20240/9093

I-17714/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमवंगल पश्चिम बंगाल WEST BENGAL

AN 325059

2/30/5374/23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is made and executed at Kolkata on this 18th day of DECEMBER 2023

AMONGST

18 DEC 2023

66149

Chatterjee Adv

14 JUN 2023
BURAHAN MUKHERJEE
Licensed Stamp Vendor
C. E. Court
2 N. S. K. S. Roy Road, Kol-1

14 JUN 2023

14 JUN 2023

12494

14 DEC 2023

Identified by me
Anjan Banerjee Chowdhury
S/o Late Banerjee Chowdhury
Occupation - Advocate.
Alipore Police Court
Kol-700027.

Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

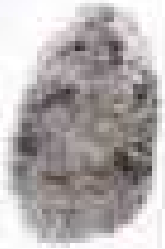
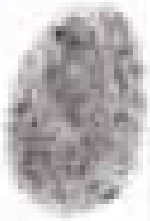
Signature / LTI Sheet of Query No/Year 19820003945374/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sumnath Roy Regent Park, Block/Sector: Baikuntha Rahara, City:- Khardah, P.O:- Rahara, P.S:- Khardaha, District:-North 24 Parganas, West Bengal, India, PIN:- 700118	Representative of Land Lord [BLUE ORCHID PROJECTS PRIVATE LIMITED] [CANOPY PROJECTS LIMITED] [FERNS FOREST SALES PRIVATE LIMITED] [GREEN BLOCK PROJECTS PRIVATE LIMITED] [GREEN GRID PROJECTS PRIVATE LIMITED] [LUSH ESTATES PRIVATE LIMITED] [PALM TREES MERCHANTS PRIVATE LIMITED] [PRIMION FARMS PROJECTS PRIVATE		12497	Sumnath Roy 19/12/2025

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		LIMITED) ;SHIMMER LAND COMMERCIAL PRIVATE LIMITED) ;SNOW FLOWER SALES PRIVATE LIMITED) ;SRAM LAKE COMMERCIAL PRIVATE LIMITED) ;VANILLA FIELDS PRIVATE LIMITED) ;ANCHOR INFRASTRUCTURES PRIVATE LIMITED)			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print. 12495	Signature with date
2	Mr Sumit Dabriwala 7C, Middleton Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Developer [SATYAT OWER AFFORDABLES PROJECT 3 PRIVATE LIMITED] [SATTYA AHOMES DEVELOPMENT PRIVATE LIMITED]			
Sl No.	Name of the Executant	Category	Photo	Finger Print 12496	Signature with date
3	Mr Giriraj Damani Upasi – The Condoville, Block/Sector: Block 4, Plot No: 957, 69 SK Deb Rd, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:- North 24 Parganas, West Bengal, India, PIN:- 700048	Representative of Developer [AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED]			

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Ms ANUSHKA BANERJEE CHOWDHURY Daughter of Mr SOMESWAR BANERJEE CHOWDHURY ALIPORE POLICE COURT, City - Not Specified, P.O. - ALIPORE, P.S. - Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700027	Mr Somnath Roy, Mr Sumit Dasmahata, Mr Dilraj Damsai		12497	

(Satyajit Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

GRIPS Payment Detail

GRIPS Payment ID:	121220232051553846	**Payment Init. Date:**	12/12/2023 17:23:11
Total Amount:	576532	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	930562731 1817	**BRN Date:**	12/12/2023 17:25:36
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name: Mr AMBUJA HOUSING AND URBAN INFRA

Mobile: 6292131232

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023401131847v	Directorate of Registration & Stamp Revenue	576532
		Total	**576532**

IN WORDS: **FIVE LAKH SEVENTY SIX THOUSAND FIVE HUNDRED THIRTY TWO ONLY.**

DISCLAIMER: **This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**

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

GRN Details

GRN:	192023240315358478	**Payment Mode:**	SBI Epay
GRN Date:	12/12/2023 17:23:11	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	920562731817	**BRN Date:**	12/12/2023 17:23:36
Gateway Ref ID:	0	**Method:**	ICICI Bank - Corporate NB
GRIPS Payment ID:	121220232031335846	**Payment Init. Date:**	12/12/2023 17:23:11
Payment Status:	Successful	**Payment Ref. No:**	20030453746/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr AMBUJA HOUSING AND URBAN INFRA
Address:	EDOSPACE, NEWTOWN, KOLKATA 700160
Mobile:	6295131332
EMail:	ssdlyaccounts@ambujaeconia.com
Period From (dd/mm/yyyy):	12/12/2023
Period To (dd/mm/yyyy):	12/12/2023
Payment Ref ID:	20030453746/2023
Dept Ref ID/DRN:	20030453746/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	20030453746/2023	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	20030453746/2023	Property Registration- Registration Fees	0030-03-104-001-16	501561
			Total	**576532**

IN WORDS: **FIVE LAKH SEVENTY SIX THOUSAND FIVE HUNDRED THIRTY TWO ONLY.**

PAID

1. **THE PERSONS LISTED IN SCHEDULE 1**, (hereinafter collectively referred to as the "**Owners**" and individually each as a "**Owner**", which expression shall unless repugnant to the context be deemed to mean and include each of its respective successors and permitted assigns) of the **FIRST PART**;

AND

2. **(A) SATYATOWER AFFORDABLES PROJECTS PRIVATE LIMITED** (CIN : U45100WB2007PTC120738), (PAN : AACCJ0935G) a company within the meaning of the Companies Act, 2013 having its registered office at 7C, Middleton Street, Ground Floor, Kolkata, PIN: 700071, P.S: Park Street, P.O: Park Street, represented by one of its Director Mr. Sumit Dabriwala (PAN: ADIPD6458N) (Aadhaar: 619356016770) son of Mr. Raj Kumar Dabriwala, by faith Hindi, by occupation Business, by Nationality Indian, residing at 7C, Middleton Street, Kolkata, PIN: 700071, P.S: Park Street, P.O: Park Street, duly authorized vide board resolution dated 12/12/2023, (hereinafter referred to as the "**Existing Developer 1**", which expression shall unless repugnant to the context be deemed to mean and include its successors and assigns); and,

(B) SATYAAHOMES DEVELOPMENT PRIVATE LIMITED (CIN: U70102WB2014PTC204442), (PAN : AAOCH5205L) a company within the meaning of the Companies Act, 2013 having its registered office at 7C, Middleton Street, Ground Floor, Kolkata, PIN: 700071, P.S: Park Street, P.O: Park Street, represented by one of its Director MR. SUMIT DABRIWALA (PAN: ADIPD6458N) (Aadhaar: 619356016770) son of Mr. Raj Kumar Dabriwala, by faith Hindi, by occupation Business, by Nationality Indian, residing at 7C, Middleton Street, Kolkata, PIN: 700007, P.S: Park Street, P.O: Park Street, duly authorized vide board resolution dated 12/12/2023, (hereinafter referred to as the "**Existing Developer 2**", which expression shall unless repugnant to the context be deemed to mean and include its successors and assigns);

(the Existing Developer 1 and the Existing Developer 2 are hereinafter collectively referred to as the "**Existing Developers**" and individually each as a "**Existing Developer**") of the **SECOND PART**;

AND

3. **AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED**, [PAN: AAFCA0904P] [CIN: U70101WB2005PLC101398] a company within the meaning of the Companies Act, 2013, having its registered office at 6th Floor, Block – 4B, Ecospace, Plot No – IIF/11, Action Area II, New Town, P.S: Rajarhat, P.O: New Town, North 24 Parganas, PIN: 700156, represented by its authorised signatory, Mr. Giriraj Damani, [PAN: ADSPD1645D] [Aadhaar: 425383211855], son of Mr. Bhuvananayan Damani, residing at Ujjas, The Condoville, Block No.4, Flat No.001, 69, S. K. Deb Road, PIN: 700048, P.S: Lake Town, P.O: Lake Town in the District of North 24 Parganas, duly authorised vide board resolution dated 06/06/2023 [hereinafter referred to as the "**New Developer**", which expression shall be deemed to mean and include its successors and permitted assigns] of the **THIRD PART**;

(the Existing Developers and the New Developer are hereinafter collectively referred to as the "**Developers**" and individually each as a "**Developer**")

The Owners, the Existing Developers and the New Developer, are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. The Owners are respectively the legal title owners of and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring approximately 6632.83 (six thousand six hundred thirty two point eight three) decimals of land, be the same a little more or less comprised in several Dags at Mouzas: Gerragari and Kashinathpur, J.L. Nos. 37 and 39, Police Station: Rajarhat, within the district of North 24 Parganas (hereinafter referred to as the "**Initial Property**" more fully and particularly described in **Schedule II** hereunder written;

B. The Owners being desirous of commercially exploiting their respective land parcels in the Initial Property, approached the Existing Developers for the development of a composite project thereon and in pursuance thereof entered into a development agreement dated March 27, 2018 ("**Principal Development Agreement**") registered with the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2018, Pages 184818 to 185038, being Deed No. 190403277 for the year 2018 side which the development rights over the Initial Property stood transferred in favour of the Existing Developers for development of the Initial Property;

C. Subsequent to the execution and registration of the Principal Development Agreement, the Owners and the Existing Developers executed *inter alia* 2 (two) supplementary development agreements dated June 13, 2018 registered with the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2018, Pages 259393 to 259449, being Deed No. 190406574 for the year 2018 and June 19, 2018 registered with the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2018, Pages 259527 to 259612, being Deed No. 190406921 for the year 2018, respectively, whereby development rights over land parcels admeasuring about 36.44 (thirty six point four four) decimals and 317.21 (three hundred seventeen point two one) decimals (collectively the "**Additional Property**"), more fully and particularly described in **Schedule III** hereunder written, were granted in favour of the Existing Developers, that subsequently the Owners and the Existing Developers executed two other Supplementary Development Agreements dated 20th of June 2018 and 3rd of March 2021, modifying certain terms of the Principal Development Agreement;

D. The Existing Developers inter-se executed amongst themselves a Development cum Co-operation Agreement dated 14th June 2018 (hereinafter referred to as the "**Co-Operation Agreement**") in terms whereof the Existing Developer-1 and Existing Developer-2 allocated the work and responsibility inter-se amongst themselves for the construction of the project as then envisaged;

E. Accordingly, the Existing Developers herein became entitled to develop an integrated composite development on the Initial Property and the Additional Property, as more particularly described in the Principal Development Agreement, as amended

and supplemented from time to time (hereinafter collectively referred to as "**Development Agreement**");

F. The Owners and the Existing Developers declare and disclose that the Existing Developer 2 had raised an amount of INR 100,00,00,000 (Indian Rupees one hundred crore) by issuance of non-convertible debentures ("**NCDs**") to HDFC Capital Affordable Real Estate Fund – 2 ("**Investor**") in terms of the debenture trust deed dated May 15, 2018 executed *inter alia* between the Existing Developers and Vistra ITCL (India) Limited (hereinafter called the "**Debenture Trustee**" in respect of the NCDs) as amended from time to time ("**DTD**") and the Owners along with Existing Developers had created mortgage over the Initial Property and the Additional Property along with any building constructed thereupon, in favour of the Debenture Trustee, for securing the NCDs. The New Developer hereby acknowledges the declaration made by the Owners, the Existing Developers;

G. Initially it was agreed amongst the Owners and the Existing Developers that the project to be constructed in terms of the Development Agreement shall comprise of inter-alia high rise residential apartment. However, with passage of time and due to change in market conditions, the Owners and the Existing Developers have now decided to carry out development of plots as part of the project;

H. Accordingly, the Owners and Existing Developers have decided and agreed that the Project shall be the development of the Said Property in terms of the township approval dated 05/09/2023 taken from the West Bengal Housing Infrastructure Development Corporation Limited ("**Township Approval**") which shall include plotted development together with infrastructure in accordance with the Township Approval and Applicable Laws;

I. The Existing Developers have obtained Township Approval dated 05/09/2023 from West Bengal Housing Infrastructure Development Corporation Limited and which is currently valid and in existence. Copy of the same is annexed hereto as "**Annexure – A**";

J. The Existing Developers have applied for and/or obtained no-objection certificates/permissions from various statutory

authorities, a list whereof is annexed hereto as "**Annexure – B**" in addition to the approval referred under I above;

K. The New Developer is a leading and reputed company involved in the business of real estate development and has considerable expertise in the area of plotted development and has shown its interest to join as co-developer along with Existing Developers for the construction and development of the Project;

L. The Parties had earlier entered into a Development Management Agreement dated December, 15, 2021 in terms whereof the New Developer had taken obligation to act as the development manager for the development of the plots;

M. Parties have now mutually discussed and decided to develop the Project, for the consideration and subject to the terms and conditions contained in this Agreement, and the New Developer has accepted and agreed to the same. Accordingly, it has been agreed that the aforesaid Development Management Agreement as mentioned hereinabove recital L shall be cancelled;

N. The Owners, the Existing Developers and the New Developer had executed a term sheet on 6th June 2023 setting out the broad terms and conditions basis which the New Developer would be appointed to develop the Project;

O. It has now been agreed that the New Developer shall develop only the portions of the Township that have been allocated to residential use as plots measuring about **14.744 Acre** (collectively referred to as the "**Said Property**" and more fully described in the "**Schedule – IV**" herein written and demarcated with red colour in the map annexed herewith as "**Annexure – C**";

P. Consequently, the Existing Developers and the Owners have approached the Investor and requested for its approval for the grant of development rights to the New Developer in respect of the Project, as the same constitutes a reserved matter under the DTD for which prior consent of Investor is required. and the Investor has granted such approval vide its letter dated 12/12/2023.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions herein contained, the Parties hereby agree as follows:

1. DEFINITIONS

In this Agreement, unless any contrary intention appears, the words defined elsewhere in this Agreement shall have their meanings as ascribed to them and the following words and expressions shall have the following meanings:

"**Affiliate**" shall mean with respect to any Person, any other Person directly or indirectly controlling, controlled by, or under direct or indirect common control with, such Person and 'control' shall have the meaning ascribed to it in the Companies Act, 2013;

"**Agreement**" shall mean this agreement and all schedules and annexures attached to it, all read together and shall include any modifications of this Agreement from time to time in accordance with the terms of this Agreement;

"**Applicable Laws**" shall mean any statute, legislation, treaty, code, law, regulation, ordinance, rule, notification, judgment, order, decree, by-law or approval, order or judgment of any competent authority, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision of or determination by or any interpretation or adjudication having the force of law in India, of any of the foregoing, by any competent authority/ Government Authority having jurisdiction over the matter in question;

"**Approvals**" shall mean and include mean any and all approvals, authorisations, licenses, permissions, consents, no objection certificates for the development and construction of the Project on the Said Property;

"**Association**" shall mean the association of the Purchasers to be formed in accordance with Applicable Laws for the time being in force;

"**Business Plan**" shall have the meaning ascribed to it in Clause 4;

"**Common Areas and Facilities**" shall mean the access roads, common areas and portions of the Township as also the common facilities, amenities and Infrastructure Facilities, which may be made

available by the Owners for the common use and enjoyment of the users/occupiers of the Unit(s) in the Project situated in different phases and zones of the Township to access and/or facilitate the use and enjoyment of the Unit(s) as determined by the New Developer in accordance with Applicable Laws;

"**Completion of the Project**" shall mean the stage of the Project when the New Developer by a notice in writing confirms to the Owners and the Existing Developers the completion of all the following activities, in accordance with the Business Plan and in terms of the Township Approval:

(a) the completion of the Project as per the terms and conditions of the Township Approval, and

(b) the completion of the sale of the Saleable Areas as decided in the Business Plan.

