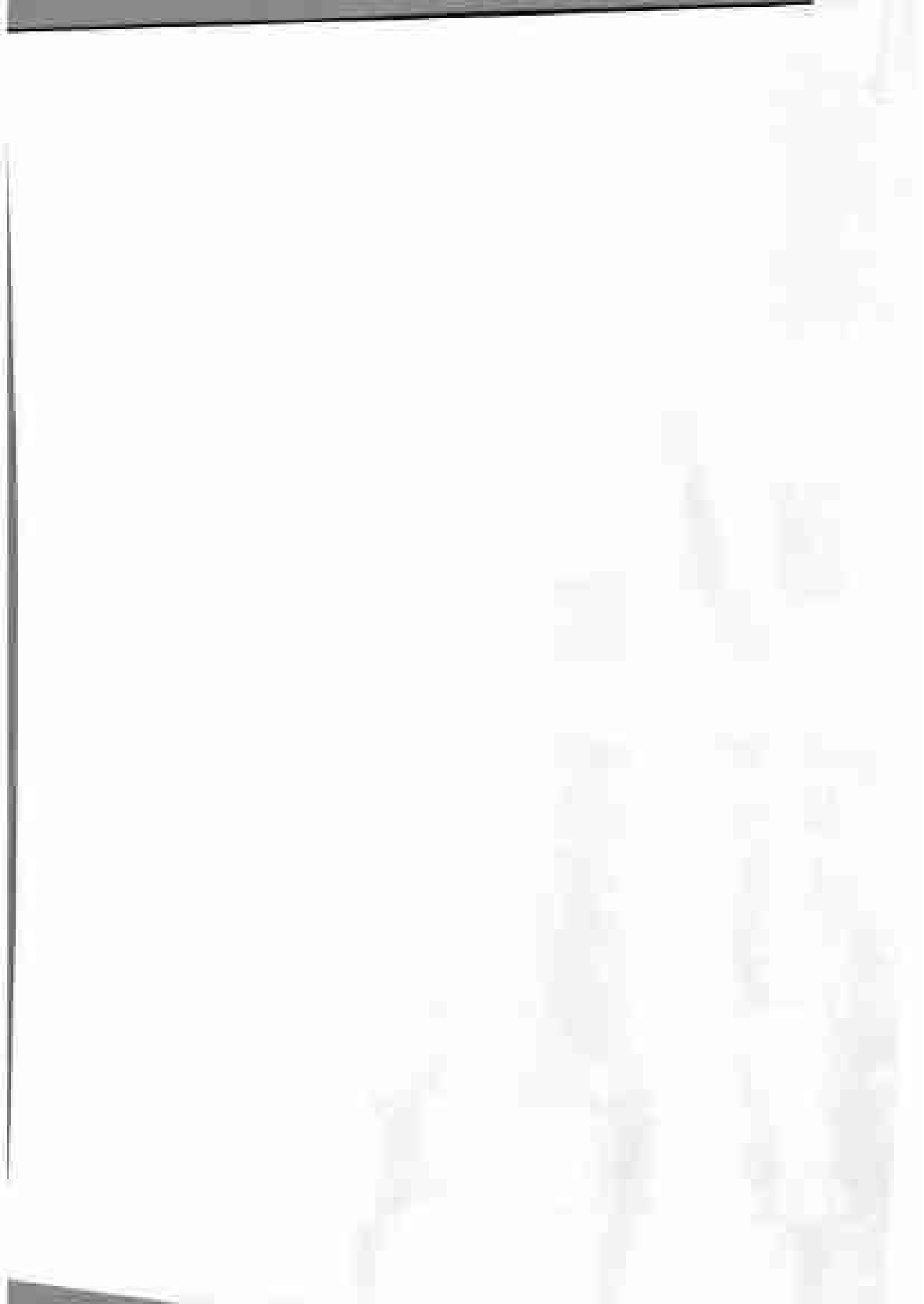


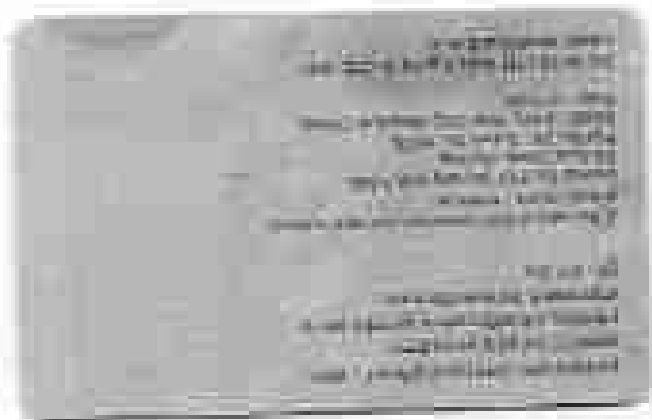








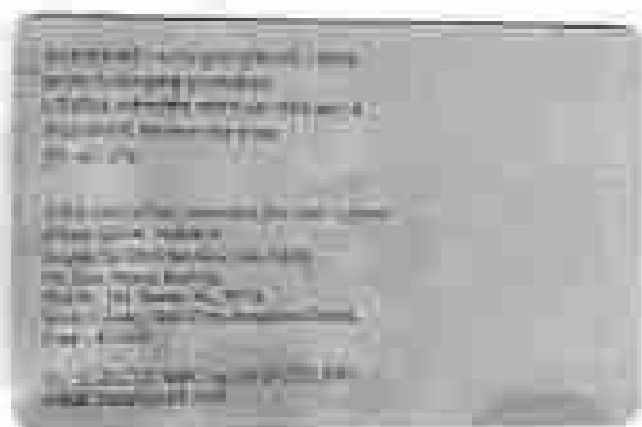




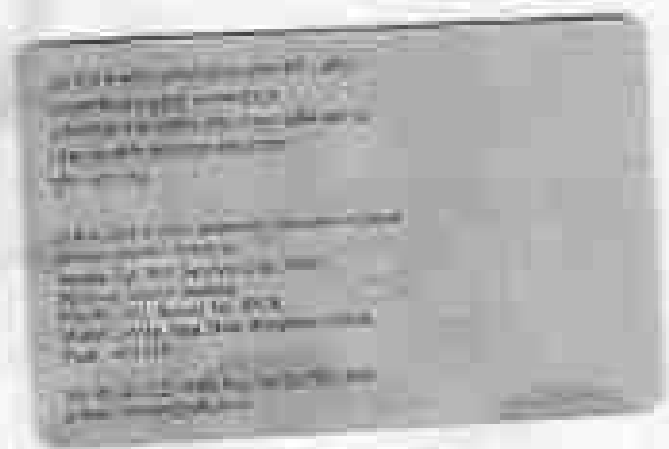




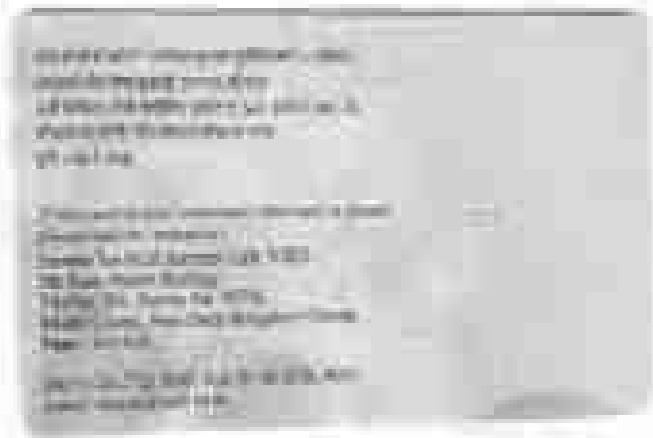
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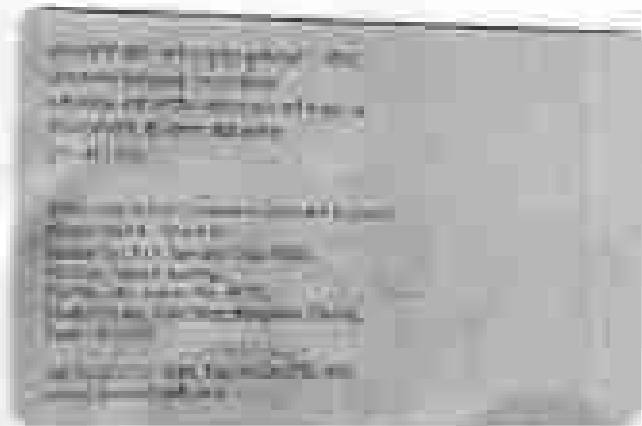
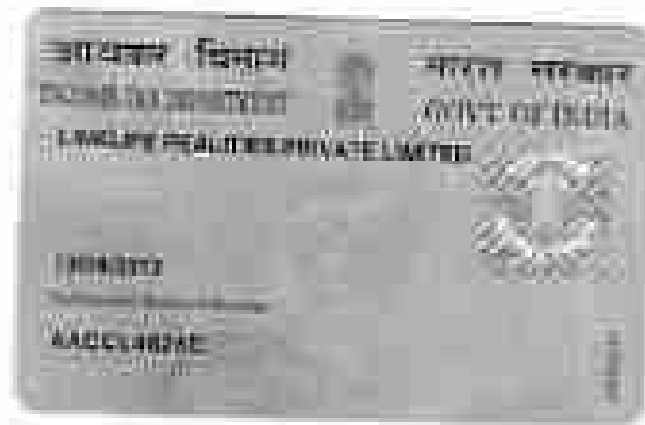