"**Confidential Information**" shall mean any and all information relating to this Agreement and the transactions contemplated herein, the existence and terms of this Agreement or other information which under the circumstances of disclosure ought to be treated as confidential or is notified as being confidential by the Party disclosing such information, but shall not include information: (i) that is already in the public domain other than by breach of this Agreement; (ii) that is later acquired by a Party from a source not obligated to any other Party hereto or its Affiliates, to keep such information confidential; (iii) that was previously known or already in the lawful possession of a Party, prior to disclosure by any other Party; and (iv) that is required to be disclosed to the statutory authorities or to the customers, vendors, partners, investors and other business associates in ordinary course of business;

"**Conversion**" shall mean the receipt of the conversion certificate from the concerned competent authority in this regard, granting the approval for conversion of the land use of a particular land parcel comprised in Said Property from its recorded use to Basti, commercial or other use, as the case may be, for the purpose of the Project and "**Converted**" shall be construed accordingly;

"**Designs and Drawings**" shall mean all of the plans, manuals, drawings, designs, calculations, samples, models and documents pertaining to the Project or in connection with the execution of the

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

14 DEC 2018

Project, as determined by the New Developer, subject only to what is contained in the Township Approval;

"**Development**" (with all its derivatives) shall mean and include the development of the Project in the form of development of plots on the Said Property in terms of the Township Approval in various phases as allowed under the Township Approval referred to in this Agreement, in accordance with the Business Plan to be made for each phase at the time of finalisation of conceptual design and product and the terms and conditions of this Agreement;

"**Development Cost**" shall include all costs and expenses with respect to the Project up to the Completion of the Project, as identified from time to time in the Business Plan and permissible by Applicable Law, including but not limited to, the costs and expenses for the Approvals, construction and development of the Project, marketing and selling costs, maintenance costs and safety and security costs;

"**Development Rights**" in the context of the Said Property and/or any land parcels comprising the Said Property shall mean and include planning, designing, development, construction, marketing, sales of the Project and transfer and/or exploitation of development rights of the Said Property and/or of the Project and all rights, interests and privileges therein and the constructions thereon, which rights, interest and privileges shall include without limitation, *inter alia*, the right to:

(a) enter into, deal, take and retain continuous unhindered, uninpeded, unrestricted, unconditional, peaceful access to, absolute possession, quiet enjoyment of and physical and legal control of each of the land parcels comprising the Said Property and/or the Project or any part thereof for the purposes of development of Project as per the terms of this Agreement and Business Plan;

(b) exploit the Said Property by way of execution and implementation of the Project thereon, and to deal with, develop, construct, market, sell and dispose-off the Project in any manner whatsoever but subject to compliance of this Agreement and the Business Plan, and to have all benefits, entitlements and obligations of the development of the Project;

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

1 8 OCT 2021

(c) determine the scheme of development of each of the land parcels comprising the Said Property, the nature and design of the Project as also the mode and manner of execution and implementation thereof;

(d) prepare necessary applications to the relevant Government Authorities and/or other bodies/authorities and/or revise, modify or amend applications and cause the Existing Developers to make the aforesaid applications to the relevant Government Authorities, with the assistance of the Owners, as may be determined by the New Developer from time to time, for the smooth execution and implementation of the Project, and to acquire relevant Approvals for the development of the Project and to carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time;

(e) prepare and/or cause to be prepared Master Plan, plans of the proposed buildings to be constructed on the Said Property or any part thereof and make such modifications, revisions, additions, alterations thereto in compliance with this Agreement and Business Plan as the New Developer may deem fit and proper, and to cause the Existing Developers (with the assistance of the Owners, wherever necessary) to make necessary applications for the approval, sanction, modifications, revisions, additions, alterations of such plans and to cause the Existing Developers (with the assistance of the Owners, wherever necessary) to sign, execute and deliver all writings, undertakings and agreements as may be necessary in connection with the aforesaid;

(f) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, consultants, agencies, service providers, labour, workmen, personnel (skilled and unskilled) and other Person or Persons in connection with the execution and implementation of the Project and to pay the wages, remuneration and salary of such Persons as may be decided by the New Developer;

(g) Cause the Existing Developers (with the assistance of the Owners, wherever necessary) to make applications to all the concerned Governmental Authorities and/or other bodies/authorities for obtaining connections of water,

electricity and all other utilities and Infrastructure Facilities and related work/ constructions for the Project;

(h) demolish any existing structures on the Said Property, and deal with the debris and appropriate the proceeds in respect thereof;

(i) construct internal roads, drainage facilities, water supply facilities, sewage disposal facilities, electricity supply lines etc.;

(j) determine the mode, manner, calculation, loading and charging of the super built area of the several spaces to be developed and constructed on the Said Property or any part thereof and to change the same from time to time, at the discretion of the New Developer;

(k) carry out the marketing of the Project and sales of the Saleable Area and/or any part or portion thereof and to sell and/or transfer and/or create any manner of interest over/in respect of the various areas comprising the Project including any and all Saleable Area and land within the Project (whether identified or an undivided share), at such prices, on such terms and conditions and in favour of such Persons as the New Developer may determine;

(l) In compliance with this Agreement and the Business Plan, to launch the Project and undertake booking of the plot(s), collect / receive advances from the customers in respect of sale of the plot(s) of the Project and to exercise full, free, uninterrupted, unfettered, absolute, exclusive and irrevocable development, pricing, marketing, leasing, licensing or sale rights in respect of the Project and/or the /plot(s) and to sell, convey and otherwise transfer, dispose of, alienate, deal with, assign, lease, grant licenses etc. and/or create Third Party rights over/in/in respect of any Saleable Area and/or constructions made on the Said Property and/or undivided interest on the Said Property or any part or portion thereof and/or land within the Project (whether identified or an undivided share), in such manner as the New Developer may deem fit and proper and to execute all agreements, deeds, documents in respect thereof, receive and appropriate the proceeds and/or any other consideration and/or all the revenues including Gross Receipts generated therefrom/in respect thereof and give

receipts and hand over ownership, possession, use or occupation of the Saleable Area of the Project to the buyer(s) of the plot(s) in the Project, subject only to the Business Plan;

(m) in terms of this Agreement and the Business Plan, own all the buildings, constructed areas/premises and developments, improvements on the Said Property and to take appropriate actions, steps and seek compliances, Approvals and exemptions under the provisions of the Applicable Laws;

(n) secure the occupation certificate, completion certificate, Approvals, certificates, consents relating to fire, sewage, airport clearance (if required), environmental clearance and all other certificates/approvals/ licenses/ consents required for the execution, implementation and completion of the Project or any part thereof, either in its own name or in the name of the Existing Developers, as may be applicable in Law. The Existing Developers and the Owners shall provide every assistance to the New Developer;

(o) manage the Said Property and the Saleable Area constructed upon the Said Property/ in the Project and the Common Areas and Facilities constructed adjacent to the Project (till associations of owners/allottees of different phases and/or real estate projects are formed under applicable laws) and bear and pay all construction costs, material costs, labour costs and all ancillary costs for construction including cost of construction;

(p) pay and bear all outgoings in respect of each of the land parcels comprising the Said Property/ Project commencing on and from the Execution Date;

(q) establish such new entity or entities as the New Developer may determine to assume the obligations, liabilities and costs connected with the managment and maintenance of the Said Property and/or entrust/assign/transfer/delegate all or any rights of maintenance of the Project, obligations, liabilities and costs to such entities as may be determined by the New Developer and to retain all benefits, consideration accruing from such maintenance of the Project;

(r) assign benefits, rights, entitlements and interest as contained herein (in whole or in part), in respect of the Project and Said Property only with the prior written consent of both the Existing Developers and the Investor, provided however, that any such assignment shall at all times be subject to the rights of the Owners and Existing Developers under this Agreement;

(s) execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with the marketing, leasing, licensing or sale of the Saleable Area to be constructed on the Said Property as envisaged herein and appear before the jurisdictional sub registrar towards registration of the documents; and

(t) do any other acts as may be required to ensure the timely execution and smooth completion and operation of the Project and those incidental and/or related to any of the rights stated herein;

"Effective Date" shall have the meaning ascribed to it under clause 17.1 of this Agreement;

"Encumbrance" shall mean any mortgage, pledge, equitable interest, hypothecation, encumbrance, title defect, title retention agreement, assignment by way of security, conditional sales contract, lien, charge, interest, option, *lis pendens*, liabilities, claims, demands, prohibitions, waids, debuttors, trusts, bargadars, bhaghanis, occupants, tenancies, thika tenancies, leases, trespassers, encroachments, acquisitions, requisitions, attachments, alignments, dispute, litigation, Third Party claims etc. whatsoever or howsoever, commitment, restriction or limitation of any nature including restriction on use, transfer or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same and "Encumber" shall be construed accordingly;

"Escrow Agent" shall mean HDFC Bank Ltd.;

"Escrow Agreement" shall mean the agreement executed/ to be executed between the Parties and the Escrow Agent;

"Excluded Sum" shall mean the deposits (statutory or otherwise) including maintenance deposits, sinking fund, electricity deposit, Documentation fee / charges, statutory charges and applicable Taxes and/or levies including goods and services tax and any other applicable Taxes as may be applicable and/or levied on the Transfer of any Saleable Space in the Project, which are collected by the New Developer from the intending purchaser(s) while selling and/or agreeing to sell the Saleable Space in the Project or otherwise;

"Existing Developers' Allocation" shall have the meaning ascribed to it in Clause 11;

"Execution Date" shall have the meaning ascribed to it under Clause 17.1 of this Agreement;

"Force Majeure Event" shall mean an event which is beyond the reasonable control of a Party and which is unforeseeable or if foreseeable but unavoidable or insurmountable, which arises after the Execution Date and which makes a Party's performance of its obligations hereunder impossible or so impractical as reasonably to be considered impossible in the circumstances and shall include, without limitation, fire, flood, earthquake, pandemics, typhoons, hurricanes, storms, landslides, lightning and other natural disasters or calamities, acts of terrorism, unavoidable accident, stoppage of work due to labour strikes, unrests, acts of God, war, insurrection, rebellion or any other event (whether of a similar or dissimilar nature) and such event continuing for a continuous period of 2 (two) months ; provided the same is not on account of any act or omission on the part of any Party. This provision shall not be construed as relieving any Party from its obligation to pay any sum due to another Party up to the date of occurrence of Force Majeure Event;

"Government Authority" shall mean any national, state, provincial, local or similar government, governmental, semi-governmental, regulatory or administrative authority, branch, agency, any statutory body or commission or any non-governmental regulatory or administrative authority, body or other organization in India to the extent that the rules, regulations and standards, requirements, procedures or orders of such authority, body or other organization have the force of law or any court, tribunal, arbitral or judicial or quasi-judicial body, or any stock exchange of India;

"Gross Receipts" shall mean all amounts received on account of the sale or Transfer of any part or portion of the Saleable Space of the Project, save and except the Excluded Sum;

"Infrastructure Facilities" shall mean:

(a) water supply arrangements;
(b) sewage disposal;
(c) solid waste management and its disposal;
(d) storm water drainage;
(e) external fire safety arrangements, if mandated by Law;
(f) beautification work of the Project;
(g) entrance gates, development of landscapes / parks / open space / green belts and road side greens, security arrangements, boundary walls and any other work required by relevant regulatory authorities and/ or other Governmental Authority;
(h) required electrical infrastructure

as may be provided by the New Developer for the Project in their sole discretion or as may be required to made available under Applicable Laws;

"Litigation" includes all suits, civil and criminal actions, arbitration proceedings and all legal proceedings (including any investigation, claim, charges, complaint, grievance, appeals and applications for review), which are pending or are threatened in respect of the Said Property;

"Marketing" shall mean all forms of advertising and promotion of and any other form of dissemination of information about the Project and the plots to be developed or constructed on the Said Property to the public for the sale of the Saleable Area, through any medium, mode or format, including whether through print media, television, online, digital, electronic, audio, visual, signboards, billboards, letterheads, fee receipts, deposit receipts, promotional material and brochures or through channel partners, brokers, participation in the exhibitions, road-shows, etc. or otherwise;

"Master Plan" shall mean the master plan, layout plan of the Project prepared or caused to be prepared by the New Developer for the overall Project and shall include any modifications, alterations, amendments, additions or deletions as may be done thereto by the New Developer from time to time at their sole and absolute discretion

but not in contravention with the Township Approval and/or any Law applicable to the Project;

"Person" shall mean any natural person, limited or unlimited liability company, corporation, partnership (whether limited or unlimited liability), proprietorship, Hindu undivided family, trust, union, association, government or any agency or political subdivision thereof or any other entity that may be treated as a person under Applicable Laws;

"Project" shall mean the development of residential plots proposed to be carried out by the New Developer on the land parcels comprising the Said Property, as strictly ascertained in terms of the Township Approval, phases of development or construction to be determined by the New Developer, including the construction and development of all requisites/components of the Project as per the Township Approval and, in accordance with the Master Plan and other Approvals, from time to time;

"Project Accounts" shall have the meaning ascribed to it in Clause 12.1 and shall include the following accounts:

A. **"Project Collection Escrow Account"** shall mean the account opened/ to be opened with the Escrow Agent, wherein all Gross Receipts shall be deposited;

B. **"70% Account"** shall mean the account opened/to be opened with the Escrow Agent wherein 70% of the Gross Receipts shall be transferred from Project Collection Escrow Account;

C. **"30% Account"** shall mean the account opened/to be opened with the Escrow Agent wherein 30% of the Gross Receipts shall be transferred from Project Collection Escrow Account;

"Project Name" shall mean the name of the Project as may be decided by the New Developer;

"Purchaser" shall mean any Person who intends to acquire/ acquires any Saleable Area in the Project and the word **"Purchasers"** shall be construed accordingly;

"RERA" shall mean Real Estate (Regulation and Development) Act, 2016 and the applicable rules and regulations in relation thereto, as amended from time to time;

"Said Property" shall have the meaning ascribed to it in Recital O;

"Saleable Area" shall mean any and all plots, which is/are proposed to be sold/leased or otherwise disposed of for commercial exploitation by the New Developer as per the Township Approval and Business Plan;

"Taxes" shall mean all forms of taxation, duties, levies, imposts, goods and services tax (GST), and other transaction taxes, municipal taxes and duties, environmental taxes and duties and any other type of taxes or duties in any relevant jurisdiction, together with any related interest, penalties, surcharges or fines, due, payable, levied, imposed upon or claimed to be owed in any relevant jurisdiction in relation to the Project;

"Third Party" or **"Third Parties"** shall mean any Person other than a Party hereto or its Affiliates;

"Transfer" (including with correlative meaning, the terms **"transferred by"** and **"transferability"**) shall mean to transfer, sell, assign, pledge, mortgage, hypothecate, create a security interest in or Encumbrance on, place in trust, exchange, gift or transfer by operation of law or in any other way;

"Township Approval" shall have the meaning ascribed to it in Recital H.

2. **INTERPRETATION**

In this Agreement (unless otherwise specified):

2.1 references to any document, agreement or contract are to that document, agreement or contract as amended, modified or supplemented from time to time in accordance with its terms;

2.2 references to a Recital, Clause or Schedule are to a recital, clause or schedule of or to this Agreement and a reference to a Sub-Clause or

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Paragraph is to a sub-clause or paragraph of the Clause or Schedule in which it appears;

2.3 whenever the words **'include'**, **'includes'** or **'including'** are used, they will be deemed to be followed by the words **"without limitation"**, whether or not they are in fact followed by those words or words of like import;

2.4 the expressions **'hereof'**, **'herein'**, **'hereto'** and/or similar expressions shall be construed as references to this Agreement as a whole and not limited to the particular Clause or Sub-Clause in which such expression appears;

2.5 references to an individual include such person's estate and personal representatives;

2.6 any reference to any law shall include a reference to such law as amended, modified or re-enacted from time to time, and any rule or regulation promulgated thereunder;

2.7 references to days, months and years are to Gregorian days, months and calendar years respectively;

2.8 expressions in the singular will include the plural and in the masculine shall include the feminine and neuter and vice versa;

2.9 the headings in this Agreement are for convenience only and do not affect its construction or interpretation; and

2.10 the Recitals and Schedules form an integral part of this Agreement.

3. GRANT OF DEVELOPMENT RIGHTS

3.1 Existing Developers and Owners agree that this Agreement is supplemental and in amendment and continuation of the Development Agreement and the Co-Operation Agreement to enable the development of the Project on the said Property;

3.2 In lieu of the consideration as recorded hereinafter, each of the Owners and Existing Developers hereby and hereunder, on and from the Effective Date, irrevocably and unequivocally grant, assure, transfer, convey and assign in favour of the New Developer, the

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Development Rights in respect of the Said Property, together with all benefits, privileges, interests, easements and rights appurtenant thereto and those ancillary and incidental to the Development Rights, free from any Encumbrances (save as otherwise stated herein) to develop, construct, launch, market, sell/ lease and collect/ realise revenue from the Project, including to receive their respective share of Gross Receipts in compliance with the terms of this Agreement and Business Plan;

3.3 In lieu of the consideration as recorded herein, the New Developer accepts the aforesaid grant of the Development Rights, and agrees to undertake the development of the Project, at its own cost and expense;

3.4 The Owners and Existing Developers agree and acknowledge that consideration received and receivable by the Existing Developers in terms of these presents is sufficient consideration for the grant of Development Rights over the Said Property under this Agreement and no additional consideration is payable by the New Developer to the Owners and Existing Developers for such grant. It is agreed that the Owners shall not be entitled to receive any consideration from the New Developer and the entire Existing Developers' Allocation will be paid to the Existing Developers and the Existing Developers shall share the Existing Developers' Allocation (post receiving the same) with the Owners in such ratio as the Owners and the Existing Developers may mutually decide. It is clarified that the amounts in respect of the Existing Developers' Allocation will be payable only to and accrued in the books of the Existing Developers first and then may be shared by the Existing Developers with the Owners;

3.5 The Owners and Existing Developers shall, simultaneously with the execution of this Agreement, be deemed to have granted to the New Developer, the unrestricted and uninterrupted right to enter into the Said Property and hold possession for its Development;

3.6 The Owners and Existing Developers hereby, jointly and severally, agree and undertake that, subject to receipt of the Existing Developers' Allocation in the manner as stipulated in these presents, the grant of the Development Rights to the New Developer is on an irrevocable basis, free and clear of all Encumbrances, other than the charge in favour of the Debenture Trustee;

3.7 The Owners and Existing Developers hereby agree and undertake not to disturb, interfere with or interrupt the construction and development activities carried out by the New Developer for the purposes of the development of the Project and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken by the New Developer or in the exercise of any of the Development Rights of the New Developer on the Said Property. Further, each of the Owners and the Existing Developers shall, without any demur or delay, co-operate and do all acts/deeds that may be required or deemed desirable by the New Developer to give effect to the provisions of this Agreement, including but not limited to, signing and submitting any plans, applications, consents and proposals to various Governmental Authorities and/or other bodies/authorities, to enable the New Developer to exercise its Development Rights with respect to the Said Property;

3.8 The New Developer has made, a refundable deposit of INR 5,01,53,339.48/- with the Owners and Existing Developers. The Owners agree that payment of this refundable deposit to the Existing Developers (or any of them) shall be sufficient discharge of the obligation to pay this deposit to every one of them. The said deposit shall be refunded by the Owners to the New Developer over the period of 24 (twenty-four) months post launch of the phase 1 of the Project as per the Business Plan;

3.9 The Existing Developers have paid an amount of Rs 4,08,46,660.52/- towards the master plan approval as Development Charge. The New Developer has agreed to reimburse the said amount to the Existing Developers;

3.10 The Owners and Existing Developers hereby jointly and severally agree to execute a power of attorney in favour of the New Developer to facilitate the development of the Project and/or for speedy development, construction, erection and Completion and implementation of the Project, and to inter alia exercise the Development Rights and to license, lease, sell or transfer or otherwise dispose of and/or deal with and/or alienate and/or create Third Party rights over (i) any part or the whole of the constructions made on the Project; and/or (ii) any part or portion of the Project; and/or (iii) any part or portion of the land comprised in the Said Property (whether such land is identified or is an undivided share) which is comprised in the Project. Without prejudice to and in addition to the other powers, rights

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ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

14 DEC 2021

and authorities granted hereunder by each of the Owners and Existing Developers in favour of the New Developer, each of the Owners and Existing Developers hereby appoints the New Developer, as its constituted attorney and authorized representative, *inter alia* for each of the aforesaid purposes and hereby unconditionally grants to and in favour of the New Developer the powers stated in **Schedule - V** hereunder and further has, simultaneously with the execution of these presents, granted in favour of the New Developer several powers under the POA, with the intent and purpose that such powers shall be effective and operational on and from the Effective Date, and each of the Owners and Existing Developers shall be bound by each of the acts done and executed by the New Developer in pursuance of these powers and further each of the Owners and Existing Developers, hereby ratify and confirm and agree to ratify and confirm and be bound by all and whatsoever the New Developer shall do or cause to be done in or about the Development of the Project, from the date hereof, in exercise of the powers granted herein. The Owners and Existing Developers hereby agree to execute requisite documents, including specific powers of attorney as may be required by the New Developer to enable the New Developer to exercise the powers set out under **Schedule V**.

3.11 Parties acknowledge that Investor has invested significant sums of money in Existing Developer 2 pursuant to the Development Agreement and hence, it is imperative that the Project be developed on the said Property in terms of and compliance with the Business Plan and this Agreement. Parties further agree that execution of this Agreement and induction of New Developer as a co-developer for the development of the Project on the Said Property has become possible only because of the permission accorded by the Debenture Trustee. Hence, to the extent the each of the parties have obligations (as stipulated in terms of this Agreement) towards seeking approval from Debenture Trustee and to do any act of omission or commission for which approval is required from Debenture Trustee, the Debenture Trustee shall have privity of contract with each of the Parties even though the Debenture Trustee is not a signatory to this Agreement.

4. BUSINESS PLAN AND PERIODIC REVIEW

4.1 The New Developer shall formulate a business plan (**"Business Plan"**) for each phase of the Project as per Township Approval, at the time

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 DEC 2001

of finalisation of concept for development for each phase. The New Developer shall carry out the Development of the Project in accordance with the Business Plan. The Business Plan for each phase shall be mutually discussed, agreed and approved by the Debenture Trustee through the Existing Developers. The Business Plan shall inter alia include but not be limited to all amounts to be paid to the Debenture Trustee by the Existing Developers in respect of NCDs, projected sales price and sales volumes, saleable area of the Project, projected timelines for completion of the sales and development for each phase and construction of the Project along with the assumptions, phase-wise cash flow of the Project, Existing Developers' Allocation and such other information as the Debenture Trustee may, from time to time, request through the Existing Developers. The Business Plan, as revised from time to time, shall for all purposes form part of this Agreement.

Provided that the Business Plan shall be prepared by the Parties and submitted to the Investor within a period of 30 (Thirty Days) days from the Execution Date or such other extended period as agreed between the Parties and the Investor, failing which this Agreement shall not be effective and not come into force.

4.2 The Business Plan for a phase maybe revised and updated during development of that phase with the mutual consent of the New Developer and the Debenture Trustee, through the Existing Developers annually or within such other period as may be mutually agreed between the Parties. If for any reason, the Parties are unable to agree on a revised Business Plan at any time, the Business Plan then in force shall continue to remain valid until the revised Business Plan is mutually agreed by the Parties. All Parties shall ensure that they adhere to the latest Business Plan, as is finalized and is in force at the relevant point in time.

4.3 The Parties agree that if the market conditions change adversely and there is more than 10% (ten percent) adverse deviation from the Business Plan then the New Developer and the Debenture Trustee, through the Existing Developers, shall mutually revise the Business Plan suitable to the market conditions prevailing at that time. The Parties shall adhere to the Business Plan as in force, from time to time.

4.4 Notwithstanding the above, Parties agree that no modifications could be made and implemented into the Business Plan, unless prior

written approval of Debenture Trustee is received and conveyed to the New Developer through Existing Developer. For the purpose of compliance, Existing Developer is required to submit a copy of such approval to new Developer for its records.

5. **DESIGNS AND DRAWINGS**

5.1 The New Developer shall exclusively co-ordinate with the architect, for getting prepared the detailed architectural designs and drawings for the Project (**"Designs and Drawings"**), and the Master Plan of the Project.

5.2 In the event any change is to be made to the Designs and Drawings for betterment of the Project, the New Developer shall cause the architect to carry out such changes with prior approval of Existing Developers, if any Approvals are required consequent to such changes. The Designs and Drawings so approved shall be submitted by New Developer for the approval of the approving authorities and such Designs and Drawings shall be the basis of Development of the Project.

6. **PROJECT FINANCE AND INITIAL CORPUS**

6.1 The Owners and the New Developer acknowledge that the Existing Developer 2 had raised an amount of [INR 100,00,00,000 (Indian Rupees one hundred crores) by issuance of non-convertible debentures (**"NCDs"**) to HDFC Capital Affordable Real Estate Fund - 2 (**"Investor"**) in terms of the debenture trust deed dated May 15, 2018] executed inter alios between the Existing Developers and the Debenture Trustee as amended from time to time and the Owners along with Existing Developers had created mortgage over the Said Property together with all buildings, constructions, and structures thereon in favour of the Debenture Trustee, for securing the NCDs in terms of the indenture of mortgage dated June 20, 2018 (**"Indenture of Mortgage"**) executed by the Owners and the Existing Developers in favour of the Debenture Trustee.

6.2 The Owners and the Existing Developers hereby confirm that the NCDs issued to the Debenture Trustee or any arrangement of Project Finance/ Initial Corpus shall not in any manner effect the intending Purchasers from availing home loans and the Existing

Developers, either directly or through the New Developer, will further ensure that all formalities including providing of a no objection as may be required by the banks/financial Institutions of the Purchasers shall be provided by the Debenture Trustee at the request of the Purchasers.

6.3 The New Developer shall not be entitled to create mortgage or charge or Encumbrance, in any manner whatsoever, over their rights/ entitlements/ interest in the Project/ Said Property, or any part thereof and or create any charge/hypothecation over the New Developer's Allocation of the Project.

6.4 Parties agree that no further borrowing shall be made in relation to the Project without the prior written consent of the Debenture Trustee.

6.5 The Debenture Trustee has confirmed vide its letter dated 12/12/2023 that so long as the New Developer adheres to the Business Plan, it shall allow the continued development of the Project in terms of this Agreement and not interfere with the Project or act in any manner such that the Project is disturbed or impeded.

7. MARKETING AND BRAND NAME

7.1 The Project shall bear the Project Name.

7.2 The Parties agree that the New Developer shall have the sole and exclusive rights and responsibilities for conceptualizing and strategizing the Marketing of the Project.

8. SALE OF SALEABLE AREA

8.1 The New Developer shall facilitate the sale of the Saleable Area in phases in accordance with the provisions of Township Approval and as per the Business Plan. Without prejudice to the generality of the above, the New Developer shall be responsible to identify the brokers, channel partners to appoint them on such commercial terms as may be recommended by the New Developer, to identify the lawyers/ law firms for appointment by the New Developer to receive advice on various legal issues with respect to

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the Project including but not limited to preparation of legal documents being, agreements for sale and sale deeds and other legal documentations in respect of the Project.

8.2 Subject to Clause 8.4 below, the prices of the Saleable Area from time to time shall not be less than such amounts as have been stated in the Business Plan.

8.3 It is expressly clarified that the New Developer, Existing Developers and the Owners will not block or reserve any plots for themselves or allot plots to Purchasers at a price lower than the price agreed in the Business Plan. Upon receipt of any booking in respect of the plots from Purchasers but prior to receipt of 10% (ten percent) of the sale proceeds from the relevant Purchaser, the Parties shall be required to obtain the No Objection Certificate (NOC) from the Debenture Trustee (acting on the instructions of the Investor) for the purpose of transfer of the relevant unit in the Project to the relevant Purchaser. Provided the Debenture Trustee (acting on the instructions of Investor) shall not withhold the NOC if the sale price is as per the terms of this agreement and as per the Business Plan.

8.4 Any subsequent downward variation beyond 10% (ten percent) of the prices of the Saleable Area stated in the Business Plan shall be decided mutually by the Parties.

9. COMPLETION OF PROJECT AND ACHIEVEMENT OF BUSINESS PLAN

The New Developer shall solely be responsible for the Project Development in phases in terms of this Agreement and subject to no Force Majeure Event having occurred, the New Developer shall carry on the Development of the Project in such manner and with such promptness so that the Parties can achieve the Completion of the Project for all phases of the Project as agreed in the initial Business Plan or as agreed in the revised Business Plan of each phase from time to time between the Parties. The New Developer will ensure adequate funds are infused to meet the cost of the Project as may be required in terms of the agreement. The New Developer shall also obtain all post-construction approvals and the Existing Developers shall extend all necessary assistance to the New Developer in this regard as may be reasonably required.

The New Developer shall endeavour to make requisite applications to RERA within 2 (Two) months from execution of this Agreement. The dates given in the initial Business Plan of each phase prepared is only on a zero date basis and [actual date of commencement of the Project shall be within 1 (one) month from the date on RERA Approval and / or the last approval needed to commence the Development of the Project is acquired.

10. **MAINTENANCE OF THE PROJECT**

The New Developer shall facilitate formation of an Association/not for profit company/other maintenance structure as it may reasonably determine as per Applicable Law in force. After getting completion certificate of the Project, the Developers shall cause the Owners and the Owners hereby covenant that they shall handover the maintenance of the Common Areas and Facilities to an agency nominated by WBHIDCO/the Government of West Bengal as stated in the Township Approval. During the interim period, [i.e. from the date of completion certificate of the Project till handover], the New Developer shall maintain the Common Areas and Facilities of the Project and the New Developer shall for that purpose recover from the amounts collected as advance maintenance charges from the Purchasers, by way of Project maintenance fees, 15 % (Fifteen percent) of the expenses as actually incurred for Project maintenance. Such amount shall include the New Developer's own expenses that may be incurred by it for management and maintenance of the Common Areas and Facilities.

Maintenance charges will be paid by the Purchaser(s) in the manner provided by the terms and conditions of sale agreement or a maintenance agreement if such maintenance agreement is entered into between the New Developer and the Purchaser(s) separately. Maintenance charges will be paid in an account which shall be operated by the New Developer.

11. **SHARING OF GROSS RECEIPTS**

The New Developer shall in the first instance, be entitled to collect the Gross Receipts in entirety and immediately make over 87.50% ([Eighty Seven decimal Five] percent) to the Existing Developers

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("**Existing Developers' Allocation**") subject to applicable TDS, presently at 1% and retain 12.50% (Twelve decimal Five) percent) ("**New Developer's Allocation**"). The manner in which the Gross Receipts shall be distributed is provided under Clause 12 below.

In consideration for the Owners and Existing Developers granting the requisite Development Rights to the New Developer, Existing Developers' Allocation shall accrue to the Existing Developers in the first instance, (without any deduction on any account of goods and services tax, unless introduction of new regulation through notification post execution of this agreement and save and accept as may be provided in the Business plan).