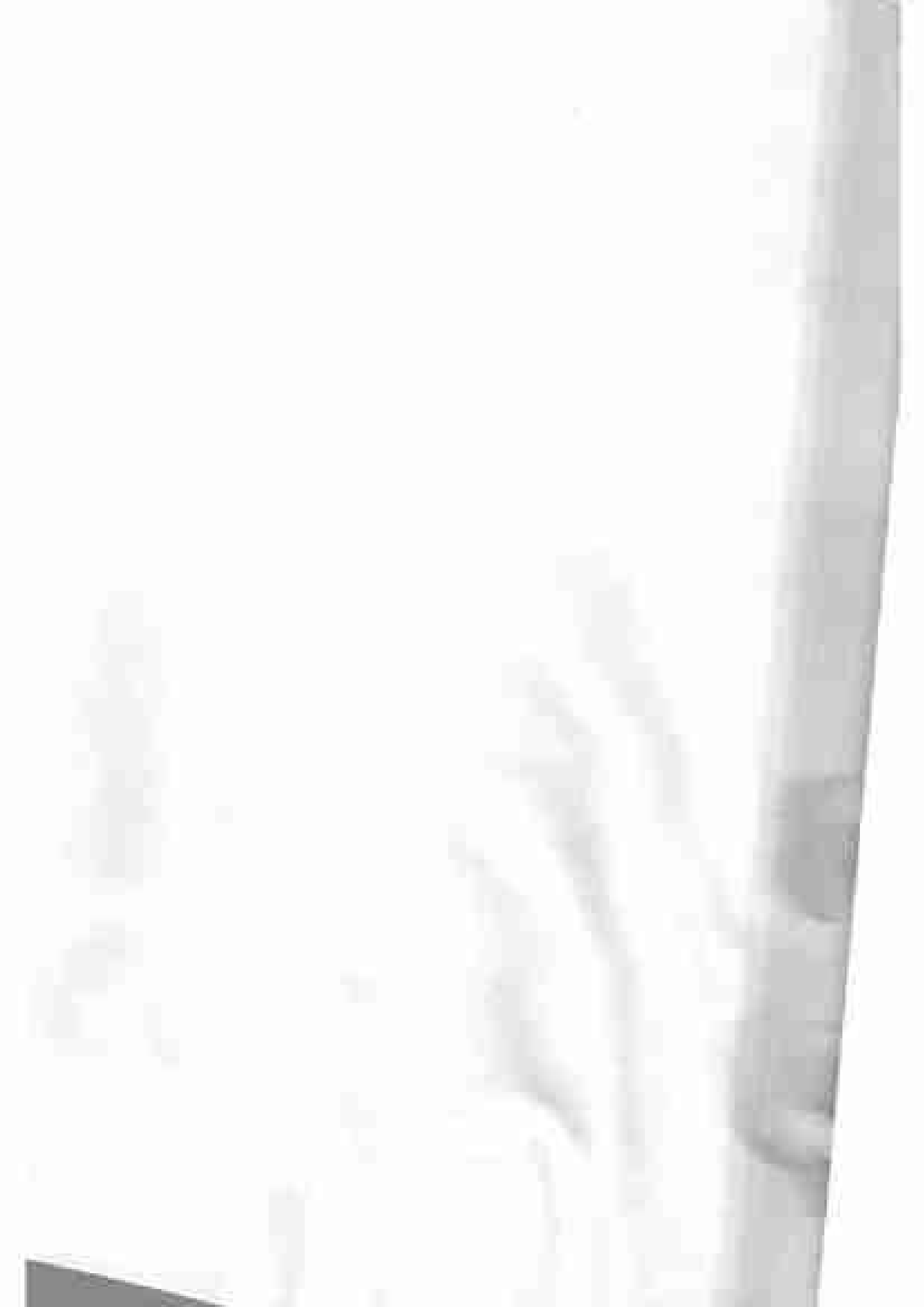


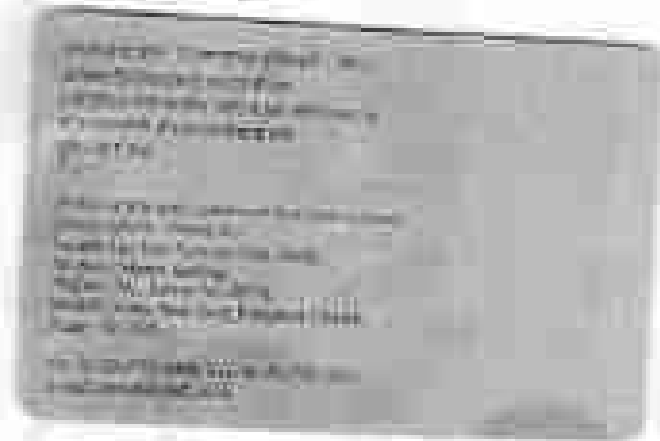


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SAFETY CENTER
 10000 W. WASHINGTON
 TOLSON BLDG. 10TH FLOOR
 WASHINGTON, D.C. 20535
PHONE - 202-452-5000
GOVT. CULTURES


SAFETY CENTER
 10000 W. WASHINGTON
 TOLSON BLDG. 10TH FLOOR
 WASHINGTON, D.C. 20535
PHONE - 202-452-5000
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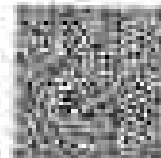


भारत सरकार

Government of India

संविधानसूची संख्या १०१ (अनुसूची संख्या १०१) (अनुसूची संख्या १०१)

To
 Mr. [Name]
 [Address]
 [City]
 [State]
 [Pin Code]



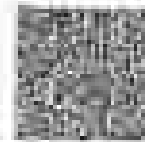
आपका संख्या संख्या / Your Address No. :

7938 6805 7430

आतांचे आतांचे, आतांचे आतांचे



[Name]
 [Address]
 [City]
 [State]
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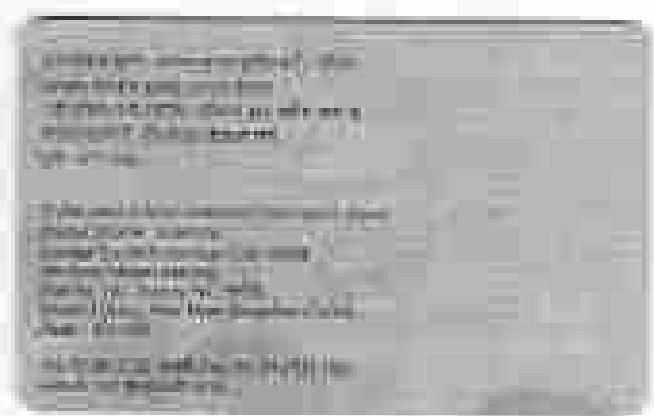
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भारत सरकार

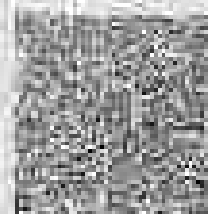
Governments of India

एनआरआई - 11880000000000000000

आधार
आधार (अग्रणी)
SO Card (प्रमुख अग्रणी)
आधार (आवृत्ति)
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आधार नंबर / Your Aadhaar No.

6872 6420 6043

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



आधार (अग्रणी)
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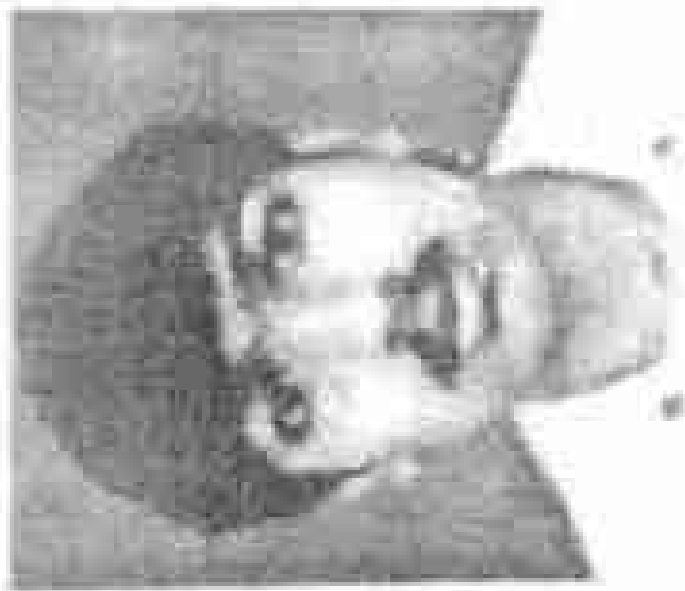
Signature



स्थायी लेखा संख्या

/ PERMANENT ACCOUNT NUMBER

ACLPA7187K



पिता / FATHER'S NAME

JAY PRAKASH AGARWAL

पिता का नाम / FATHER'S NAME

HARI PRASAD AGARWAL

जन्म तिथि / DATE OF BIRTH

05-03-1973

पिता की हस्ताक्षर / SIGNATURE

Jay Prakash Agarwal

J.P. Agarwal

आयकर अधिकारी, १४-११

COMMISSIONER OF INCOME TAX, W.B. - II

Jay Prakash Agarwal

of the *Chrysothrix* group. The most striking feature of the *Chrysothrix* group is the presence of a distinct, dark, linear, or slightly curved, and often branched, structure, which is the result of the fusion of the hyphae of the paraphyses. This structure is usually found in the upper part of the paraphyses, and is often associated with the presence of a distinct, dark, linear, or slightly curved, and often branched, structure, which is the result of the fusion of the hyphae of the paraphyses.

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Major Information of the Deed

Deed No.	I-1408-01697/2021	Date of Registration	02/03/2021
Query No / Year	1608-300034001/2021	Office where deed is registered	
Query Date	15/02/2021 6:07:59 PM	1608-300034001/2021	
Applicant Name, Address & Other Details	P K Roy Srinagar Thana - Sonarpur, District : South 24 Parganas, WEST BENGAL, Mobile No. 704354003, Status: Advocate		
Transaction	Attornal Transaction		
[0110] Sale, Development Agreement or Construction Agreement	[4300] Other than Immoveable Property, Declaration No of Declaration : 2		
Est. Fair Value	Market Value		
Rs. 4,24,11,825/-	Rs. 57,66,58,079/-		
Stamp Duty Paid (Rs.)	Registered Fee Type		
Rs. 75,150 (With Stamp)	Rs. 21/- (Article: E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the statement slip (Under seal).		