Parties agree that the aforesaid constitute the fair and equitable consideration payable to each of the Parties pursuant to the development of the Project. Existing Developers and Owners further acknowledge that notwithstanding the allocation as mentioned above, the proceeds which shall be first available for allocation to the Existing Developers' Allocation, shall first be appropriated towards payment to Debenture Trustee towards redemption and discharge of all the dues and outstandings payable in relation to the NCDs. Post repayment of all dues and outstanding amounts in respect of the NCDs, the Existing Developers and the Owners may determine the manner in which the balance amounts in respect of the Existing Developers' Allocation may be shared by the Existing Developers with the Owners.

12. COLLECTION AND DISTRIBUTION OF SALE PROCEEDS

12.1 Project Accounts

Subject to Applicable Law, including RERA and rules made thereunder, the New Developer shall open/maintain a Project Collection Escrow Account, the 70% Account and the 30% Account (collectively "**Project Accounts**") in HDFC Bank Ltd (hereinafter called the "**Escrow Agent**"). The cost of opening/maintaining the above Project Accounts shall be part of the Development Cost. The Project Accounts shall be opened, operated and maintained in terms of this Agreement and the Escrow Agreement.

Operation of the Project Accounts for each phase of the Project:

(a) **Deposit in the Project Collection Escrow Account** - All Gross Receipts shall be deposited in an account opened by the New Developer with the Escrow Agent ("**Project Collection Escrow Account**"). All the application forms, buyer agreements and other documents to be executed with the Purchasers of the plots/villas shall mention the details of the Project Collection Escrow Account wherein, such amount shall be deposited by the Purchasers. All the cheques, demand drafts or any other payment instrument as may be received from the Purchasers shall be deposited in the Project Collection Escrow Account.

(b) **Withdrawal from the Project Collection Escrow Account** - The Escrow Agent will have the standing instruction to transfer the amounts deposited in the Project Collection Escrow Account at the end of each day to the 70% Account and the 30% Account in the ratio of 70:30.

(c) **Deposit in the 70% Account**- Only monies from the Project Collection Escrow Account shall be transferred and deposited into the 70% Account in the manner specified under clause (b) above;

(d) **Withdrawal from 70% Account**: The monies so deposited in the 70% Account in the manner specified under sub-clause (b) above shall be released and transferred only to the 30% Account in compliance with the provisions of RERA;

(e) **Deposit in 30% Account**: Monies from the Project Collection Escrow Account and 70% Account shall be transferred to the 30% Account in the manner specified under sub-clause (b) and (d) above;

(f) **Withdrawal from 30% Account**: The monies deposited in the 30% Account shall be transferred in the following manner by providing standing instructions in relation thereto:

i. 58.0% (Fifty Eight percent) of the monies deposited in the 30% Account (forming part of the Existing

Developers' Allocation) shall be transferred into the account designated for this purpose by the Existing Developer/s and the Investor ("**Repayment Account**") subject to any reimbursement/s towards expenses to the extent permitted under the Business Plan, post verification by an agency to be appointed in this regard, by the Existing Developer with the consent of the Debenture Trustee. In case the said monies are not reimbursed, the same may be adjusted from the subsequent transfer of monies from the 30% Account.

ii. 29.5 % (Twenty Nine decimal Five percent) of the monies deposited in the 30% Account (forming part of the Existing Developers' Allocation) into an account designated ("**Construction Account**") by the Debenture Trustee for funding the construction including infrastructure within the Township. The amounts shall be used towards Project expenses as provided and envisaged herein without any charge over the same by the Debenture Trustee (acting on behalf of the Investor).

iii. 12.5% (Twelve decimal Five percent) of the monies deposited in the 30% Account, being part of the New Developer's Allocation, subject to the provisions of clause 12.2 below, shall be transferred to an account designated by the New Developer in that regard.

12.2 The Parties will undertake a reconciliation of accounts at the end of every month. In the event of any cancellations on account of which refunds are required to be paid out, the Parties shall bring in monies in the ratio of Existing Developers' Allocation and New Developer's Allocation as is necessary to fund such refunds.

12.3 It is hereby clarified that upon any deviation in the Business Plan by any of the Parties or occurrence of a default by the New Developer under this Agreement, the Debenture Trustee shall not allow any transfers from the Project Collection Escrow Account into the accounts of the New Developer unless such request for transfer from the New Developer is accompanied with the written consent of Debenture Trustee allowing such transfer.

12.4 Notwithstanding anything contained in this Agreement, upon any deviation from the Business Plan by any of the Parties or occurrence of a default by the New Developer under this Agreement, the Project Accounts shall, subject to the provisions of RERA, be operated and controlled solely upon the instructions of the Debenture Trustee (acting on the instructions of the Investor/ debenture holders of NCDs).

13. REPRESENTATIONS, COVENANTS AND OBLIGATIONS OF THE PARTIES

13.1 Each of the Parties represents to the other Parties that as on the date hereof:

(a) such Party is duly organised and validly existing under the laws of India and has all requisite legal power and authority to execute this Agreement and to carry out the terms, conditions and provisions hereof;

(b) this Agreement has been duly and validly authorized, executed and delivered by it and constitutes its valid legal binding obligation which is enforceable in accordance with its terms;

(c) the execution and delivery of this Agreement and the performance of its obligations hereunder shall not (i) conflict with or result in the breach of the terms of any other contract or commitment to which it is a party or by which it is bound, (ii) violate its memorandum of association, articles of association or bye-laws, or any other equivalent organisational document, (iii) conflict with or require any consent or approval under any judgment, order, writ, decree, permit or license to which it is a party or by which it is bound, or (iv) require the consent or approval of any other party to any contract, instrument or commitment to which it is a party or by which it is bound;

(d) all consents and all legislative, administrative and other governmental action including the respective Party's board approvals required to authorise the execution, delivery and performance of this Agreement by such Party and the transactions contemplated hereby have been taken or

obtained and are in full force and effect, except to the extent of such actions which by the terms hereof are to be taken at a future date;

(e) there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions, governmental investigations, orders, judgments or decrees of any nature made, existing or pending or to its best of knowledge, threatened or anticipated, which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transactions contemplated hereunder;

(f) it will comply with all Applicable Laws, regulatory requirements, standards, guidelines and codes of practice in connection with the performance of its obligations under this Agreement and will not do or permit anything to be done which might cause or otherwise result in a breach of the Agreement or cause any detriment to the transactions herein envisaged;

(g) it shall comply with all the terms and conditions of the Approvals and shall also undertake the Development of the Project in accordance with the Applicable Laws; and

(h) its entry into this Agreement, and the exercise of its rights and performance of and compliance with its obligations under or in connection with this Agreement or any other document entered into under or in connection with this Agreement, will constitute private and commercial acts done and performed for private and commercial purposes.

13.2 Each of the Owners hereby makes and repeats the representations and warranties set out in the Development Agreement (which are incorporated herein by reference and shall apply *mutatis mutandis*, as if set out in full in this Agreement) to the New Developer.

13.3 Each of the Owners hereby makes and repeats the obligations set out in Clause 6.1 of the Development Agreement (which are incorporated herein by reference and shall apply *mutatis mutandis*, as if set out in full in this Agreement) to the New Developer.

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13.4 Each of the Owners and the Existing Developers jointly and severally represent to the New Developer that the Said Property is free from all Encumbrances.

13.5 The New Developer hereby further covenants and undertakes that:

(a) It shall not use the Said Property or allow use of the Said Property or any part thereof for any purpose other than for the execution of the Project;

(b) It shall be promoter under the provisions of any Applicable Laws, including RERA as may be amended, modified or supplemented from time to time and the same shall be reflected in all documents executed with Purchasers. All title related issues shall be severally and jointly be the responsibility of the Owner and the Existing Developer;

(c) It shall be fully responsible to appoint security agencies for security in and around the Said Property and / or the Project.

14. RIGHTS AND OBLIGATIONS OF THE NEW DEVELOPER

14.1 The New Developer will obtain/cooperate with the Existing Developers in maintaining all Approvals and amendments thereto in relation to the development and handover of the Project in accordance with Applicable Laws and such other Approvals as may be required to be obtained from any Government Authority.

14.2 The New Developer shall bear all the Development Cost, expenses, charges, Taxes, development of the Said Property and sale of units of the Project as per the terms of this agreement. It is clarified and agreed that all such costs, expenses, charges and Taxes shall be paid out of the New Developer's Allocation as per the terms of this agreement.

14.3 Any marketing plans, third party contracts, travelling/ boarding/ lodging costs of the New Developer's personnel not forming part of the Business Plan will be prepared/incurred by the New Developer.

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14.4 Each Party shall provide forthwith to the other Parties notice of any action/ Litigation in connection with the Said Property and / or the Project of which the Party may become aware.

14.5 The New Developer shall ensure that all outgoings, property Taxes, rates, cesses, assessments, water charges, electricity charges, lease rent etc. in respect of the Said Property are paid till the handover to the Association from the date of these presents. Existing Developers shall ensure that all the payments mentioned here are clear till the date of these presents

15. **LIABILITIES, INDEMNITY & INSURANCE**

Without prejudice to any other obligations and/or specific indemnity provided by the Owners herein, the Owners further hereby, jointly and severally, agree to indemnify, defend and hold harmless the New Developer against and in respect of any and all liabilities, losses (other than consequential losses), costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered or sustained by the New Developer by reason of (i) the non-performance or non-observance of any of the terms and conditions of this Agreement by any of the Owners; and/or (ii) acts of wilful negligence or intentional misconduct by any of the Owners; and/or (iii) breach of the provisions of this Agreement by any of the Owners; and/or (iv) any representation and warranty by the Owners found to be misleading or untrue or any breach by any of the Owners of any representation or warranty contained in this Agreement; and/or (v) any Third Party demand or claim or action in respect of any part or portion of the Said Property; and/or (vi) any Encumbrance on and/or defect in the title or any claim or demand in respect of the title to any part or portion of the Said Property, other than as disclosed herein; and/or (vii) acquisition and/or requisition and/or attachment and/or vesting of any part or portion of the Said Property; and/or (viii) failure by the Owners to fulfil their respective obligations under any Applicable Laws and/or under this Agreement and/or (ix) any claims, damages, payments, charges, expenses or recoveries of any kind whatsoever in respect of the Said Property as a result of any act or omission on the part of any of the Owners in relation to the Project or otherwise and/or the performance by the Owners of their respective obligations contained herein.

Without prejudice to any other obligations and/or specific indemnity provided by the New Developer herein, the New Developer hereby further agree to indemnify, defend and hold harmless the Owners and the Existing Developers, jointly and severally, against and in respect of any and all liabilities, losses (other than consequential losses), costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered or sustained by any of the Owners and/or the Existing Developers by reason of: (i) the non-performance and non-observance of any of the terms and conditions of this Agreement by the New Developer; and/or (ii) acts of wilful negligence or intentional misconduct by the New Developer; and/or (iii) breach of the provisions of this Agreement by the new Developer; and/or (iv) any representation and warranty by the New Developer found to be misleading or untrue or any breach by the New Developer of any representation and warranty contained in this Agreement; and/or (v) any Third Party demand or claim or action in respect of any part or portion of the Project due to any defects or bad quality of construction, quality of materials and/or utilities used, etc.; and/or (vi) from any and all Third Party claims for loss of or physical damage to property or for death or injury and against all losses for personal injury and for damage to or loss of any property arising out of or in any way connected with the New Developer's performance of this Agreement or arising out of any act or omission of the New Developer, and in turn of the persons claiming through or under the New Developer; and/or (vii) any Encumbrance created on the Property or any part thereof in contravention to this Agreement; and/or (viii) payment of Taxes, duties, levies, fees etc. relating to the Project as per the terms of this agreement including contractors, suppliers and representatives, income or other Taxes required to be paid by the New Developer without reimbursement hereunder, or non-payment of amounts due as a result of materials or services supplied/ furnished/ provided to the New Developer or any of their contractors which are payable by the New Developer or any of their contractors; and/or (ix) failure by the New Developer to fulfil its obligations under any Applicable Laws and/or under this Agreement; and/or (x) any claims, damages, payments, charges expenses or monetries of any kind whatsoever in respect of the Project and/or any part or portion thereof as a result of any act or omission on the part of the New Developer in relation to the Project and/or any part or portion thereof or otherwise and/or the performance by the New Developer of the obligations contained herein.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 OCT 2025

The New Developer shall purchase and maintain insurance policies as are statutorily, customarily and ordinarily available in India on commercially reasonable terms and reasonably required to be maintained to insure the Project and all related assets against risks in an adequate amount, consistent with similar facilities of the size and type of the Project. The premiums payable on insurance coverage as indicated above, including any costs and expenses incidental to the procurement and renewement of such insurance cover shall be part of the Development Costs. The proceeds from all insurance claims, except for life and injury, shall be promptly be applied for the repair, renovation, restoration or reinstatement of the Project assets, facilities and services or any part thereof, which may have been damaged or destroyed.

16. SAFETY AND STATUTORY COMPLIANCES

16.1 The New Developer shall solely be liable for all statutory compliances, including environmental law related compliances, compliance with safety requirements and any such other compliances required under Applicable Laws for and in connection with the execution of the Project.

16.2 The New Developer has represented to the Owners and the Existing Developers that it is a leading and reputed company engaged in the business of real estate development and in undertaking the development of the Project it shall follow its own systems, processes, and operating procedures, consistent with all Applicable Laws.

16.3 The New Developer shall take all reasonable and proper steps for protecting, securing, lighting and guarding all places on or about the Said Property and / or the Project which may be dangerous to any person on the Said Property and / or the Project or to any member of the public and maintain at its costs sufficient lights, guards and fencing, where necessary or required by any Government Authority or Applicable Laws for the safety and convenience of all persons on the Said Property and / or the Project and members of the public.

17. COMMENCEMENT AND SUSPENSION

17.1 Commencement

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The Agreement shall come into force on and from the date of execution of the Agreement by the Parties (the "**Execution Date**") or the date on which the Business Plan is approved by the Investor through Debenture Trustee, whichever is later ("**Effective Date**").

17.2 Force Majeure

(a) On occurrence of a Force Majeure Event, the New Developer may suspend the performance of its obligations pertaining to the Project or any part thereof for such time and in such manner that the Force Majeure Event warrants ("**Suspension Period**");

(b) It is agreed, that during the Suspension Period (a) none of the Parties shall be liable for any failure or delay in performing its obligations under or pursuant to this Agreement during the existence of a Force Majeure Event; (b) any performance deadline that the New Developer is obligated to meet under this Agreement shall be extended; and (c) the New Developer shall not be liable for any loss that may be caused; and

(c) Once the Force Majeure Event is over, the New Developer shall restore the Said Property to the pre-Force Majeure Event stage.

18. **ASSIGNMENT**

18.1 Subject to Applicable Law, the New Developer shall be entitled to assign and/or transfer by way of novation or otherwise: (i) the entire rights and/or benefits granted to it herein or (ii) a part of the rights and/or benefits granted herein, upon such terms and conditions and for such consideration and/or other benefits as the New Developer may deem fit and proper, only with the prior written consent of the Debenture Trustee and Existing Developers.

Provided that no prior consent of the Existing Developers shall be required in case such assignment and/or transfer is to any Affiliate of the New Developer, so long as the Affiliate has the right to use the Brand Name and continues to do so for the Project.

18.2 In such case(s), the Existing Developers shall recognise such assignee(s) and transferee(s), and such assignee(s) and transferee(s)

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of the New Developer shall likewise be bound by the terms, conditions and provisions of this Agreement and all documents related and incidential to the same and shall have all the rights and obligations of this Agreement. The New Developer shall cause such assignee(s) and transferee(s) to execute undertaking(s) and/or other necessary documents, confirming that the assignee(s) and transferee(s) shall be bound by and will perform and comply with the terms, conditions and provisions of this Agreement and all documents related and incidential to the same.

18.3 The Owners and the Existing Developers shall be not be entitled to assign and/or transfer their rights in relation to this Agreement nor permit a change in control/beneficial ownership. Any change in control/beneficial ownership in the Owners and/or the Existing Developers shall be a breach of these presents.

19. CONFIDENTIALITY

19.1 Each Party undertakes to the other Parties to:

(a) hold all Confidential Information of the discloser which it obtains in relation to this Agreement, in strict confidence and confidentiality;

(b) not disclose, or authorise the disclosure of, any other Party's Confidential Information to any Third Party other than as provided in this Agreement;

(c) not use, or authorise anyone to use, any other Party's Confidential Information for any purpose other than the performance or undertaking the Party's obligations or the exercise of its rights or the receipt of any benefits pursuant to this Agreement; and

(d) promptly notify the other Party of any suspected or actual unauthorised use or disclosure of such other Party's Confidential Information of which the undertaking Party becomes aware and promptly take all reasonable steps that such other Party may require in order to prevent, stop or remedy the unauthorised use or disclosure.

19.2 Each Party may disclose any other Party's Confidential Information to its Affiliates and their respective officers, directors, employees, contractors, advisors and auditors, but only to the extent, and provided, that such Persons;

(a) need to know the Confidential Information disclosed to them;

(b) have been informed in writing of the confidential nature of the Confidential Information and the purpose for which it may be lawfully used; and

(c) comply with the terms of this Agreement in respect of the Confidential Information disclosed to them.

19.3 Each Party may disclose any other Party's Confidential Information if, and to the extent that, it is required to do so by or under any Applicable Laws.

20. DISPUTE RESOLUTION AND ARBITRATION

20.1 In the event of any dispute and/or difference between the Parties arising in connection with the interpretation or implementation of this Agreement and/or interpretation of any of the terms and conditions herein contained or touching these presents ("**Dispute**"), the Parties shall attempt in the first instance to resolve such Dispute through amicable discussions. If the Dispute is not resolved through such amicable discussions within 60 (sixty) days after commencement of discussions or such longer period as the Parties agree to in writing, then either of the Parties may refer the Dispute to arbitration for resolution according to and in terms of the provisions of the Arbitration & Conciliation Act, 1996 and/or any modifications thereto.

20.2 The arbitration shall be conducted by three (3) arbitrators. The Owners and the Existing Developers jointly, shall appoint one (1) arbitrator; and the New Developer shall appoint one (1) arbitrator, and the 3rd (third) arbitrator shall be appointed by the said two (2) arbitrators.

20.3 The arbitration shall be conducted in Kolkata. The arbitration proceedings shall be conducted in English.

20.4 The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly. The Parties waive irrevocably any rights to any form of appeal, review or recourse to any state or other judicial authority insofar as such waiver may validly be made, provided however any Party shall have the right to appeal under Section 37(1) of the Arbitration and Conciliation Act, 1996.

20.5 The arbitrator(s) appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996 may (but shall not be required to), award to a Party that substantially prevails on merits, its costs and reasonable expenses (including reasonable fees of its counsel). Each Party under this clause shall respectively pay and bear its own legal costs and expenses.

20.6 When any Dispute is under arbitration, except for the matter(s) under Dispute, the Parties shall continue to exercise their remaining respective rights and fulfil their remaining respective obligations under this Agreement.

21. **ENTIRE AGREEMENT**

21.1 This Agreement shall constitute the entire agreement between the Parties and supersedes any arrangements, understandings or previous agreements relating to the subject matter of this Agreement

22. **LEGAL AND PRIOR RIGHTS**

22.1 All rights and remedies of the Parties hereto shall be in addition to all other legal rights and remedies belonging to such Parties and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid and it is hereby expressly agreed and declared by and between the Parties hereto, that the determination of this Agreement for any cause whatsoever shall be without prejudice to any and all rights and claims of any Party hereto, which shall or may have accrued prior thereto.

23. **FURTHER ASSURANCES**

23.1 Each of the Owners, the Existing Developers and the New Developer, covenants and agrees that subsequent to the execution and delivery of this Agreement and without any additional consideration, each one of them shall execute and deliver any further legal instruments and perform any acts that are or may become necessary to effectuate the purposes of this Agreement.

24. WAIVER

24.1 Any term or condition of the Agreement may be waived at any time by the Party that is entitled to the benefit thereof, but no such waiver shall be effective unless set forth in a written instrument duly executed by or on behalf of that Party waiving such term or condition.

24.2 No waiver by any Party of any term or condition of the Agreement, in any one or more instances, shall be deemed to be or construed as a waiver of the same or any other term or condition of the Agreement on any future occasion.

24.3 Neither the failure by any Party to insist on any occasion upon the performance of the terms, conditions and provisions of the Agreement or any obligation hereunder nor time or other indulgence granted by a Party to another Party shall be treated or deemed as waiver/breach of any terms, conditions or provisions of the Agreement.

24.4 All remedies either under the Agreement or under any Applicable Laws or otherwise afforded, will be cumulative and not alternative.

25. AMENDMENTS AND MODIFICATIONS

25.1 No amendment or modification hereto shall be valid and effective unless agreed to by all the Parties hereto and evidenced in writing with their respective seal and signature.

26. NOTICES

26.1 Unless otherwise stated, notices to be given under this Agreement including but not limited to a notice of waiver of any term, breach of any term of the Agreement and termination of the Agreement, shall

be in writing and shall be given by hand delivery, recognized international courier, mail or electronic mail, telex or facsimile transmission and delivered or transmitted to the Parties at the addresses set forth below or to such other address as the Party to whom notice is to be given may have furnished to the other Parties hereto in writing in accordance herewith.

Existing Developers:
Name: Sattyasaiemes Development Private Limited.
Address: 7C, Middleton Street, Ground Floor, Kolkata, PIN: 700071,
Attention: Mr. Sumit Dubriwala
Phone no.: 9830011661

Name: Satyatower Affordables Projects Private limited
Address: 7C, Middleton Street, Ground Floor, Kolkata, PIN: 700071,
Attention: Mr. Sumit Dubriwala
Phone no.: 9830011661

New Developer:
Name: Ambuja Housing And Urban Infrastructure Company Limited
Address: 6th Floor, Block-4B, Ecospace, Plot No.IIF/11, Action Area II New Town, North 24 Parganas, PIN: 700 156
Attention: Mr. Manoj Pasari
Phone no.: 9903978505

Owners:
As per details provided in **Schedule I**.

Any such notice or communication shall be deemed to have been delivered and received (A) in the case of personal delivery, recognized courier or by mail (registered, return receipt requested) at that address, on the date of such delivery and (B) in the case of fax, on the date sent if confirmation of receipt is received and such notice is also promptly mailed by registered or certified mail (return receipt requested).

27. **SEVERABILITY**

27.1 Each and every obligation under the Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event of any obligation or obligations being or becoming unenforceable in whole or in part, to the extent that any provision or provisions of the Agreement are unenforceable they shall be deemed to be deleted from the Agreement and any such deletion shall not affect the enforceability of the remainder of the Agreement not so deleted provided the fundamental terms of the Agreement are not altered. Any invalid or unenforceable provision of the Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the invalid and unenforceable provision.

28. STAMP DUTY & REGISTRATION CHARGES

28.1 Stamp duty and registration charges and other charges payable, if any, in respect of this Agreement shall be borne and paid by the New Developer.

29. JURISDICTION AND GOVERNING LAWS

29.1 The Agreement shall be governed and construed in accordance with the laws of India and shall be subject to all Applicable Laws, regulations as may be in force from time to time. Subject to arbitration clause, the Courts at Kolkata shall have exclusive jurisdiction.

30. RELATION BETWEEN THE PARTIES

30.1 Nothing herein shall be construed to either constitute a partnership or agency between the Parties.

30.2 Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Agreement or any part hereof.

30.3 Each of the Parties agree that having regard to all the circumstances, the covenants contained herein are reasonable and necessary for the protection of the Parties.

31. **DAMAGES**

31.1 The Parties agree that any and all amounts payable by way of damages hereunder are reasonable pre-estimates of losses and shall not be construed as a penalty.

32. **LANGUAGE**

32.1 All notices required to be given under the Agreement and all communications, documentation and proceedings which are in any way relevant to the Agreement shall be in writing and in the English language.

33. **COUNTERPARTS**

33.1 This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed an original, but all of which will constitute one and the same instrument.

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SCHEDULE I

(Details of the Owners)

Details of the Owners	Address for Notice
BLUE ORCHID PROJECTS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AAJCB1207G, having CIN No. U45200WB2007PTC114407, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPM5299P] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Baharu, P.O – Baharu P.S – Kharibaha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,
CANOPY PROJECTS LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AACCC6832B, having CIN No. U70101WB2005PLC101106, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPM5299P] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Baharu, P.O – Baharu P.S – Kharibaha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,
FERNS FOREST SALES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,

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Details of the Owners	Address for Notice
Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AAICF0479L, having CIN No. U32110WB2006PTC110665, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Rahara, P.O - Rahara P.S – Kharidaha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	
GREEN BLOCK PROJECTS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No: AADCG1554D, having CIN No. U51109WB2007PTC119710, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Rahara, P.O - Rahara P.S – Kharidaha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,
GREEN GRID PROJECTS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AACCG4135D, having CIN No. U70101WB2005PTC104332, represented herein by its Authorised Signatory Mr.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: **700091**, P.O: Sech Bhavan, P.S: East Bidhannagar,

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Details of the Owners	Address for Notice
Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Rahara, P.O - Rahara P.S – Khardaha, Kolkata – 700118 duly authorized vide board resolution dated 12/12/2023.	
LUSH ESTATES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhawan, P.S: East Bidhannagar, having Income Tax PAN No. AABCL1947P, having CIN No. U70101WB2006PTC106630, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Rahara, P.O - Rahara P.S – Khardaha, Kolkata – 700118 duly authorized vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhawan, P.S: East Bidhannagar.
RAULI TREES MERCHANTS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhawan, P.S: East Bidhannagar, having Income Tax PAN No. AADCR4939H, having CIN No. U51109WB2006PTC110579, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Rahara, P.O - Rahara P.S – Khardaha, Kolkata –	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhawan, P.S: East Bidhannagar.

Details of the Owners	Address for Notice
700118 duly authorised vide board resolution dated 12/12/2023.	
RIBBON FARMS PROJECTS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AADCR3139H, having CIN No. U70101WB2006PTC108777, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Baksitala Rahara, P.O - Rahara P.S – Kharduha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, **Salt** Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,
SHIMMER LAND COMMERCIAL PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AAECS5085Q, having CIN No. U51109WB2006PTC110078, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Baksitala Rahara, P.O - Rahara P.S – Kharduha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,
SNOW FLOWER SALES PRIVATE LIMITED, a company incorporated under the provisions of the Companies	

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ADDITIONAL REGISTRAR
OF ASSURANCES

14 DEC 2023

Details of the Owners	Address for Notice
Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AAKCS3080M, having CIN No. U51109WB2006PTC110580, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Rahara, P.O – Rahara P.S – Kharidaha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,
SWAN LAKE COMMERCIAL PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AAKCS5081L, having CIN No. U51109WB2006PTC110630, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Bakultala Rahara, P.O – Rahara P.S – Kharidaha, Kolkata – 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,
VANILLA FIELDS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AACCV2632E, having CIN No.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,

ADDITIONAL REGISTRAR
OF ASSURANCES - KATA

14 DEC 2023

Details of the Owners	Address for Notice
U51900WB2006PTC108249, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Babultala Rahara, P.O - Rahara P.S - Khardaha, Kolkata - 700118 duly authorised vide board resolution dated 12/12/2023.	
ANCHOR INFRASTRUCTURES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar, having Income Tax PAN No. AAGCA1325D, having CIN No. U70101WB2005PTC109629, represented herein by its Authorised Signatory Mr. Somnath Roy [PAN: ATCPR5295F] [Aadhaar No: 406017678301] son of Soumen Roy, by faith Hindu, by Occupation Service, by nationality Indian, residing at Regent Park, Babultala Rahara, P.O - Rahara P.S - Khardaha, Kolkata - 700118 duly authorised vide board resolution dated 12/12/2023.	DN 37, Sector V, Salt Lake, North 24 Parganas, PIN: 700091, P.O: Sech Bhavan, P.S: East Bidhannagar,

SCHEDULE - II

"Initial Property"

All that piece and parcel of land, comprising of dag numbers under different khatian numbers, details of which are more particularly mentioned in table hereinbelow situated at District: 24 Parganas (North), Mouza: Geonguri and Keshinathpur, Police Station: Rajarhat, West Bengal, JL Numbers: 37 and 39;

Sl. No.	RS & SL Dag No.	Area (In Decimal)
Anchor Infrastructure Pvt. Ltd. [Khatian No.1557]		
1.	570	13
2.	591	1
	Total	**14**
Blue Orchid Projects Pvt. Ltd. [Khatian No. 1208 & 1592]		
1.	608	7
2.	653	7.43
3.	671	11.42
4.	674	10
5.	680	1.5
6.	721	3.33
7.	723	2.25
8.	747	31
9.	806	0.88
10.	814	4
11.	819	16
12.	906	14.5
13.	912	0.62
14.	932	19.52
15.	944	3.33
16.	984	0.72
17.	994	3.13
18.	995	1.62
19.	1007	20
20.	1010	4
21.	1013	5.38

Sl. No.	RS & RL Dag No.	Area (In Decimal)
22.	1039	2.33
23.	1120	7.38
24.	1130	5.87
25.	1139	6.75
26.	1146	16
27.	1149	1.5
28.	1584	43.8
	Total	**251.06**
Canopy Projects Pvt. Ltd. [Khatian No. 1082]		
1.	604	10
2.	608	32
3.	611	40
4.	77	1
5.	78	10
6.	83	33
7.	85	4
8.	97	1
9.	98	20
10.	458	18
11.	462	10
12.	463	12
13.	464	10.4
14.	465	10
15.	466	3
16.	474	12
17.	475	1

1

Sl. No.	RS & SL Dag No.	Area (In Decimal)
18.	480	33
19.	481	3
20.	547	11
21.	548	3.75
22.	550	6
23.	551	2
24.	557	8
	Total	**284.15**
Ferns Forest Sales Pvt. Ltd. [Khatian No.1162]		
1.	656	6
2.	672	5
3.	674	4.64
4.	680	2.03
5.	688	6.5
6.	692	20.25
7.	694	1.32
8.	695	2.10
9.	696	5
10.	700	28
11.	703	9.5
12.	704	2.06
13.	709	0.87
14.	713	3.13
15.	714	33
16.	736	29.05
17.	754	35

Sl. No.	RS & SL Dag No.	Area (In Decimal)
18.	755	17
19.	779	32.5
20.	783	12
21.	785	11.87
22.	788	17.12
23.	789	25.67
24.	790	1.58
25.	791	3.58
26.	792	8.2
27.	794	11
28.	796	0.25
29.	800	11.17
30.	801	7.14
31.	809	5
32.	812	4
33.	815	17.14
34.	816	7.13
35.	819	13.34
36.	826	12
37.	904	2.93
38.	905	14
39.	910	3.05
40.	913	16.87
41.	914	1
42.	915	5.84
43.	916	18.75
44.	935	65.57

1

Sl. No.	RS & RL Dag No.	Area (In Decimal)
45.	936	2.25
46.	937	20
47.	939	2.28
48.	941	21
49.	942	3.14
50.	944	10
51.	945	2.8
52.	983	13
53.	984	0.33
54.	985	1
55.	986	11
56.	996	1.45
57.	1006	30.66
58.	1007	10
59.	1012	15.17
60.	1016	25.08
61.	1107	12
62.	1108	3.28
63.	1112	1.66
64.	1114	1.12
65.	1118	23
66.	1121	26.57
67.	1137	2.25
68.	1138	12.5
69.	1150	15.85
	Total	**806.5**