Land Details :

District: South 24 Parganas, P.O. - Sonarpur, Municipality: RAIPUR SONARPUR, Pin: Gt. B. C. Raybad, Mouza: Elachi, J. No. 20, Pn. Code : 770151

Sub No.	Plot Number	Khatian Number	Land Proportion	Use SOI	Area of Land	Std Factn. Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1504 (RS -)	LR-2776	Commercial	Shal	30 Dec	1,00,00,000/-	92,12,290/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L2	LR-1475 (RS -)	LR-2776	Commercial	Shal	12 Dec	2,00,000/-	2,21,08,088/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L3	LR-1476 (RS -)	LR-2777	Commercial	Shal	14 Dec	24,11,825/-	2,57,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L4	LR-1470 (RS -)	LR-2778	Commercial	A Khola	3 Dec	1,00,000/-	12,12,130/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L5	LR-1482 (RS -)	LR-2780	Commercial	A Khola	8.5 Dec	2,00,000/-	1,18,78,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L6	LR-1511 (RS -)	LR-2781	Commercial	Shal	16 Dec	5,00,000/-	3,81,08,830/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L7	LR-1478 (RS -)	LR-2782	Commercial	Shal	18 Dec	18,00,000/-	2,04,78,754/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.

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L3	LR-1473 (RS - 1)	LR-3753	Commercial	Shop	79 Dec	2,00,00,000/-	14,37,60,072/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L4	LR-1512 (RS - 1)	LR-3754	Commercial	Shop	23.65 Dec	10,00,000/-	4,17,30,904/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L10	LR-1408 (RS - 1)	LR-3757	Commercial	Shop	31 Dec	10,00,000/-	2,00,20,904/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L11	LR-1513 (RS - 1)	LR-3758	Commercial	Shop	15 Dec	10,00,000/-	2,79,30,380/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L12	LR-1472 (RS - 1)	LR-3759	Commercial	Garage	56 Dec	50,00,000/-	10,13,33,020/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
TOTAL :					313.15Dec	434,11,820/-	5783,55,076/-	
Grand Total :					313.15Dec	434,11,820/-	5783,55,076/-	

Land Lord Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Aanya Infotech Private Limited 131, Park Street, City: Kolkata, P.O:- Park Street, P.S:-Park Street, District-Kolkata, West Bengal, India. PIN-700017, PAN No. : AAxxxxxxE Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative
2	Aakashani Nirmam Private Limited 101, Park Street, City: Kolkata, P.O:- Park Street, P.S:-Park Street, District-Kolkata, West Bengal, India. PIN-700017, PAN No. : AAxxxxxxD Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative
3	Amzon 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. : AAxxxxxxD Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative
4	Amoya 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. : AAxxxxxxF Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative
5	Bluebird Infotech Private Limited 131, Park Street, City: Kolkata, P.O:- Park Street, P.S:-Park Street, District-Kolkata, West Bengal, India. PIN-700017, PAN No. : AAxxxxxxF 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. : AAxxxxxxDB Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses and income.

The second part of the document provides a detailed breakdown of the accounting cycle. It outlines the ten steps involved in the process, from identifying the accounting entity to preparing financial statements. Each step is explained in detail, with examples provided to illustrate the concepts.

The third part of the document discusses the various types of accounts used in accounting. It categorizes accounts into assets, liabilities, equity, revenue, and expense accounts. It also explains how these accounts are used to record transactions and how they are balanced at the end of each period.

The fourth part of the document discusses the importance of adjusting entries. It explains how these entries are used to ensure that the financial statements reflect the true financial position of the company at the end of the period. Examples are provided to show how adjusting entries are recorded and how they affect the accounts.

The fifth part of the document discusses the preparation of financial statements. It outlines the steps involved in preparing the balance sheet, income statement, and statement of owner's equity. It also discusses the importance of providing a clear and concise explanation of the results of the financial statements.

The sixth part of the document discusses the importance of internal controls. It explains how these controls are used to prevent and detect errors and fraud. It also discusses the various types of internal controls and how they are implemented in a company.

The seventh part of the document discusses the importance of ethics in accounting. It explains how accountants are expected to act in a fair and honest manner and to follow the principles of professional conduct. It also discusses the consequences of unethical behavior and the importance of maintaining the trust of the public.

The eighth part of the document discusses the importance of communication in accounting. It explains how accountants must be able to communicate effectively with their clients and colleagues. It also discusses the various methods of communication and how they are used in the accounting profession.

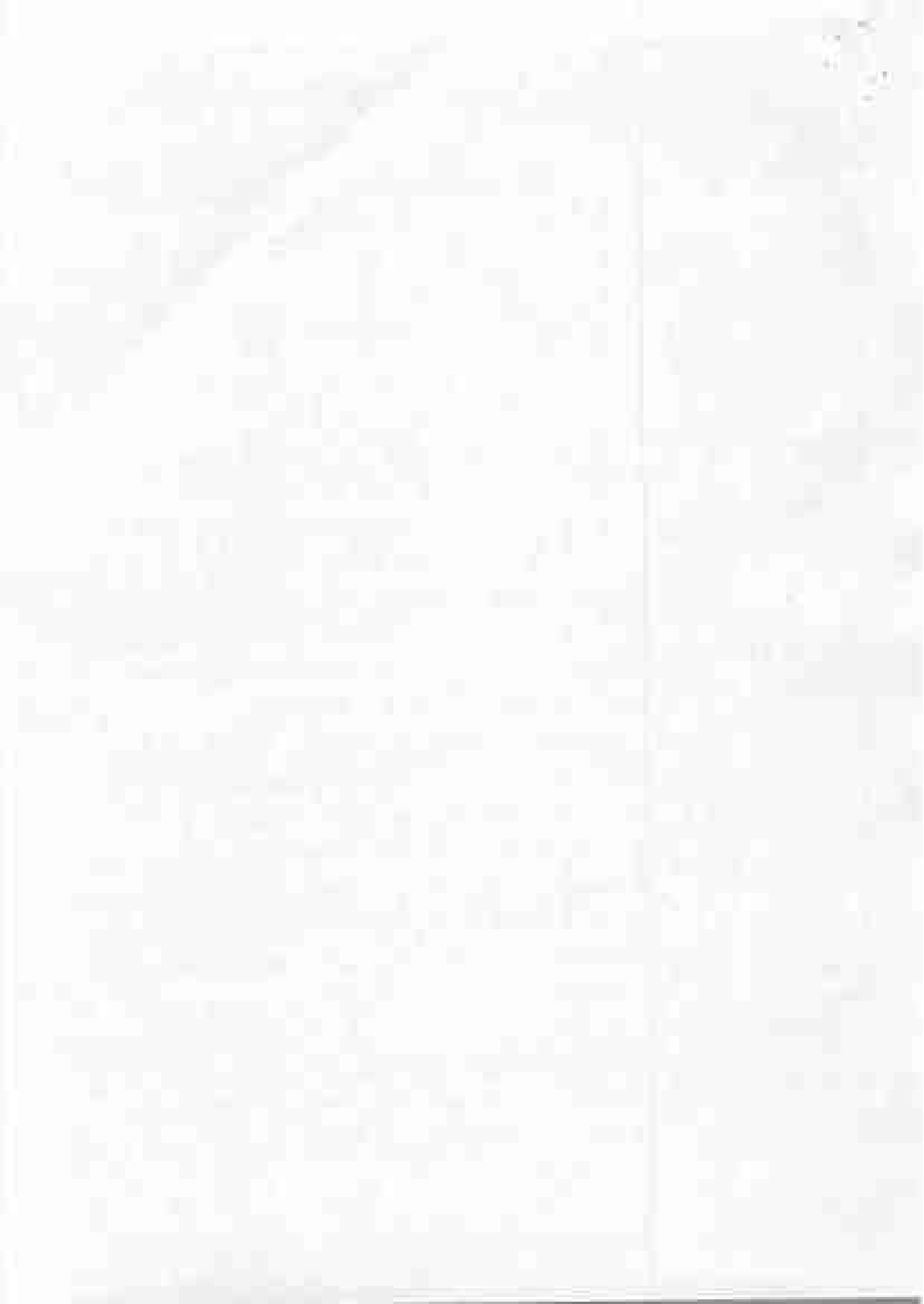
The ninth part of the document discusses the importance of technology in accounting. It explains how the use of computers and software has revolutionized the accounting profession and how accountants must stay up-to-date on the latest technology. It also discusses the various types of accounting software and how they are used.

The tenth part of the document discusses the importance of continuing education in accounting. It explains how accountants must continue to learn and stay up-to-date on the latest developments in the field. It also discusses the various methods of continuing education and how they are used.

3	Dallyview 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- AA000000M, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative
4	Dhanasekh 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- AA000000L, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative
5	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- AA000000C, 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- AA000000H, 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- AA000000C, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative
12	Airworth Builders Lip 111, Park Street, City- Kolkata, P.O- Park Street, P.S- Park Street, District- Kolkata, West Bengal, India, PIN- 700017, PAN No- AB000000N, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative
13	Vartmaan Builders Lip 111, Park Street, City- Kolkata, P.O- Park Street, P.S- Park Street, District- Kolkata, West Bengal, India, PIN- 700017, PAN No- AA000000A, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative
14	Kivor Developers Lip 111, Park Street, City- Kolkata, P.O- Park Street, P.S- Park Street, District- Kolkata, West Bengal, India, PIN- 700017, PAN No- AA000000F, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative
15	Lakshmi Developers Lip 111, Park Street, City- Kolkata, P.O- Park Street, P.S- Park Street, District- Kolkata, West Bengal, India, PIN- 700017, PAN No- AA000000D, 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- AA000000B, 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- AA000000G, 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- AA000000B, 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- AA000000D, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative
20	Linkale 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- AA000000C, Aadhaar No Not Provided by UIDAI, Status- Organization, Executed by: Representative, Executed by: Representative



21	Uweho 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. :- AAAAAA7P, Aadhaar No. Not Provided by UIDAI, Status:-Organisation, Executed by: Representative, Executed by: Representative
22	Mr Swapan Kumar Ghosh Son of Late -Haridas 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. :- ADXXXXX51, 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
23	Mr Dilip Ghosh Son of Mr. Khilish Chandr Ghosh 17B, Gopie Colony, Saluria, City:- P.O:- Nabardola, P.S:-Garsua, District:-North 24-Parganas, West Bengal, India, PIN:- 700121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. :- ADXXXXX5M, Aadhaar No. STXXXXXX052, 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	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. :- ADXXXXX3D, 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
25	Mr Haran Kumar Ghosh Son of Mr. Haran Chandr Ghosh-1B, Basubhadrachand Road, City:- P.O:- Naldia, P.S:-Patal, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. :- ADXXXXX5K, Aadhaar No. TXXXXXX142, 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	Smt Mani Ghosh Wife of Mr. Kedar Kumar Ghosh 15, Basubhadrachand Road, City:- P.O:- Naldia, P.S:-Patal, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. :- ADXXXXX2L, Aadhaar No. TXXXXXX0447, 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	Mr Deb Kumar Mukherjee Son of Late -Ratan Chandra Mukherjee 12, Basubhadrachand Road, City:- P.O:- Naldia, P.S:-Patal, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. :- ADXXXXX6D, Aadhaar No. STXXXXXX342K, 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	Smt Tapasi Mukherjee Wife of Mr. Deb Kumar Mukherjee 12, Basubhadrachand Road, City:- P.O:- Naldia, P.S:-Patal, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. :- ADXXXXX6P, Aadhaar No. STXXXXXX2612, 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	Damask Realty Private Limited 18, Basirhatghata Road, City:- , P.O:- Naktala, P.S.-Patul, District-South 24-Parganas, West Bengal, India, PIN- 700047, PAN No.: AAxxxxxx5R, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative
26	Mr Dibyisha Mukherjee Son of Mr. Akaly Nanda Mukherjee, 12, Basirhatghata Road, City:- , P.O:- Naktala, P.S.-Patul, District-South 24-Parganas, West Bengal, India, PIN- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AAxxxxxx5N, Aadhaar No: 41xxxxxx1627, 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	MNR Nirman Private Limited 12, Basirhatghata Road, City:- , P.O:- Naktala, P.S.-Patul, District-South 24-Parganas, West Bengal, India, PIN- 700047, PAN No.: AAxxxxxx5A, 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	Teeclok 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.: AAxxxxxx1L, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details:

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Rajesh Jhurjhumwala Son of Mr. Kedar Nath Jhurjhumwala 5/7, Burdwanbata Main Road, Flat No: 7A, City:- , P.O:- Sahapur, P.S.-Bardala, District-South 24-Parganas, West Bengal, India, PIN- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACxxxxxx92, Aadhaar No: 78xxxxxxd1806, Status: Representative, Representative of: Teeclok Plaza Private Limited (as Authorized Signatory)
2	Mr Tanakeshwar Upadhyay (Presentant) Son of Late Awadh Kumar Upadhyay 4, Tallala Lane, Entally, City:- Kolkata, , P.O:- Entally, P.S.-Tallala, District-Kolkata, West Bengal, India, PIN- 700014, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: ADxxxxxx5A, Aadhaar No Not Provided by UIDAI, Status: Representative, Representative of: Aanya Infotech Private Limited (as Representative), Aasharvani Nirman Private Limited (as Representative), Ankon Constructions Private Limited (as Representative), Ananya Properties Private Limited (as Representative), Bluetown Infotech Private Limited (as Representative), Daliyview Projects Private Limited (as Representative), Daliyview Properties Private Limited (as Representative), Dhanrajeth Nirman Private Limited (as Representative), Dhankamal Projects Private Limited (as Representative), Forward Infotech Private Limited (as Representative), Futuregrow Constructions Private Limited (as Representative), Alwerth Builders Llp (as Representative), Vutaman Builders Llp (as Representative), Kuvor Developers Llp (as Representative), Lakshat Developers Llp (as Representative), Futuregrow Properties Private Limited (as Representative), Gokul Infotech Private Limited (as Representative), Kailashcham Infotech Private Limited (as Representative), Kailashcham Realty Private Limited (as Representative), Linklife Realities Private Limited (as Representative), Lixwira Infotech Private Limited (as Representative)

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The second part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of eight steps: identifying the accounting cycle, analyzing and journalizing the transactions, posting to the ledger, preparing a trial balance, adjusting the accounts, preparing financial statements, and closing the books. Each step is explained in detail, with examples and practical advice.

The third part of the document focuses on the preparation of financial statements. It covers the balance sheet, the income statement, and the statement of owner's equity. It explains how these statements are derived from the accounting records and how they provide a comprehensive view of the company's financial health.

The fourth part of the document discusses the importance of internal controls. It outlines various control procedures, such as segregation of duties, authorization, and documentation, which are essential for preventing errors and fraud. It also discusses the role of the auditor in verifying the accuracy of the financial statements.

The fifth part of the document covers the final steps of the accounting process, including the closing of the books and the preparation of the final financial statements. It explains how the temporary accounts are closed to the permanent accounts and how the final financial statements are prepared and presented.

In conclusion, the document emphasizes that accounting is a systematic process that requires attention to detail and a thorough understanding of the accounting principles. By following the steps outlined in this document, you can ensure that your financial records are accurate and reliable, providing a clear picture of your company's financial performance.

1 Mr Ratan Kumar Ghosh
 Son of Mr Hazam Chandra Ghosh, 15, Basumatbhat Road, City:- , P.O.- Naktola, P.S.-Pahul, District-
 South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation:-
 Business, Citizen of India, PAN No.: ADBXXXXXK, Aadhaar No: 71200000001142-Status :
 Representative, Representative of: Damak Realty Private Limited (as Director), MGR forman Private
 Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayprakash Agarwal Son of Mr. Hetal Prasad Agarwal 51K, Roberts-sonia Road, C/o:- P.D. Lohia, P.S.-Lhasa, District-Hooghly, West Bengal, India, PIN- 711204			

Son/Heir of Mr. Gnanan Kumar Ghosh, Mr. Dilip Ghosh, Smt. Gita Ghosh, Mr. Rajesh Jha/ghoshwala, Mr. Ratan Kumar
 Ghosh, Smt. Nam Ghosh, Mr. Dinku Kumar Mukherjee, Smt. Tapasi Mukherjee, Mr. Chirubha Khatunjee, Mr. Tarakshar
 Ghosh/son- Mr. Ratan Kumar Ghosh

Transfer of property for LI

Sl.No	From	To, with area (Name-Area)
1	Ameya Intreach Private Limited	Teerok Plaza Private Limited-1.6129 Dec
2	Ashwathi Naman Private Limited	Teerok Plaza Private Limited-1.6129 Dec
3	Ashok Constructions Private Limited	Teerok Plaza Private Limited-1.6129 Dec
4	Amyra Properties Private Limited	Teerok Plaza Private Limited-1.6129 Dec
5	Bhaskar Intreach Private Limited	Teerok Plaza Private Limited-1.6129 Dec
6	Dalviwala Projects Private Limited	Teerok Plaza Private Limited-1.6129 Dec
7	Dalviwala Properties Private Limited	Teerok Plaza Private Limited-1.6129 Dec
8	Chandani Naman Private Limited	Teerok Plaza Private Limited-1.6129 Dec
9	Dhruvama Projects Private Limited	Teerok Plaza Private Limited-1.6129 Dec
10	Forward Intreach Private Limited	Teerok Plaza Private Limited-1.6129 Dec
11	Punawala Constructions Private Limited	Teerok Plaza Private Limited-1.6129 Dec
12	Akash Builders Op	Teerok Plaza Private Limited-1.6129 Dec
13	Vardaan Builders Op	Teerok Plaza Private Limited-1.6129 Dec
14	Kaya Developers Op	Teerok Plaza Private Limited-1.6129 Dec
15	Lalith Developers Op	Teerok Plaza Private Limited-1.6129 Dec
16	Punawala Properties Private Limited	Teerok Plaza Private Limited-1.6129 Dec
17	Gopika Intreach Private Limited	Teerok Plaza Private Limited-1.6129 Dec



18	Sanskritam Infracon Private Limited	Teevrik Plaza Private Limited-1.8.129 Dec
19	Kallatharam Realities Private Limited	Teevrik Plaza Private Limited-1.8.129 Dec
20	Linnite Realities Private Limited	Teevrik Plaza Private Limited-1.8.129 Dec
21	Linnite Infracon Private Limited	Teevrik Plaza Private Limited-1.8.129 Dec
22	Mr Sanjeev Kumar Ghosh	Teevrik Plaza Private Limited-1.8.129 Dec
23	Mr Gita Ghosh	Teevrik Plaza Private Limited-1.8.129 Dec
24	Shri Gita Ghosh	Teevrik Plaza Private Limited-1.8.129 Dec
25	Mr Satish Kumar Ghosh	Teevrik Plaza Private Limited-1.8.129 Dec
26	Shri Man Ghosh	Teevrik Plaza Private Limited-1.8.129 Dec
27	Mr Deb Kumar Mukherjee	Teevrik Plaza Private Limited-1.8.129 Dec
28	Shri Tapasi Mukherjee	Teevrik Plaza Private Limited-1.8.129 Dec
29	Corvax Realty Private Limited	Teevrik Plaza Private Limited-1.8.129 Dec
30	Sh Ghnata Mukherjee	Teevrik Plaza Private Limited-1.8.129 Dec
31	AKR Homes Private Limited	Teevrik Plaza Private Limited-1.8.129 Dec

Transfer of property for L19

Sl.No	From	To, with area (Name-Area)
1	Aranya Infracon Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
2	Sanskritam Realities Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
3	Arany Constructions Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
4	Aranya Properties Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
5	Shreeha Infracon Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
6	Dailyview Projects Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
7	Dailyview Properties Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
8	Dhanraj Homes Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
9	Dhanraj Projects Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
10	Corvax Infracon Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
11	Fullegrow Constructions Private Limited	Teevrik Plaza Private Limited-0.877419 Dec
12	Alamith Builders Lp	Teevrik Plaza Private Limited-0.877419 Dec
13	Vastan Builders Lp	Teevrik Plaza Private Limited-0.877419 Dec
14	River Developers Lp	Teevrik Plaza Private Limited-0.877419 Dec
15	Linnite Developers Lp	Teevrik Plaza Private Limited-0.877419 Dec
16	Fullegrow Properties Private Limited	Teevrik Plaza Private Limited-0.877419 Dec

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews with key stakeholders. Secondary data was obtained from existing reports and databases.