Sl. No.	RS & RL Dag No.	Area (In Decimal)
Green Block Projects Pvt. Ltd. [Khatian No. 1558]		
1.	777	120
2.	781	39
	Total	**159**
Green Grid Projects Pvt. Ltd. [Khatian No. 1083]		
1.	607	5
2.	612	8
3.	655	9
4.	684	5.25
5.	746	0.99
6.	747	10.45
7.	754	18
8.	904	0.74
9.	910	0.78
10.	936	1.38
11.	945	1.42
12.	68	3
13.	84	3
14.	90	1
15.	91	4
16.	92	1
17.	93	3
18.	94	3
19.	95	1
20.	96	6
21.	97	1

1

Sl. No.	BS & RL Dag No.	Area (In Decimal)
22.	481	4
23.	541	3
24.	543	4
25.	548	1.5
26.	559	14
27.	566	8
28.	614	14
	Total	**135.51**
Lush Estates Pvt. Ltd. [Khatian No.1124]		
1.	604	45
2.	608	20
3.	609	8
4.	610	5
5.	611	41
6.	612	51
7.	651	3
8.	657	36.14
9.	672	2
10.	674	1
11.	680	0.05
12.	688	2.5
13.	698	8
14.	702	12.5
15.	713	3
16.	732	13.43
17.	735	10.25
18.	736	10

Sl. No.	RS & RL Dag No.	Area (In Decimal)
19.	741	40
20.	745	8.5
21.	749	81
22.	763	2.5
23.	779	2.38
24.	782	13.33
25.	790	3.16
26.	791	3.17
27.	792	5
28.	794	9
29.	803	35
30.	812	5
31.	904	4.77
32.	907	18
33.	910	4.65
34.	912	0.12
35.	936	14.21
36.	945	15.47
37.	953	74
38.	985	1
39.	991	13
40.	994	0.79
41.	995	0.17
42.	996	2.98
43.	1001	15
44.	1005	33
45.	1013	1.38

Sl. No.	RS & RL Dag No.	Area (In Decimal)
46.	1109	32
47.	1114	0.88
48.	1115	4
49.	1120	1.75
50.	1129	36.25
51.	1130	48.37
52.	1137	2
53.	1149	0.38
54.	565	1
55.	567	1
	Total	**802.24**
Rauli Trees Merchants Pvt. Ltd. [Khatian No.1155]		
1.	593	45
2.	594	22
3.	602	11.25
4.	605	7
5.	607	6
6.	691	13
7.	697	9
8.	699	8
9.	701	3.25
10.	702	12.5
11.	706	36
12.	709	3
13.	726	24
14.	736	23

Sl. No.	RS & RL Dag No.	Area (In Decimal)
15.	745	8.5
16.	763	2.5
17.	766	12.5
18.	768	16.86
19.	769	18.74
20.	770	9.7
21.	779	63.12
22.	785	30.2
23.	787	8.74
24.	788	32
25.	789	32.46
26.	790	23.24
27.	791	37.91
28.	792	11
29.	794	4
30.	799	16
31.	939	8
32.	942	11
33.	948	3
34.	952	12
35.	993	2.44
36.	1008	21
37.	1016	39
38.	1147	33
39.	538	2
40.	569	4
	Total	**684.91**

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

14 OCT 2021

Sl. No.	RS & RS. Dag No.	Area (In Decimal)
Ribbon Farms Projects Pvt. Ltd. [Khatian No.1125]		
1.	603	53
2.	604	16
3.	608	16
4.	609	7
5.	610	2
6.	611	20
7.	613	38
8.	651	4
9.	673	1
10.	680	5
11.	703	9
12.	708	7.75
13.	709	6.38
14.	712	19
15.	713	1.14
16.	715	30
17.	735	30.75
18.	736	4.7
19.	785	4
20.	788	51.22
21.	789	55.4
22.	790	7.84
23.	791	10.46
24.	796	1.25
25.	798	18

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

14 OCT 2025

Sl. No.	RS & RL Dag No.	Area (in Decimal)
26.	800	2.86
27.	801	7.14
28.	804	12
29.	805	12.5
30.	808	3
31.	816	43.62
32.	819	10
33.	825	36
34.	904	2.95
35.	907	84
36.	910	3.07
37.	936	5.3
38.	945	5.46
39.	952	18.37
40.	983	9
41.	984	0.28
42.	992	3.75
43.	996	2.64
44.	1000	18.5
45.	1015	12
46.	1016	41.3
47.	1108	2.28
48.	1113	1
49.	1113	3
50.	1114	1.17
51.	1116	9.5
52.	1117	0.1

1

Sl. No.	RS & RL Dag No.	Area (In Decimal)
53.	1119	22.5
54.	1122	3
55.	1129	108.75
56.	1137	4.33
57.	1146	7
58.	1148	1.4
	Total	**876.66**
Shimmer Land Commercial Pvt. Ltd. [Khatian No. 1153]		
1.	608	7
2.	612	5.57
3.	672	4
4.	674	4.36
5.	680	0.58
6.	682	14
7.	688	4
8.	695	2.16
9.	698	1
10.	699	8
11.	704	2.06
12.	706	3.5
13.	713	2.14
14.	720	4.75
15.	725	11
16.	744	11.25
17.	754	17
18.	756	41

Sl. No.	RS & RL Dag No.	Area (In Decimal)
19.	764	3.5
20.	784	13.33
21.	785	33.93
22.	786	65
23.	788	0.71
24.	789	0.66
25.	790	2.4
26.	791	2.4
27.	792	27
28.	794	17
29.	799	16
30.	800	9.5
31.	811	47
32.	815	5.71
33.	826	2
34.	904	5.3
35.	910	5.35
36.	914	6.43
37.	923	7
38.	934	10.5
39.	935	7.6
40.	936	3.01
41.	944	6
42.	945	1.04
43.	984	1.81
44.	996	1.12
45.	1001	8.5

Sl. No.	RS & RL Dag No.	Area (In Decimal)
46.	1005	5.16
47.	1006	5.41
48.	1011	9
49.	1012	15.17
50.	1016	30
51.	1039	7
52.	1040	3
53.	1114	0.04
54.	1137	8.08
55.	592	9
	Total	**545.03**
Snow Flower Sales Pvt. Ltd. [Khatian No. 1148]		
1.	680	36.3
2.	612	22.5
3.	648	55
4.	653	14.72
5.	655	10.63
6.	673	3.34
7.	680	4.29
8.	683	13
9.	684	6.9
10.	687	21
11.	689	8
12.	693	11
13.	694	4.84
14.	698	4

Sl. No.	RS & RL Dag No.	Area (In Decimal)
15.	706	37
16.	707	16
17.	709	2
18.	713	3.54
19.	723	18
20.	725	4.13
21.	732	46.5
22.	767	77
23.	780	17
24.	784	2.67
25.	786	2.83
26.	788	5.54
27.	789	5.5
28.	790	9.4
29.	791	10.97
30.	810	26
31.	812	10.74
32.	815	11.43
33.	818	21.5
34.	826	7.63
35.	904	2.75
36.	908	23.75
37.	909	33
38.	910	3.3
39.	912	2.25
40.	936	12.8
41.	945	10.07

Sl. No.	RS & RL Dag No.	Area (In Decimal)
42.	984	0.17
43.	985	0.6
44.	988	14
45.	994	12.25
46.	995	6.5
47.	996	4.87
48.	1010	12
49.	1016	7.1
50.	1108	3.8
51.	1114	0.04
52.	1117	23
53.	1120	19.96
54.	1128	38
55.	1137	0.08
56.	1145	4.28
57.	348	0.75
	Total	**786.22**
Swan Lake Commercial Pvt. Ltd. [Khatian No. 1152]		
1.	601	10.2
2.	602	3.74
3.	611	19.64
4.	649	26
5.	651	0.34
6.	653	11.25
7.	656	25
8.	673	5

Sl. No.	RS & RL Dag No.	Area (In Decimal)
9.	680	12.21
10.	691	4
11.	698	7
12.	701	4.5
13.	706	27.5
14.	720	1.75
15.	723	5.75
16.	746	6
17.	747	31
18.	766	5
19.	768	5
20.	769	5
21.	770	37
22.	778	5
23.	779	3
24.	790	4.29
25.	791	3.81
26.	804	4
27.	808	2.64
28.	809	5.5
29.	814	12
30.	815	6.72
31.	819	1.5
32.	825	5.62
33.	904	5.93
34.	906	7
35.	910	4.61

1

Sl. No.	RS & RL Dag No.	Area (In Decimal)
36.	911	23
37.	912	1.86
38.	917	15
39.	923	8
40.	933	10.5
41.	934	3.04
42.	936	9.86
43.	938	3.16
44.	939	5.72
45.	942	7.86
46.	944	4
47.	945	8.2
48.	984	2
49.	985	2.03
50.	994	9.39
51.	995	4.86
52.	996	3.41
53.	1001	2.06
54.	1005	5.16
55.	1011	4.5
56.	1013	16.13
57.	1107	12
58.	1113	1.6
59.	1120	22.13
60.	1121	8.86
61.	1122	3.18
62.	1126	9.69

Sl. No.	RS & SL Dag No.	Area (In Decimal)
63.	1127	9.69
64.	1130	17.62
65.	1131	23.5
66.	1145	26.25
67.	1146	3.2
68.	1148	0.4
69.	1149	4.5
70.	1150	5.3
71.	1125/1240	78
72.	1584	4
73.	558	4
	Total	**708.16**
Vanilla Fields Pvt. Ltd. [Khatian No.1123]		
1.	595	28
2.	612	7
3.	613	62.5
4.	649	26
5.	652	29
6.	653	14
7.	655	16.36
8.	656	22
9.	680	0.31
10.	684	10
11.	707	1
12.	708	7.5
13.	713	1
14.	714	2.5

Sl. No.	RS & RL Dag No.	Area (In Decimal)
15.	725	6
16.	733	59
17.	741	40
18.	742	41
19.	743	35
20.	744	3.75
21.	750	41
22.	752	14
23.	753	13
24.	762	13
25.	764	1.25
26.	790	6.05
27.	791	6.05
28.	795	16
29.	803	2.5
30.	904	1.2
31.	910	1.2
32.	936	1.2
33.	945	1.2
34.	1001	1.5
35.	1015	0.5
36.	1114	1.2
37.	1119	0.5
38.	1121	26.57
39.	1137	2.2
40.	1150	15.85
41.	964	0.5

14 DIC 2023

Sl. No.	RS & RL Dag No.	Area (In Decimal)
42.	571	1
	Total	**879.39**

SCHEDULE – III

"Additional Property"

All that piece and parcel of land, comprising of dag numbers under different khatian numbers, details of which are more particularly mentioned in table hereinbelow situated at District: 24 Parganas (North), Mouza: Gerragari and Kashinathpur, Police Station: Rajarhat, West Bengal, JL Numbers: 37 and 39.

Sl. No.	Dag No.	Area (In Decimal)
Anchor Infrastructure Private Limited		
1	591	15.27
Canopy Projects Limited		
2	458	2.82
3	547	1.22
4	557	6.8
Shimmer Land Commercial Private Limited		
5	593	4.5
Snow Flower Sales Private Limited		
6	565	5.83
Sl. No.	**Dag No.**	**Area (In Decimal)**
Rauli Trees Merchants Private Limited		
7	695	7
8	697	4.5
9	697	4.5
10	701	1
11	701	1.25
12	702	12.5
13	709	1.5
14	709	1.5
15	726	24

16	745	8.5
17	763	2.5
18	766	6.25
19	766	6.25
20	768	8.43
21	768	8.43
22	769	9.37
23	769	9.37
24	770	4.85
25	770	4.85
26	779	31.56
27	779	31.56
28	785	21.2
29	787	4.37
30	787	4.37
31	788	15.16
32	789	13.44
33	790	7.33
34	790	3.67
35	791	7.33
36	791	3.67
37	607	8
Shimmer Land Commercial Private Limited		
38	674	4
39	792	16
Snow Flower Sales Private Limited		
40	687	21

SCHEDULE – IV

"Said Property"

All that land measuring about **14.744 Acre** comprised of several L.R Dag numbers, L.R. Khatian numbers, J.L Number and Mouza as morefully and particularly mentioned hereunder, all within jurisdiction of Patharghata Gram Panchayat, District North 24 Parganas, under juriadiction of police station Rajarhat.

Sl	L.R Dag no.	Owner	Mouza	L.R. Khatian no.	Area in Acre	Classification
1	848	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.303	Housing Complex

1

2	649	Swarlaka Commercial Pvt. Ltd.	Garagari	1152	0.200	Township / Bastu
3	649	Vanilla Fields Pvt. Ltd.	Garagari	1129 & 1838	0.169	Township / Bastu
4	653	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.053	Housing Complex / Bastu
5	653	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.106	Housing Complex /Bastu (Housing Complex) / Bastu
6	655	Vanilla Fields Pvt. Ltd.	Garagari	1133 & 1838	0.046	Housing Complex /Bastu (Housing Complex) / Bastu
7	656	Swarlaka Commercial Pvt. Ltd.	Garagari	1152	0.230	Housing Complex / Bastu
8	654	Vanilla Fields Pvt. Ltd.	Garagari	1133 & 1838	0.121	Housing Complex / Bastu
9	657	Lush Estates Pvt. Ltd.	Garagari	1134	0.221	Housing Complex / Bastu
10	671	Blue Orchid Projects Pvt. Ltd.	Garagari	1208 & 3017	0.042	Township
11	672	Terra Forest Sales Pvt. Ltd.	Garagari	1162	0.051	Housing Complex / Bastu
12	672	Lush Estates Pvt. Ltd.	Garagari	1134	0.002	Housing Complex / Bastu
13	674	Blue Orchid Projects Pvt. Ltd.	Garagari	1208 & 3017	0.100	Housing Complex / Township / Bastu
14	674	Lush Estates Pvt. Ltd.	Garagari	1134	0.008	Housing Complex / Township / Bastu
15	680	Swarlaka Commercial Pvt. Ltd.	Garagari	1152	0.050	Township / Housing Complex / Bastu
16	682	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.089	Bastu
17	683	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.042	Housing Complex
18	684	Green Grid Projects Pvt. Ltd.	Garagari	1083	0.055	Housing Complex / Bastu (Housing Complex) / Bastu
19	684	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.085	Housing Complex / Bastu (Housing Complex) / Bastu
20	684	Vanilla Fields Pvt. Ltd.	Garagari	1133 & 1838	0.054	Housing Complex / Bastu (Housing Complex) / Bastu
21	687	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.017	Bastu
22	688	Terra Forest Sales Pvt. Ltd.	Garagari	1162	0.052	Housing Complex / Bastu
23	689	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.069	Housing Complex
24	690	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.017	Bastu

ADDITIONAL REGISTRAR
OF ASSURANCES

14 DEC 2023

25	691	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.039	Township
26	693	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.048	Housing Complex
27	701	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.012	Township / Bastu
28	702	Lush Estates Pvt. Ltd.	Garagari	1124	0.016	Housing Complex / Bastu
29	703	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.043	Housing Complex
30	706	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.338	Housing Complex / Bastu
31	707	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.118	Bastu / Housing Complex
32	708	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.078	Housing Complex
33	708	Vanilla Fields Pvt. Ltd.	Garagari	1123 & 1838	0.075	Housing Complex
34	709	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.009	Housing Complex / Township / Bastu
35	709	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.090	Housing Complex / Township / Bastu
36	709	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.004	Housing Complex / Township / Bastu
37	709	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.018	Housing Complex / Township / Bastu
38	712	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.006	Housing Complex
39	713	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.026	Housing Complex / Township
40	713	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.011	Housing Complex / Township
41	713	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.016	Housing Complex / Township
42	713	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.061	Housing Complex / Township
43	713	Vanilla Fields Pvt. Ltd.	Garagari	1123 & 1838	0.016	Housing Complex / Township
44	714	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.111	Housing Complex
45	715	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.309	Housing Complex
46	722	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.037	Housing Complex / Bastu
47	721	Blue Orchid Projects Pvt. Ltd.	Garagari	1208 & 3017	0.033	Township
48	723	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.161	Housing Complex / Bastu
49	788	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.008	Housing Complex