The third section details the statistical analysis performed on the collected data. Various tests were conducted to determine the significance of the findings. The results indicate a strong positive correlation between the variables studied.

Finally, the document concludes with a series of recommendations based on the research findings. These suggestions are aimed at improving the efficiency of the process and ensuring that the same issues do not arise in the future.

17	Geeta Infotech Private Limited	Teerick Plaza Private Limited-0.677419 Dec
18	Kalashram Infotech Private Limited	Teerick Plaza Private Limited-0.677419 Dec
19	Kalamsham Infotech Private Limited	Teerick Plaza Private Limited-0.677419 Dec
20	Lakshmi Infotech Private Limited	Teerick Plaza Private Limited-0.677419 Dec
21	Livanto Infotech Private Limited	Teerick Plaza Private Limited-0.677419 Dec
22	Mr Sangeen Kumar Ghosh	Teerick Plaza Private Limited-0.677419 Dec
23	Mr Dip Ghosh	Teerick Plaza Private Limited-0.677419 Dec
24	Sanjita Ghosh	Teerick Plaza Private Limited-0.677419 Dec
25	Mr Rajat Kumar Ghosh	Teerick Plaza Private Limited-0.677419 Dec
26	Sanjita Ghosh	Teerick Plaza Private Limited-0.677419 Dec
27	Dr Deb Kumar Mukherjee	Teerick Plaza Private Limited-0.677419 Dec
28	Sanjita Mukherjee	Teerick Plaza Private Limited-0.677419 Dec
29	Demek Realty Private Limited	Teerick Plaza Private Limited-0.677419 Dec
30	Mr Debika Mukherjee	Teerick Plaza Private Limited-0.677419 Dec
31	Ms Anjan Private Limited	Teerick Plaza Private Limited-0.677419 Dec

Transfer of property for LIT

Sl.No	From	To, with area (Name-Area)
1	Aarohi Infotech Private Limited	Teerick Plaza Private Limited-0.483871 Dec
2	Ashwanti Kumar Private Limited	Teerick Plaza Private Limited-0.483871 Dec
3	Ayren Constructions Private Limited	Teerick Plaza Private Limited-0.483871 Dec
4	Aurora Properties Private Limited	Teerick Plaza Private Limited-0.483871 Dec
5	Burbaw Infotech Private Limited	Teerick Plaza Private Limited-0.483871 Dec
6	Delvize Projects Private Limited	Teerick Plaza Private Limited-0.483871 Dec
7	Durbaw Properties Private Limited	Teerick Plaza Private Limited-0.483871 Dec
8	Distraught Nirvan Private Limited	Teerick Plaza Private Limited-0.483871 Dec
9	Dhruvraj Projects Private Limited	Teerick Plaza Private Limited-0.483871 Dec
10	Forward Infotech Private Limited	Teerick Plaza Private Limited-0.483871 Dec
11	Futuristic Constructions Private Limited	Teerick Plaza Private Limited-0.483871 Dec
12	Alwani Builders Llp	Teerick Plaza Private Limited-0.483871 Dec
13	Vartan Builders Llp	Teerick Plaza Private Limited-0.483871 Dec
14	Kunal Developers Llp	Teerick Plaza Private Limited-0.483871 Dec
15	Lalanti Developers Llp	Teerick Plaza Private Limited-0.483871 Dec



17	Fulbright Projects Private Limited	Ternok Plaza Private Limited-0.483871 Dec
18	Guyana Infratech Private Limited	Ternok Plaza Private Limited-0.483871 Dec
19	Guyana Infratech Private Limited	Ternok Plaza Private Limited-0.483871 Dec
20	Guyana Infratech Private Limited	Ternok Plaza Private Limited-0.483871 Dec
21	Guyana Infratech Private Limited	Ternok Plaza Private Limited-0.483871 Dec
22	Mr Swamy Kumar Ghosh	Ternok Plaza Private Limited-0.483871 Dec
23	Mr Dip Ghosh	Ternok Plaza Private Limited-0.483871 Dec
24	Mr Dip Ghosh	Ternok Plaza Private Limited-0.483871 Dec
25	Mr Anant Kumar Ghosh	Ternok Plaza Private Limited-0.483871 Dec
26	Mr Anant Ghosh	Ternok Plaza Private Limited-0.483871 Dec
27	Mr Das Kumar Mukherjee	Ternok Plaza Private Limited-0.483871 Dec
28	Mr Tapas Mukherjee	Ternok Plaza Private Limited-0.483871 Dec
29	Devyee Realty Private Limited	Ternok Plaza Private Limited-0.483871 Dec
30	Devyee Mukherjee	Ternok Plaza Private Limited-0.483871 Dec
31	MOI Infratech Private Limited	Ternok Plaza Private Limited-0.483871 Dec

Transfer of property for L12:

Sl.No	From	To, with area (Name-Area)
1	Arcaya Infratech Private Limited	Ternok Plaza Private Limited-1.77419 Dec
2	Arcaya Infratech Private Limited	Ternok Plaza Private Limited-1.77419 Dec
3	Arcaya Construction Private Limited	Ternok Plaza Private Limited-1.77419 Dec
4	Arcaya Projects Private Limited	Ternok Plaza Private Limited-1.77419 Dec
5	Blackrock Infratech Private Limited	Ternok Plaza Private Limited-1.77419 Dec
6	Devyee Projects Private Limited	Ternok Plaza Private Limited-1.77419 Dec
7	Devyee Properties Private Limited	Ternok Plaza Private Limited-1.77419 Dec
8	Dwarasath Niman Private Limited	Ternok Plaza Private Limited-1.77419 Dec
9	Dharmajal Projects Private Limited	Ternok Plaza Private Limited-1.77419 Dec
10	Furwest Infratech Private Limited	Ternok Plaza Private Limited-1.77419 Dec
11	Fulbright Construction Private Limited	Ternok Plaza Private Limited-1.77419 Dec
12	Alworth Builders Lp	Ternok Plaza Private Limited-1.77419 Dec
13	Victorian Builders Lp	Ternok Plaza Private Limited-1.77419 Dec
14	Naur Developers Lp	Ternok Plaza Private Limited-1.77419 Dec

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The document further explains that regular reconciliation of accounts is essential to identify any discrepancies early on and prevent them from escalating into larger issues.

In addition, the document highlights the need for transparency and accountability in financial reporting. It states that all stakeholders, including management and investors, should have access to clear and concise financial statements. This helps in making informed decisions and ensures that the organization is operating in a financially sound manner. The document also mentions the importance of adhering to relevant accounting standards and regulations to maintain compliance.

The second part of the document provides a detailed overview of the company's financial performance over the past year. It includes a summary of key financial indicators such as revenue, profit, and cash flow. The document also presents a breakdown of expenses by department, allowing for a more granular analysis of the company's cost structure. This information is crucial for identifying areas of inefficiency and opportunities for cost reduction.

Furthermore, the document discusses the company's financial outlook for the upcoming year. It outlines the main goals and objectives, along with the strategies and initiatives planned to achieve them. This includes a focus on increasing sales, improving operational efficiency, and managing risks effectively. The document concludes by expressing confidence in the company's ability to meet its financial targets and maintain a strong position in the market.

The following table provides a detailed breakdown of the company's revenue and expenses for the year 2023. The revenue is categorized by product line, and the expenses are categorized by department. This data is used to calculate the net profit and cash flow for each quarter and for the full year.

Quarter	Product Line	Revenue	Department	Expense
Q1	Electronics	120,000	Marketing	15,000
	Software	80,000	Development	20,000
	Services	60,000	Operations	10,000
	Other	40,000	Finance	5,000
Q2	Electronics	130,000	Marketing	16,000
	Software	90,000	Development	22,000
	Services	70,000	Operations	12,000
	Other	50,000	Finance	6,000
Q3	Electronics	140,000	Marketing	17,000
	Software	100,000	Development	24,000
	Services	80,000	Operations	14,000
	Other	60,000	Finance	7,000
Q4	Electronics	150,000	Marketing	18,000
	Software	110,000	Development	26,000
	Services	90,000	Operations	16,000
	Other	70,000	Finance	8,000
Total Revenue		500,000	Total Expense	
Total Revenue		500,000	Total Expense	

The data shows a steady increase in revenue throughout the year, with a significant boost in the fourth quarter. Expenses also increased, but the overall profit margin remained strong. The company's financial performance is a testament to its commitment to innovation and operational excellence.

15	Lakshmi Developments Ltd	Ternok Plaza Private Limited-1.77419 Dec
16	Pulungaw Properties Private Limited	Ternok Plaza Private Limited-1.77419 Dec
17	Debra InfraTech Private Limited	Ternok Plaza Private Limited-1.77419 Dec
18	Kanaththam InfraTech Private Limited	Ternok Plaza Private Limited-1.77419 Dec
19	Kanaththam Builders Private Limited	Ternok Plaza Private Limited-1.77419 Dec
20	Linda Estates Private Limited	Ternok Plaza Private Limited-1.77419 Dec
21	Green InfraTech Private Limited	Ternok Plaza Private Limited-1.77419 Dec
22	Mr Sengul Natar Ghosh	Ternok Plaza Private Limited-1.77419 Dec
23	Mr Deb Ghosh	Ternok Plaza Private Limited-1.77419 Dec
24	Sanjita Ghosh	Ternok Plaza Private Limited-1.77419 Dec
25	Mr Niranjan Kumar Ghosh	Ternok Plaza Private Limited-1.77419 Dec
26	Eni Alvin Ghosh	Ternok Plaza Private Limited-1.77419 Dec
27	Mr Gell Kumar Mukherjee	Ternok Plaza Private Limited-1.77419 Dec
28	Sanjita Mukherjee	Ternok Plaza Private Limited-1.77419 Dec
29	Demok Realty Private Limited	Ternok Plaza Private Limited-1.77419 Dec
30	Mr Debajit Mukherjee	Ternok Plaza Private Limited-1.77419 Dec
31	MRG Karmar Private Limited	Ternok Plaza Private Limited-1.77419 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name+Area)
1	Ashu InfraTech Private Limited	Ternok Plaza Private Limited-0.387097 Dec
2	Abhayan Sarma Private Limited	Ternok Plaza Private Limited-0.387097 Dec
3	Aditya Constructions Private Limited	Ternok Plaza Private Limited-0.387097 Dec
4	Amart Properties Private Limited	Ternok Plaza Private Limited-0.387097 Dec
5	Aranyak InfraTech Private Limited	Ternok Plaza Private Limited-0.387097 Dec
6	Devyam Projects Private Limited	Ternok Plaza Private Limited-0.387097 Dec
7	Devyam Properties Private Limited	Ternok Plaza Private Limited-0.387097 Dec
8	Chandrabh Niyam Private Limited	Ternok Plaza Private Limited-0.387097 Dec
9	Chandrabh Projects Private Limited	Ternok Plaza Private Limited-0.387097 Dec
10	Forward InfraTech Private Limited	Ternok Plaza Private Limited-0.387097 Dec
11	Futuraw Construction Private Limited	Ternok Plaza Private Limited-0.387097 Dec
12	Amart Builders Ltd	Ternok Plaza Private Limited-0.387097 Dec
13	Verdant Builders Ltd	Ternok Plaza Private Limited-0.387097 Dec



14	Nasa Developers LLP	Teerick Plaza Private Limited-0.387097 Dec
15	Laxmi Developers Ln	Teerick Plaza Private Limited-0.387097 Dec
16	Echimgrow Properties Private Limited	Teerick Plaza Private Limited-0.387097 Dec
17	Gopika Infotech Private Limited	Teerick Plaza Private Limited-0.387097 Dec
18	Kalashdham Infotech Private Limited	Teerick Plaza Private Limited-0.387097 Dec
19	Kalashdham Realtors Private Limited	Teerick Plaza Private Limited-0.387097 Dec
20	Laxmi Softlink Private Limited	Teerick Plaza Private Limited-0.387097 Dec
21	Laxmi Infotech Private Limited	Teerick Plaza Private Limited-0.387097 Dec
22	Mr Swapnil Kumar Ghosh	Teerick Plaza Private Limited-0.387097 Dec
23	Mr Dip Ghosh	Teerick Plaza Private Limited-0.387097 Dec
24	Mr Dip Ghosh	Teerick Plaza Private Limited-0.387097 Dec
25	Mr Palan Kumar Ghosh	Teerick Plaza Private Limited-0.387097 Dec
26	Mr Man Ghosh	Teerick Plaza Private Limited-0.387097 Dec
27	Mr Deb Kumar Mukherjee	Teerick Plaza Private Limited-0.387097 Dec
28	Mr Tapati Mukherjee	Teerick Plaza Private Limited-0.387097 Dec
29	Dimple Realty Private Limited	Teerick Plaza Private Limited-0.387097 Dec
30	Ms Dhruva Mukherjee	Teerick Plaza Private Limited-0.387097 Dec
31	Ms R Nilmar Private Limited	Teerick Plaza Private Limited-0.387097 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Aarya Infotech Private Limited	Teerick Plaza Private Limited-0.451813 Dec
2	Akshayam Naman Private Limited	Teerick Plaza Private Limited-0.451813 Dec
3	Aarav Constructions Private Limited	Teerick Plaza Private Limited-0.451813 Dec
4	Arjuna Properties Private Limited	Teerick Plaza Private Limited-0.451813 Dec
5	Bhavana Infotech Private Limited	Teerick Plaza Private Limited-0.451813 Dec
6	Devyani Private Private Limited	Teerick Plaza Private Limited-0.451813 Dec
7	Devyani Properties Private Limited	Teerick Plaza Private Limited-0.451813 Dec
8	Champani Naman Private Limited	Teerick Plaza Private Limited-0.451813 Dec
9	Dhruvank Projects Private Limited	Teerick Plaza Private Limited-0.451813 Dec
10	Forward Infotech Private Limited	Teerick Plaza Private Limited-0.451813 Dec
11	Future56 Constructions Private Limited	Teerick Plaza Private Limited-0.451813 Dec
12	Alcoriti Builders LLP	Teerick Plaza Private Limited-0.451813 Dec

19	Vastanor Builders Ltd	Tennok Plaza Private Limited-0.451613 Dec
14	Royal Developers Ltd	Tennok Plaza Private Limited-0.451613 Dec
15	Lakshmi Developers Ltd	Tennok Plaza Private Limited-0.451613 Dec
10	Pudumgala Properties Private Limited	Tennok Plaza Private Limited-0.451613 Dec
11	Deepa InfraTech Private Limited	Tennok Plaza Private Limited-0.451613 Dec
18	Kannuram InfraTech Private Limited	Tennok Plaza Private Limited-0.451613 Dec
19	Kannuram Builders Private Limited	Tennok Plaza Private Limited-0.451613 Dec
20	Livello Builders Private Limited	Tennok Plaza Private Limited-0.451613 Dec
21	Livello InfraTech Private Limited	Tennok Plaza Private Limited-0.451613 Dec
22	Mr Swapan Kumar Ghosh	Tennok Plaza Private Limited-0.451613 Dec
23	Mr Deb Ghosh	Tennok Plaza Private Limited-0.451613 Dec
24	Sanjit Ghosh	Tennok Plaza Private Limited-0.451613 Dec
25	Mr Rajan Kumar Ghosh	Tennok Plaza Private Limited-0.451613 Dec
26	Shri Mani Ghosh	Tennok Plaza Private Limited-0.451613 Dec
27	Mr Deb Kumar Mukherjee	Tennok Plaza Private Limited-0.451613 Dec
28	Sanjay Kumar Mukherjee	Tennok Plaza Private Limited-0.451613 Dec
29	Danesh Realty Private Limited	Tennok Plaza Private Limited-0.451613 Dec
30	Mr Ghanshyam Muthappa	Tennok Plaza Private Limited-0.451613 Dec
31	WKT Jagan Private Limited	Tennok Plaza Private Limited-0.451613 Dec

Transfer of property for L4

Sl. No.	From	To, with area (Name-Area)
1	Aanya InfraTech Private Limited	Tennok Plaza Private Limited-0.16129 Dec
2	Aerotech Builders Private Limited	Tennok Plaza Private Limited-0.16129 Dec
3	Amita Construction Private Limited	Tennok Plaza Private Limited-0.16129 Dec
4	Aanya Properties Private Limited	Tennok Plaza Private Limited-0.16129 Dec
5	Bhaskar InfraTech Private Limited	Tennok Plaza Private Limited-0.16129 Dec
6	Dutyfree Projects Private Limited	Tennok Plaza Private Limited-0.16129 Dec
7	Dutyfree Properties Private Limited	Tennok Plaza Private Limited-0.16129 Dec
8	Dhansoni Arora Private Limited	Tennok Plaza Private Limited-0.16129 Dec
9	Dhansoni Projects Private Limited	Tennok Plaza Private Limited-0.16129 Dec
10	Omara InfraTech Private Limited	Tennok Plaza Private Limited-0.16129 Dec
11	Pudumgala Construction Private Limited	Tennok Plaza Private Limited-0.16129 Dec

12	Allwork Builders Lp	Teerth Plaza Private Limited-0.10129 Dec
13	Vaibhava Builders Lp	Teerth Plaza Private Limited-0.10129 Dec
14	Ruser Developers Lp	Teerth Plaza Private Limited-0.10129 Dec
15	Lakshmi Developers Lp	Teerth Plaza Private Limited-0.10129 Dec
16	Putrajyoti Properties Private Limited	Teerth Plaza Private Limited-0.10129 Dec
17	Topika Infotech Private Limited	Teerth Plaza Private Limited-0.10129 Dec
18	Kalechhram Infotech Private Limited	Teerth Plaza Private Limited-0.10129 Dec
19	Kalechhram Builders Private Limited	Teerth Plaza Private Limited-0.10129 Dec
20	Umesh Realities Private Limited	Teerth Plaza Private Limited-0.10129 Dec
21	Umesh Infotech Private Limited	Teerth Plaza Private Limited-0.10129 Dec
22	Mr Deepak Kumar Ghosh	Teerth Plaza Private Limited-0.10129 Dec
23	Mr Deb Ghosh	Teerth Plaza Private Limited-0.10129 Dec
24	Sanjit Ghosh	Teerth Plaza Private Limited-0.10129 Dec
25	Mr Nataraj Kumar Ghosh	Teerth Plaza Private Limited-0.10129 Dec
26	Sanjay Ghosh	Teerth Plaza Private Limited-0.10129 Dec
27	Mr Deb Kumar Mukherjee	Teerth Plaza Private Limited-0.10129 Dec
28	Sanjay Mukherjee	Teerth Plaza Private Limited-0.10129 Dec
29	Deviash Realty Private Limited	Teerth Plaza Private Limited-0.10129 Dec
30	Mr Shriharj Mukherjee	Teerth Plaza Private Limited-0.10129 Dec
31	MHR Nirman Private Limited	Teerth Plaza Private Limited-0.10129 Dec