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 OCT 2025

50	784	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.033	Housing Complex
51	785	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.116	Housing Complex / Township
52	785	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.301	Housing Complex / Township
53	786	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.415	Housing Complex
54	787	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.097	Bastu
55	788	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.039	Housing Complex / Bastu
56	788	Ribbon Ferns Projects Pvt. Ltd.	Garagari	1125	0.306	Housing Complex / Bastu
57	788	Ribbon Ferns Projects Pvt. Ltd.	Garagari	1125	0.260	Housing Complex / Bastu
58	790	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.109	Housing Complex / Township
59	791	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.086	Housing Complex / Township
60	792	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.037	Housing Complex / Bastu
61	792	Lush Estates Pvt. Ltd.	Garagari	1124	0.040	Housing Complex / Bastu
62	792	Rauli Trees Merchants Pvt. Ltd.	Garagari	1155	0.040	Housing Complex / Bastu
63	792	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.027	Housing Complex / Bastu
64	795	Vanilla Fields Pvt. Ltd.	Garagari	1123 & 1838	0.037	Bastu
65	809	Lush Estates Pvt. Ltd.	Garagari	1124	0.139	Housing Complex
66	815	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.257	Housing Complex / Township
67	816	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.013	Housing Complex / Bastu
68	816	Ribbon Ferns Projects Pvt. Ltd.	Garagari	1125	0.558	Housing Complex / Bastu
69	818	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.118	Bastu
70	825	Ribbon Ferns Projects Pvt. Ltd.	Garagari	1125	0.134	Housing Complex
71	826	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.061	Bastu / Housing Complex
72	904	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.038	Township / Housing Complex / Bastu (Housing Complex) / Bastu
73	904	Green Grid Projects Pvt. Ltd.	Garagari	1069	0.007	Township / Housing Complex / Bastu (

						Housing Complex) / Bastu
74	904	Lush Estates Pvt. Ltd.	Garagari	1124	0.025	Township / Housing Complex / Bastu (Housing Complex) / Bastu
75	904	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.030	Township / Housing Complex / Bastu (Housing Complex) / Bastu
76	904	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.038	Township / Housing Complex / Bastu (Housing Complex) / Bastu
77	905	Farms Forest Sales Pvt. Ltd.	Garagari	1162	0.118	Housing Complex
78	906	Blue Orchid Projects Pvt. Ltd.	Garagari	1209 & 2017	0.065	Township / Bastu
79	907	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.422	Housing Complex
80	908	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.215	Township
81	909	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.046	Housing Complex
82	910	Canopy Projects Pvt. Ltd.	Garagari	1082	0.030	Housing Complex / Township / Bastu (Housing Complex) / Bastu
83	913	Farms Forest Sales Pvt. Ltd.	Garagari	1162	0.034	Housing Complex / Bastu
84	914	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.052	Housing Complex / Bastu
85	917	Swarlake Commercial Pvt. Ltd.	Garagari	1152	0.005	Township
86	922	Shimmerland Commercial Pvt. Ltd.	Garagari	1153 & 1839	0.075	Township / Bastu
87	923	Swarlake Commercial Pvt. Ltd.	Garagari	1152	0.016	Township / Bastu
88	933	Swarlake Commercial Pvt. Ltd.	Garagari	1152	0.052	Housing Complex / Bastu
89	935	Farms Forest Sales Pvt. Ltd.	Garagari	1162	0.401	Housing Complex / Bastu
90	936	Lush Estates Pvt. Ltd.	Garagari	1124	0.150	Housing Complex / Township / Bastu (Housing Complex) / Bastu
91	936	Ribbon Farms Projects Pvt. Ltd.	Garagari	1125	0.056	Housing Complex / Township / Bastu (Housing Complex) / Bastu

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1 - 22 2023

92	936	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.039	Housing Complex / Township / Bastu (Housing Complex) / Bastu
93	937	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.134	Township / Bastu
94	938	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.012	Housing Complex
95	939	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.013	Housing Complex / Township
96	944	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.100	Township / Housing Complex / Bastu
97	944	Shimmerland Commercial Pvt. Ltd.	Garagari	1155 & 1859	0.065	Township / Housing Complex / Bastu
98	945	Lush Estates Pvt. Ltd.	Garagari	1124	0.115	Housing Complex / Township / Bastu (Housing Complex) / Bastu
99	945	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.112	Housing Complex / Township / Bastu (Housing Complex) / Bastu
100	945	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.093	Housing Complex / Township / Bastu (Housing Complex) / Bastu
101	994	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.122	Housing Complex / Bastu
102	995	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.085	Housing Complex / Bastu
103	995	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.007	Housing Complex / Bastu
104	996	Lush Estates Pvt. Ltd.	Garagari	1124	0.019	Housing Complex / Township / Bastu
105	996	Ribbon Farm Projects Pvt. Ltd.	Garagari	1125	0.038	Housing Complex / Township / Bastu
106	996	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.036	Housing Complex / Township / Bastu
107	1001	Lush Estates Pvt. Ltd.	Garagari	1124	0.149	Housing Complex / Bastu
108	1001	Shimmerland Commercial Pvt. Ltd.	Garagari	1155 & 1839	0.085	Housing Complex / Bastu
109	1001	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.004	Housing Complex / Bastu
110	1001	Vanilla Fields Pvt. Ltd.	Garagari	1133 & 1838	0.014	Housing Complex / Bastu
111	1005	Lush Estates Pvt. Ltd.	Garagari	1124	0.178	Housing Complex / Bastu
112	1006	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.105	Housing Complex

113	1007	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.067	Housing Complex
114	1008	Rauli Trees Merchants Pvt. Ltd.	Garagari	1150	0.004	Township / Housing Complex
115	1010	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.105	Housing Complex / Township
116	1016	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.248	Housing Complex / Basti
117	1016	Rauli Trees Merchants Pvt. Ltd.	Garagari	1150	0.383	Housing Complex / Basti
118	1016	Ribbon Farm Projects Pvt. Ltd.	Garagari	1125	0.243	Housing Complex / Basti
119	1017	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.120	Township / Housing Complex
120	1037	Swanlake Commercial Pvt. Ltd.	Garagari	1151	0.081	Township / Housing Complex
121	1109	Lush Estates Pvt. Ltd.	Garagari	1124	0.169	Housing Complex
122	1115	Lush Estates Pvt. Ltd.	Garagari	1124	0.038	Housing Complex
123	1117	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.079	Basti
124	1118	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.096	Housing Complex
125	1119	Ribbon Farm Projects Pvt. Ltd.	Garagari	1125	0.162	Basti
126	1120	Swanlake Commercial Pvt. Ltd.	Garagari	1151	0.278	Housing Complex / Township
127	1121	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.266	Housing Complex
128	1121	Vanilla Fields Pvt. Ltd.	Garagari	1123 & 1838	0.104	Housing Complex
129	1126	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.047	Housing Complex / Basti
130	1127	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.008	Housing Complex / Basti
131	1128	Snow Flowers Sales Pvt. Ltd.	Garagari	1148	0.330	Housing Complex
132	1129	Ribbon Farm Projects Pvt. Ltd.	Garagari	1125	1.035	Housing Complex
133	1131	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.072	Township
134	1137	Ferns Forest Sales Pvt. Ltd.	Garagari	1162	0.014	Housing Complex / Township
135	1137	Ribbon Farm Projects Pvt. Ltd.	Garagari	1125	0.005	Housing Complex / Township
136	1137	Shimmerland Commercial Pvt. Ltd.	Garagari	1133 & 1838	0.010	Housing Complex / Township
137	1145	Swanlake Commercial Pvt. Ltd.	Garagari	1152	0.130	Housing Complex / Township
138	1146	Blue Orchid Projects Pvt. Ltd.	Garagari	1208 & 2017	0.129	Housing Complex / Township / Basti

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139	1147	Rauli Trees Merchants Pvt. Ltd.	Garage1	1153	0.195	Housing Complex
140	1151	Ferns Forest Sales Pvt. Ltd.	Garage1	1152	0.159	Housing Complex
141	1150	Swaraksha Commercial Pvt. Ltd.	Garage1	1151	0.041	Housing Complex
142	1123 / 1245	Swaraksha Commercial Pvt. Ltd.	Garage1	1151	0.168	Roads
	Total				16.744	

SCHEDULE – V

"Powers"

(Powers of Development Manager exercisable for the development of Project)

1. To receive possession of the Said Property from the Owners/Existing Developers and to hold, manage and maintain such possession till the Completion of the Project and the transfer of the Saleable Area to the Purchasers as envisaged in the Agreement;

2. To enter into, hold and defend possession of the Said Property and every part thereof and also to manage, maintain and administer the Said Property and all buildings and constructions to be constructed therein and every part thereof, affix board, put the barbed wire fencing or construct a compound wall on the Said Property or any portion thereof as per demarcation thereof and to make all payments for getting the work done;

3. To warn off and prohibit any trespassers on the Said Property or any parts thereof and to take appropriate steps, whether by legal action or otherwise;

4. To apply, obtain and maintain in the name of the Owners/Existing Developers all permissions, approvals, registrations and consents as may be required from time to time under Applicable Law (including RERA) for the construction and development of the Project and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Owners/Existing Developers before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations;

5. To make and prepare and/or cause to be made and prepared all such layout, sub-division, building plans, specifications and designs, as

may be necessary, required and advisable at the discretion of the New Developer for the purpose of constructing the buildings on the Said Property and developing the Project and to get sanction for the same from the authorities concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the New Developer and to pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the municipality and/or other authorities concerned;

6. To apply for and obtain all such approvals, consents, permissions, registrations, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the Applicable Laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc. of the sanctioned plan, commencement and completion of construction of the building(s) on the Said Property and development of the Project;

7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the Project and/or the Saleable Area and/or Said Property and/or to make alterations therein and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper;

8. To pay all rates, taxes, charges, expenses and other outgoings whatsoever in the names and on behalf of Owners/Existing Developers for and on account of the Said Property or any part thereof and/or development thereof and similarly to receive all incomings receivable for and on account of the Said Property or the Project any part thereof;

9. To receive the receivables of the Project/Saleable Area from the Purchasers in the Project Accounts (as defined in this Agreement) and to operate the Project Accounts in terms of the Agreement and to sign receipts in favour of the Purchasers for and on behalf of the Owners/Existing Developers;

10. To insure the Said Property and/or the proposed Project and Saleable Area to be constructed thereon against damages, fire, tempest, riots, civil commotions, floods, earthquake or otherwise and to lodge claims and also receive all insurance claims and moneys and for that purpose to pay the premium and do all acts and things as the New Developer may deem fit and proper;

11. To commence, prosecute, enforce, defend, answer, and oppose all actions and other legal proceedings and demands, existing or otherwise, touching any of the matters concerning the Said Property or any part thereof and/or development thereof and/or construction of Project thereon including relating to acquisition and/or requisition and/or attachment in respect of the Said Property or any part thereof and if the Owners/Existing Developers think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any court civil or criminal or revenue;

12. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memorandum of appeal or any other document or paper in any proceedings concerning the Said Property or in any way connected with the development thereof;

13. To deposit and withdraw fees, documents and moneys in and from any courts and/or any other person or authority and give valid receipts and discharges thereof;

14. For all or any of the purpose hereinbefore stated to appear and represent the Owners/Existing Developers before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning the Said Property and/or structures, Saleable Area and buildings to be developed on the Said Property;

15. To appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the New Developer may deem fit and proper, for construction, completion of the Project, Saleable Area and buildings to be developed on the Said Property;

16. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the Said Property in accordance with the sanctioned plans and approved specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;

17. To market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the New Developer may deem fit and to finalise the format of agreements for transfer of Saleable Area to the prospective transferees at and for such price or consideration and upon such terms and conditions as the New Developer shall deem fit and proper and to do all such necessary acts and things as may be necessary or proper in that behalf, including handing over of

possession of the Saleable Area to the Purchasers;

18. To launch the Project in accordance with Applicable Laws and make booking, take advances and/ or, exercise full, exclusive right and authority for marketing, in respect of all the Saleable Area to be developed on the Said Property, and finalise the format of agreements to be entered into with such Purchasers for sale, transfer of Saleable Area, and on such marketing, or transfer, to receive considerations and give receipts and hand over possession, use or occupation of the Saleable Area;

19. To manage the Project and the Common Areas constructed upon the Said Property till Completion of the Project. Also form the Association at its costs and expenses and thereafter transfer/assign the Common Areas and its right of maintenance to the Association and to retain all benefits, consideration etc. accruing from such maintenance of the Project in trust for the Association and handover the same to the Association on its formation;

20. To execute for and on behalf of the Owners/Existing Developers all necessary, legal and statutory writings, deeds, conveyance, agreements and documentations in connection with all the marketing, therein of the Saleable Area;

21. To make applications to the government or semi-government authorities for grants, subsidies, quotas, permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute necessary petitions, applications and writings including undertakings and bonds and to furnish necessary deposits for the same;

22. To cause the survey as also measurement of the Said Property by the local Said Property revenue staff members or other Central or State government agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Said Property at such costs and such terms and in such manner as the New Developer shall think proper;

23. To finalise the format and have it signed, executed, entered into, modified, cancelled, altered, drawn, approved all deeds, conveyances and agreements for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the Saleable Area and the Said Property or any part

thereof to the Purchasers and to receive premium/considerations, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same;

24. To empower on behalf of and in the names of the Owners/Existing Developers and to represent their interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local act, rules, regulations or bye-laws and also to appear before any public or government officer or other authorities whosoever;

25. To apply for refund of deposits made or to be made with the concerned authorities and receive such refunds;

26. To nominate, appoint, engage and authorize solicitors, advocates, income-tax and sales tax practitioners, chartered accountants, Architects, surveyors, engineers, Contractors, sub-contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges;

27. In connection with or relating to the Said Property and the Project to take action against any person or tenants, occupiers, etc. if any, in any court and to represent the Owners/Existing Developers in any court of law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Owners/Existing Developers from time to time as may be found necessary and proper by the New Developer and/or enter into any agreement relating to development of the Said Property or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and purposes aforesaid to appoint advocates(s), solicitors and counsel and to sign vakalatnama and/or authorizations on behalf of the Owners/Existing Developers ;

28. To appear before Notary Public, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein;

29. To grant "No Objection Certificate" to the Purchasers for the purpose of obtaining loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Saleable Area in the Project and the proportionate interests in the Said Property and creating mortgage of their respective Saleable Area;

30. To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid;

31. To appear and represent the Owners/Existing Developers before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained;

32. to generally to do all other acts, deeds, matters and things concerning and in respect of development of the Said Property and/or construction of Project thereon to be carried out by the New Developer on the Said Property and to fully effectuate the Agreement, provided that nothing contained herein shall authorize the New Developer to act in contravention of the provisions of the Agreement and/or allow the New Developer to exceed the authority granted under the Agreement;

33. And for effectively performing and executing all the matters and things aforesaid, the Owners/Existing Developers hereby further grant unto the New Developer full power and absolute authority to substitute and appoint in its place on such terms as the New Developer shall think fit, one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other/s in place of such attorney as the New Developer shall, from time to time, think fit and proper, subject to the New Developer being fully and completely responsible for all acts and omissions of such attorneys.