Transfer of property for L5

Sl No	From	To, with area (Name-Area)
1	Aarya Infotech Private Limited	Teerth Plaza Private Limited-0.209677 Dec
2	Aksharvini Nandan Private Limited	Teerth Plaza Private Limited-0.209677 Dec
3	Arcus Constructions Private Limited	Teerth Plaza Private Limited-0.209677 Dec
4	Aruna Properties Private Limited	Teerth Plaza Private Limited-0.209677 Dec
5	Bhawanee Infotech Private Limited	Teerth Plaza Private Limited-0.209677 Dec
6	Devjyoti Projects Private Limited	Teerth Plaza Private Limited-0.209677 Dec
7	Dhanyash Properties Private Limited	Teerth Plaza Private Limited-0.209677 Dec
8	Dhanyash Nandan Private Limited	Teerth Plaza Private Limited-0.209677 Dec
9	Dhanyash Projects Private Limited	Teerth Plaza Private Limited-0.209677 Dec
10	Forward Infotech Private Limited	Teerth Plaza Private Limited-0.209677 Dec



11	P. Coopers Construction Private Limited	Teerth Plaza Private Limited-0.209677 Dec
12	Alkanti Builders Lp	Teerth Plaza Private Limited-0.209677 Dec
13	Varanasi Builders Lp	Teerth Plaza Private Limited-0.209677 Dec
14	Kumar Developers Lp	Teerth Plaza Private Limited-0.209677 Dec
15	Jagan Developers Lp	Teerth Plaza Private Limited-0.209677 Dec
16	Parag Properties Private Limited	Teerth Plaza Private Limited-0.209677 Dec
17	Gurka Vibhuti Private Limited	Teerth Plaza Private Limited-0.209677 Dec
18	Kaushikam Builders Private Limited	Teerth Plaza Private Limited-0.209677 Dec
19	Kaushikam Builders Private Limited	Teerth Plaza Private Limited-0.209677 Dec
20	Ujala Builders Private Limited	Teerth Plaza Private Limited-0.209677 Dec
21	Ujala Builders Private Limited	Teerth Plaza Private Limited-0.209677 Dec
22	Mr. Swapan Kumar Ghosh	Teerth Plaza Private Limited-0.209677 Dec
23	Mr. Dilip Ghosh	Teerth Plaza Private Limited-0.209677 Dec
24	Sanjay Ghosh	Teerth Plaza Private Limited-0.209677 Dec
25	Mr. Rajan Kumar Ghosh	Teerth Plaza Private Limited-0.209677 Dec
26	Sanjay Ghosh	Teerth Plaza Private Limited-0.209677 Dec
27	Mr. Deb Kumar Mukherjee	Teerth Plaza Private Limited-0.209677 Dec
28	Sanjay Mukherjee	Teerth Plaza Private Limited-0.209677 Dec
29	Debasmita Private Limited	Teerth Plaza Private Limited-0.209677 Dec
30	Mr. Debajit Mukherjee	Teerth Plaza Private Limited-0.209677 Dec
31	AKA Anant Private Limited	Teerth Plaza Private Limited-0.209677 Dec

Transfer of property for L&S

Sl.No	From	To, with area (Name-Area)
1	Aanya Builders Private Limited	Teerth Plaza Private Limited-0.500645 Dec
2	Chandani Homes Private Limited	Teerth Plaza Private Limited-0.500645 Dec
3	Amit Construction Private Limited	Teerth Plaza Private Limited-0.500645 Dec
4	Aanya Builders Private Limited	Teerth Plaza Private Limited-0.500645 Dec
5	Chandani Homes Private Limited	Teerth Plaza Private Limited-0.500645 Dec
6	Dalvi Properties Private Limited	Teerth Plaza Private Limited-0.500645 Dec
7	Dalvi Properties Private Limited	Teerth Plaza Private Limited-0.500645 Dec
8	Chandani Homes Private Limited	Teerth Plaza Private Limited-0.500645 Dec
9	Chandani Homes Private Limited	Teerth Plaza Private Limited-0.500645 Dec



10	Falcon Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
11	Falcon Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
12	Apex Infratech Pvt	Teerth Plaza Private Limited-0.580645 Dec
13	Apex Infratech Pvt	Teerth Plaza Private Limited-0.580645 Dec
14	Kumar Developers Ltd	Teerth Plaza Private Limited-0.580645 Dec
15	Kumar Developers Ltd	Teerth Plaza Private Limited-0.580645 Dec
16	Falcon Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
17	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
18	Kalyan Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
19	Kalyan Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
20	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
21	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.580645 Dec
22	Mr. Suresh Kumar Ghosh	Teerth Plaza Private Limited-0.580645 Dec
23	Mr. Dip Ghosh	Teerth Plaza Private Limited-0.580645 Dec
24	Mr. Dip Ghosh	Teerth Plaza Private Limited-0.580645 Dec
25	Mr. Rajan Kumar Ghosh	Teerth Plaza Private Limited-0.580645 Dec
26	Mr. Mani Ghosh	Teerth Plaza Private Limited-0.580645 Dec
27	Mr. Deb Kumar Mukherjee	Teerth Plaza Private Limited-0.580645 Dec
28	Mr. Tapas Mukherjee	Teerth Plaza Private Limited-0.580645 Dec
29	Overseas Realty Private Limited	Teerth Plaza Private Limited-0.580645 Dec
30	Mr. Diprasit Mukherjee	Teerth Plaza Private Limited-0.580645 Dec
31	Mr. Nirmal Prasad	Teerth Plaza Private Limited-0.580645 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	Kalyan Infratech Private Limited	Teerth Plaza Private Limited-0.516129 Dec
2	Kalyan Infratech Private Limited	Teerth Plaza Private Limited-0.516129 Dec
3	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.516129 Dec
4	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.516129 Dec
5	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.516129 Dec
6	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.516129 Dec
7	Apex Infratech Private Limited	Teerth Plaza Private Limited-0.516129 Dec
8	Overseas Realty Private Limited	Teerth Plaza Private Limited-0.516129 Dec



9	Dharmaram Properties Private Limited	Teevink Plaza Private Limited-0.516129 Dec
10	Forward Infracon Private Limited	Teevink Plaza Private Limited-0.516129 Dec
11	Futurnew Constructions Private Limited	Teevink Plaza Private Limited-0.516129 Dec
12	Asharth Builders Ltd	Teevink Plaza Private Limited-0.516129 Dec
13	Vishwanath Builders Ltd	Teevink Plaza Private Limited-0.516129 Dec
14	Royal Constructions Ltd	Teevink Plaza Private Limited-0.516129 Dec
15	Laxmi Developments Ltd	Teevink Plaza Private Limited-0.516129 Dec
16	Futurnite Properties Private Limited	Teevink Plaza Private Limited-0.516129 Dec
17	Quilka Infracon Private Limited	Teevink Plaza Private Limited-0.516129 Dec
18	Kalyandham Infracon Private Limited	Teevink Plaza Private Limited-0.516129 Dec
19	Kalyandham Builders Private Limited	Teevink Plaza Private Limited-0.516129 Dec
20	Letite Roadies Private Limited	Teevink Plaza Private Limited-0.516129 Dec
21	Ljwren Infracon Private Limited	Teevink Plaza Private Limited-0.516129 Dec
22	Mr Sangeet Kumar Ghosh	Teevink Plaza Private Limited-0.516129 Dec
23	Mr Dip Ghosh	Teevink Plaza Private Limited-0.516129 Dec
24	Govind Ghosh	Teevink Plaza Private Limited-0.516129 Dec
25	Mr Rajen Kumar Ghosh	Teevink Plaza Private Limited-0.516129 Dec
26	Smt Moh Ghosh	Teevink Plaza Private Limited-0.516129 Dec
27	Mr Deb Kumar Chatterjee	Teevink Plaza Private Limited-0.516129 Dec
28	Smt Tapasi Mukherjee	Teevink Plaza Private Limited-0.516129 Dec
29	Durga Realty Private Limited	Teevink Plaza Private Limited-0.516129 Dec
30	Mr Dinku Mukherjee	Teevink Plaza Private Limited-0.516129 Dec
31	MHR Newer Private Limited	Teevink Plaza Private Limited-0.516129 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Arcye Infracon Private Limited	Teevink Plaza Private Limited-2.51613 Dec
2	Ashwanath Nirmal Private Limited	Teevink Plaza Private Limited-2.51613 Dec
3	Arcye Constructions Private Limited	Teevink Plaza Private Limited-2.51613 Dec
4	Arcye Properties Private Limited	Teevink Plaza Private Limited-2.51613 Dec
5	Blumshw Infracon Private Limited	Teevink Plaza Private Limited-2.51613 Dec
6	Dollywee Properties Private Limited	Teevink Plaza Private Limited-2.51613 Dec
7	Dollywee Properties Private Limited	Teevink Plaza Private Limited-2.51613 Dec



8	Dharmam Nirmam Private Limited	Teerth Plaza Private Limited-2.51613 Dec
9	Dharmam Projects Private Limited	Teerth Plaza Private Limited-2.51613 Dec
10	Future Intobuild Private Limited	Teerth Plaza Private Limited-2.51613 Dec
11	Future Constructive Private Limited	Teerth Plaza Private Limited-2.51613 Dec
12	Alwarth Builders Lp	Teerth Plaza Private Limited-2.51613 Dec
13	Varaman Builders Lp	Teerth Plaza Private Limited-2.51613 Dec
14	Kumar Developers Lp	Teerth Plaza Private Limited-2.51613 Dec
15	Lakshy Developers Lp	Teerth Plaza Private Limited-2.51613 Dec
16	Futureflow Properties Private Limited	Teerth Plaza Private Limited-2.51613 Dec
17	Global Intobuild Private Limited	Teerth Plaza Private Limited-2.51613 Dec
18	Kalyandham Intobuild Private Limited	Teerth Plaza Private Limited-2.51613 Dec
19	Kalyandham Builders Private Limited	Teerth Plaza Private Limited-2.51613 Dec
20	Litika Realtech Private Limited	Teerth Plaza Private Limited-2.51613 Dec
21	Litika Intobuild Private Limited	Teerth Plaza Private Limited-2.51613 Dec
22	Mr. Swamin Kumar Ghosh	Teerth Plaza Private Limited-2.51613 Dec
23	Mr. Deb Ghosh	Teerth Plaza Private Limited-2.51613 Dec
24	Smt. Gita Ghosh	Teerth Plaza Private Limited-2.51613 Dec
25	Mr. Sutan Kumar Ghosh	Teerth Plaza Private Limited-2.51613 Dec
26	Smt. Mani Ghosh	Teerth Plaza Private Limited-2.51613 Dec
27	Mr. Deb Kumar Mukherjee	Teerth Plaza Private Limited-2.51613 Dec
28	Smt. Tapas Mukherjee	Teerth Plaza Private Limited-2.51613 Dec
29	Central Realty Private Limited	Teerth Plaza Private Limited-2.51613 Dec
30	Mr. Dhruv Mullick	Teerth Plaza Private Limited-2.51613 Dec
31	Vishu Nirmam Private Limited	Teerth Plaza Private Limited-2.51613 Dec

Transfer of property for L9

Sl.No	From	To, with area (Name-Area)
1	Arya Nirmam Private Limited	Teerth Plaza Private Limited-0.73045 Dec
2	Ashwini Nirmam Private Limited	Teerth Plaza Private Limited-0.73045 Dec
3	Arya Constructive Private Limited	Teerth Plaza Private Limited-0.73045 Dec
4	Antony Properties Private Limited	Teerth Plaza Private Limited-0.73045 Dec
5	Bharosa Intobuild Private Limited	Teerth Plaza Private Limited-0.73045 Dec
6	Dalrymple Projects Private Limited	Teerth Plaza Private Limited-0.73045 Dec





L2	LR Plot No:- 1476, LR Khata No:- 2776	Owner:- Mr. Gurdeep Singh, Address:- , Classification:-	MR Naman Private Limited
L3	LR Plot No:- 1476, LR Khata No:- 2777	Owner:- Mr. Gurdeep Singh, Address:- , Classification:- Area 0.01000000 Acre.	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1470, LR Khata No:- 2775	Owner:- Mr. Gurdeep Singh, Address:- , Classification:- Area 0.01000000 Acre.	Mr Rajan Kumar Ghosh
L5	LR Plot No:- 1485, LR Khata No:- 2780	Owner:- Mr. Gurdeep Singh, Address:- , Classification:-	Shri Man Ghosh.
L6	LR Plot No:- 1511, LR Khata No:- 2781	Owner:- Mr. Gurdeep Singh, Address:- , Classification:- Area 0.01000000 Acre.	Mr Dity Ghosh
L7	LR Plot No:- 1473, LR Khata No:- 2782	Owner:- Mr. Gurdeep Singh, Address:- , Classification:- Area 0.01000000 Acre.	Mr Swapnil Kumar Ghosh
L8	LR Plot No:- 1471, LR Khata No:- 2783	Owner:- Mr. Gurdeep Singh, Address:- , Classification:- Area 0.03000000 Acre.	Mr Swapnil Kumar Ghosh
L9	LR Plot No:- 1512, LR Khata No:- 2784	Owner:- Mr. Gurdeep Singh, Address:- , Classification:- Area 0.01000000 Acre.	Shri Man Ghosh.
L10	LR Plot No:- 1438, LR Khata No:- 2787	Owner:- Mr. Gurdeep Singh, Address:- , Classification:- Area 0.01000000 Acre.	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 1510, LR Khata No:- 2789	Owner:- Mr. Gurdeep Singh, Address:- , Classification:-	Mr Deb Kumar Mukherjee
L12	LR Plot No:- 1472, LR Khata No:- 2794		Seller is not the recorded Owner as per Applicant.



On 18-03-2021

Certificate of Market Value(W.B. PWT form of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 17,09,00,000/-

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

On 25-03-2021

Presentation(Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules, 1952)

Presented for registration at 2525/- fee on 24-03-2021, at the Private residence, by Mr. Tarakeswar Ghosh, /

Admission of Execution (Under Section 58, W.B. Registration Rules, 1952)

Execution is admitted on 2403/2021 by 1. Mr Swapan Kumar Ghosh, Son of Late Haridas Ghosh, AITF, Raj Narayan Park, P.O: Bora, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by Profession: Business; 2. Mr Dny Ghosh, Son of Mr Kishan Chandra Ghosh, 17E, Gupta Colony, Dauria, P.O: Nishankh, Thana: Barisal, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession: Business; 3. Sri GM Ghosh, Wife of Mr Sampat Kumar Ghosh, AITF, Raj Narayan Park, P.O: Bora, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by Profession: Business; 4. Mr Ranaj Kumar Ghosh, Son of Mr Haran Chandra Ghosh, 14, Basubabghata Road, P.O: Nakola, Thana: Patul, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession: Business; 5. Sri Mam Ghosh, Wife of Mr Ranaj Kumar Ghosh, 10, Basubabghata Road, P.O: Nakola, Thana: Patul, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession: Business; 6. Sri Tapas Mukherjee, Wife of Mr Deb Kumar Ghosh, 12, Basubabghata Road, P.O: Nakola, Thana: Patul, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession: Business; 7. Sri Deb Kumar Mukherjee, Son of Late Smta Hemra Mukherjee, 12, Basubabghata Road, P.O: Nakola, Thana: Patul, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession: Business; 8. Mr Dhruba Mukherjee, Son of Mr Maday Nanda Mukherjee, 12, Basubabghata Road, P.O: Nakola, Thana: Patul, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession: Business

Included by Mr Jayprakash Agarwal, Son of Mr Hari Prasad Agarwal, 510, Rabindra Sarani, Lugh, P.O: Lugh, Thana: Lugh, Howrah, WEST BENGAL, India, PIN - 711004, by caste Hindu, by profession: Private Service

Admission of Execution (Under Section 54, W.B. Registration Rules, 1952) : (Representative)

Execution is admitted on 24-03-2021 by Mr Rajen Chandra Ghosh, Authorized Signatory, Tropic Plaza Private Limited (Private Limited Company), 111, Park Street, City- Kolkata, P.O:- Park Street, P.S:- Park Street, District- Kolkata, West Bengal, India, PIN-700032

Included by Mr Jayprakash Agarwal, Son of Mr Hari Prasad Agarwal, 510, Rabindra Sarani, Lugh, P.O: Lugh, Thana: Lugh, Howrah, WEST BENGAL, India, PIN - 711004, by caste Hindu, by profession: Private Service

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The document provides a detailed list of items that should be tracked, such as inventory levels, customer orders, and supplier deliveries. It also outlines the procedures for recording these transactions, including the use of specific forms and the assignment of responsibilities to different staff members.

The second part of the document focuses on the analysis of the recorded data. It describes various methods for identifying trends and anomalies in the financial performance. This includes comparing current periods with previous ones, as well as analyzing the data by department or product line. The document also discusses the importance of regular reviews and reports to management, highlighting the need for transparency and accountability. It provides examples of how to present the data in a clear and concise manner, using charts and tables to illustrate key findings.

The final part of the document addresses the overall financial health of the organization. It discusses the impact of the recorded transactions on the balance sheet, income statement, and cash flow. It also touches upon the importance of budgeting and forecasting, as well as the role of the accounting department in providing accurate and timely information to support decision-making. The document concludes with a summary of the key points and a call to action for all staff members to adhere to the established procedures and maintain the highest standards of accuracy and integrity.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author outlines the various methods used to collect and analyze data. These include direct observation, interviews, and the use of specialized software tools. Each method has its own strengths and limitations, and the choice of which to use depends on the specific requirements of the study.

The third section provides a detailed overview of the data analysis process. It starts with the initial cleaning and organization of the raw data, followed by the application of statistical techniques to identify trends and patterns. The final step involves the interpretation of these results in the context of the research objectives.

Finally, the document concludes with a summary of the key findings and a list of recommendations for future research. It suggests that further exploration into the relationship between the variables studied would be beneficial, particularly in the area of data collection methods.

Payment of Fee

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

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB : Online on 23/02/2021 : 8:02PM with Govt. Ref. No: 1931002100203252291 on 23-02-2021, Amount Rs 21/-, Bank Name Bank of India (5000000001), Ref. No: 19042559A5 on 23-02-2021, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75.00/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 75.00/-

Description of Stamp

1 Stamp Type: Imprinted; Serial No 007407, Amount: Rs 100/-, Date of Purchase: 18/02/2021, Vendor name: Aditya Kanda

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB : Online on 23/02/2021 : 9:03PM with Govt. Ref. No: 19000210035328891 on 23-02-2021, Amount Rs: 75.00/-, Bank Name Bank of India (5000000001), Ref. No: 19042559A5 on 23-02-2021, Head of Account 0030-03-103-003-02

Barun Kumar Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUK
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.



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

(Barun Kumar Bhanja) 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.)