The Owners/Existing Developers hereby agree and undertake to allow, ratify and confirm all and whatever acts, deeds, things which the New Developer shall lawfully do or cause to be done on and in respect of the Said Property and/or development of the Project and/or construction/development/ of Saleable Area thereat as aforesaid by virtue of these presents.

The Owners/Existing Developers further declare that this power so granted shall not be revoked, so long as the acts of the New Developer are in accordance with the terms and conditions of these presents unless the Agreement is terminated earlier.

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IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing on the day and year first hereinabove written.

OWNERS:

Blue Orchid Projects Pvt. Ltd.

Authorised Signatory

Executed and Delivered on behalf of Blue Orchid Projects Private Limited at Kolkata:

Blue Orchid Projects Private Limited

Canopy Projects Ltd.

Authorised Signatory

Executed and Delivered on behalf of Canopy Projects Limited at Kolkata:

Canopy Projects Limited

Ferns Forest Sales Pvt. Ltd.

Authorised Signatory

Executed and Delivered by Ferns Forest Sales Private Limited at Kolkata:

Ferns Forest Sales Private Limited

Green Block Projects Pvt. Ltd.

Authorised Signatory

Executed and Delivered on behalf of Green Block Projects Private Limited at Kolkata:

Green Block Projects Private Limited

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	Green Grid Projects Pvt. Ltd. *Authorised Signatory*
Executed and Delivered on behalf of Green Grid Projects Private Limited at Kolkata:	Green Grid Projects Private Limited
	Lush Estates Pvt. Ltd. *Authorised Signatory*
Executed and Delivered on behalf of Lush Estates Private Limited at Kolkata:	Lush Estates Private Limited
	Rauli Trees Merchants Pvt. Ltd. *Authorised Signatory*
Executed and Delivered on behalf of Rauli Trees Merchants Private Limited at Kolkata:	Rauli Trees Merchants Private Limited
	Ribbon Farms Projects Pvt. Ltd. *Authorised Signatory*
Executed and Delivered on behalf of Ribbon Farms Projects Private Limited at Kolkata:	Ribbon Farms Projects Private Limited
	Shimmer Land Commercial Pvt. Ltd. *Authorised Signatory*
Executed and Delivered on behalf of Shimmer Land Commercial Private Limited at Kolkata:	Shimmer Land Commercial Private Limited

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Snow Flower Sales Pvt. Ltd.

Authorised Signatory

Executed and Delivered on behalf of Snow Flower Sales Private Limited at Kolkata:

Snow Flower Sales Private Limited

Swan Lake Commercial Pvt. Ltd.

Authorised Signatory

Executed and Delivered on behalf of Swan Lake Commercial Private Limited at Kolkata:

Swan Lake Commercial Private Limited

Vanilla Fields Pvt. Ltd.

Authorised Signatory

Executed and Delivered on behalf of Vanilla Fields Private Limited at Kolkata:

Vanilla Fields Private Limited

Anchor Infrastructure Pvt. Ltd.

Authorised Signatory

Executed and Delivered on behalf of Anchor Infrastructure Private Limited at Kolkata:

Anchor Infrastructure Private Limited

DEVELOPERS:

SATTYAHOMES DEVELOPMENT PVT. LTD.

Director

Executed and Delivered by the Sattyahomes Development Private Limited at Kolkata:

Sattyahomes Development Private Limited

Satytower Affordables Projects Pvt. Ltd.

Director

Executed and Delivered by the Satyatower Affordables Projects Private Limited at Kolkata

Satyatower Affordables Projects Private Limited

NEW DEVELOPER:

For Ambuja Housing & Urban Infrastructure Co. Ltd.

Executed and Delivered by Ambuja Housing and Urban Infrastructure Company Limited at Kolkata

Authorised Signatory/ies
Ambuja Housing and Urban Infrastructure Company Limited

All in the presence of:

1. Anjan Banerjee Chowdhury
   4 C Police Police Court
   Kol - 27
2. Balaram Chakraborty
   6, old post office Street
   Kol - 1

Drafted by me and prepared in my office:
(Anirban Chatterjee)

Anirban Chatterjee

Advocate
Enrolment No: WB/340/2010
Narayantala East, Bagaibati,
Kolkata 700159

ANNEXURE - A

No. /MWHIDCO/Plng/Plng Area/E/0809/ 2018 Date – 05.09.2023

To
M/s Sadgatihomes Development Pvt. Ltd.
3C, Middleton Street, Ground Floor
Kolkata – 700071

Sub. : - Development Permission for the proposed 'Skill Development City' Project comprising 55.268 Acres of land in Gerenagari and Kashinathpur Mouzas, J L Nos. 37 & 39 respectively

Sir,

In pursuance of the approval of the Standing Committee of Cabinet on Industry, Infrastructure and Employment in their 38th meeting held on 02.05.2023, as communicated by the UD & HA Department, GoWB vide their Letter No. 813 T&CP/C 2/3A-09/2023 dated 15th May, 2023, Development Permission is hereby accorded for the proposed 'Skill Development City' Project comprising 55.268 Acres of land in Gerenagari and Kashinathpur Mouzas, J L Nos. 37 & 39 respectively, consequent upon receipt of requisite fees as demanded by WBHIDCO in terms of notice no. 61/LHIDCO/Plng/Plng Area/E/0809/2018 (Vol. 2) dated 07.08.2023 amounting to Rs. 4,08,46,860.52 (Rupees Four Crore Eight Lac Forty Six Thousand Six Hundred Sixty and Fifty Two Paise) only including 18% GST through RTGS on 24th August, 2023.

This Development Permission is issued with the understanding that all the statutory norms of the West Bengal Town and Country (Planning and Development) Act, 1979 and Rules framed there-under shall be observed during execution of the Project. In case of any violation of the said Act and Rules, this Development Permission would be liable to be revoked.

A copy of the approved Master Plan of the Project is enclosed herewith.

This letter is issued with the approval of the Competent Authority of WBHIDCO.

Yours faithfully,

Encls. : - Approved Master Plan

Director General (Plng)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)
"HIDCO BHABAN", Premises No. : 10 - 115, Bidhan Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6877/6878, Fax No. : (033) 2324-6855/5816/6809, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

ANNEXURE - B

No.	Dated	Authority	Permission
1.	25-02-2021	S.W.C.D Barasat	Bore Well Permission
2	05-09-2021	HIDCO	Development Permission

Satyajeet Affordables Projects Pvt. Ltd.

Director

SATYAMHOMES DEVELOPMENT PVT. LTD.

Director

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Lush Estates Pvt. Ltd.

Authorised Signatory

Canopy Projects Ltd.

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

For Ambuja Housing & Urban Infrastructure Co. Ltd.

Authorised Signatory/ies

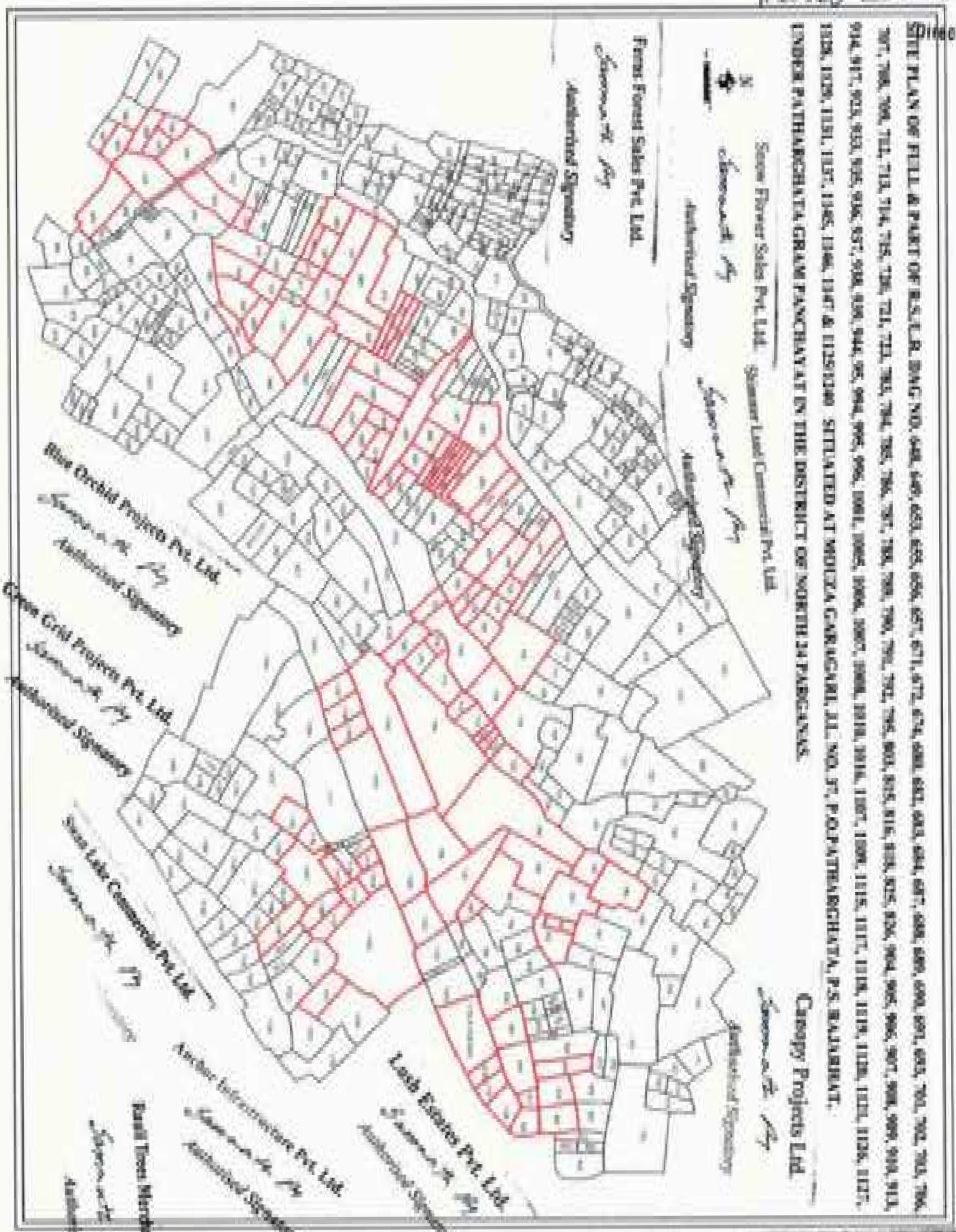
Satyatower Affordables Projects Pvt. Ltd.

Director

SATTYAAHOMES DEVELOPMENT PVT. LTD.

Director

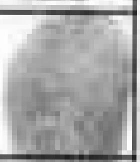
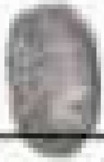
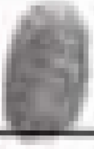
ANNEXURE - C



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

1 6 MAY 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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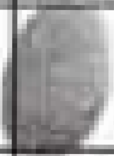
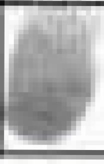
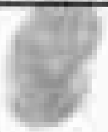
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

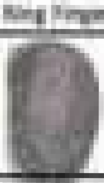
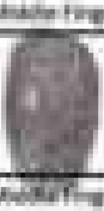
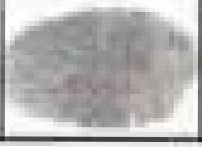
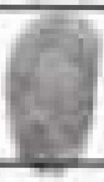
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 DEC 2023

Major Information of the Deed

Deed No :	I-1902-17718/2023	Date of Registration	18/12/2023
Query No / Year	1902-2003045374/2023	Office where deed is registered	
Query Date	11/12/2023 3:12:15 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANIRBAN CHATTERJEE HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830700012, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,01,53,333/-]	
Set Forth value		Market Value	
		Rs. 23,35,29,120/-	
Stamp Duty Paid(SD)		Registration Fee Paid	
Rs. 75,071/- (Article:48(g))		Rs. 5,01,545/- (Article:E, E, E, B, M(a), M(b), I)	
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari, J.L.No: 37, Pin Code : 700139

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-648 (RS :-)	LR-1148	Bastu	Bastu	0.303 Acre		47,99,520/-	Property is on Road
L2	LR-649 (RS :-)	LR-1152	Bastu	Bastu	0.26 Acre		41,18,400/-	Property is on Road
L3	LR-649 (RS :-)	LR-1123	Bastu	Bastu	0.169 Acre		26,76,840/-	Property is on Road
L4	LR-652 (RS :-)	LR-1148	Bastu	Bastu	0.055 Acre		8,71,200/-	Property is on Road
L5	LR-652 (RS :-)	LR-1148	Bastu	Bastu	0.106 Acre		16,79,040/-	Property is on Road
L6	LR-655 (RS :-)	LR-1123	Bastu	Bastu	0.046 Acre		7,28,640/-	Property is on Road
L7	LR-656 (RS :-)	LR-1152	Bastu	Bastu	0.25 Acre		39,60,000/-	Property is on Road
L8	LR-656 (RS :-)	LR-1123	Bastu	Bastu	0.121 Acre		19,16,640/-	Property is on Road
L9	LR-657 (RS :-)	LR-1124	Bastu	Bastu	0.221 Acre		35,00,640/-	Property is on Road
L10	LR-671 (RS :-)	LR-1208	Bastu	Bastu	0.042 Acre		6,65,280/-	Property is on Road
L11	LR-672 (RS :-)	LR-1152	Bastu	Bastu	0.031 Acre		4,91,040/-	Property is on Road
L12	LR-672 (RS :-)	LR-1124	Bastu	Bastu	0.002 Acre		31,680/-	Property is on Road
L13	LR-674 (RS :-)	LR-1208	Bastu	Bastu	0.1 Acre		15,84,000/-	Property is on Road

L14	LR-674 (RS -)	LR-1124	Bastu	Bastu	0.008 Acre		1,26,720/-	Property is on Road
L15	LR-680 (RS -)	LR-1152	Bastu	Bastu	0.05 Acre		7,92,000/-	Property is on Road
L16	LR-682 (RS -)	LR-1123	Bastu	Bastu	0.089 Acre		14,09,760/-	Property is on Road
L17	LR-683 (RS -)	LR-1148	Bastu	Bastu	0.042 Acre		6,65,280/-	Property is on Road
L18	LR-684 (RS -)	LR-1152	Bastu	Bastu	0.005 Acre		5,71,200/-	Property is on Road
L19	LR-684 (RS -)	LR-1148	Bastu	Bastu	0.065 Acre		10,29,600/-	Property is on Road
L20	LR-684 (RS -)	LR-1123	Bastu	Bastu	0.034 Acre		5,55,360/-	Property is on Road
L21	LR-687 (RS -)	LR-1148	Bastu	Bastu	0.017 Acre		2,69,280/-	Property is on Road
L22	LR-688 (RS -)	LR-1162	Bastu	Bastu	0.052 Acre		8,23,680/-	Property is on Road
L23	LR-689 (RS -)	LR-1148	Bastu	Bastu	0.063 Acre		9,97,920/-	Property is on Road
L24	LR-690 (RS -)	LR-1148	Bastu	Bastu	0.017 Acre		2,69,280/-	Property is on Road
L25	LR-691 (RS -)	LR-1155	Bastu	Bastu	0.039 Acre		6,17,760/-	Property is on Road
L26	LR-693 (RS -)	LR-1148	Bastu	Bastu	0.048 Acre		7,60,320/-	Property is on Road
L27	LR-701 (RS -)	LR-1155	Bastu	Bastu	0.015 Acre		2,37,600/-	Property is on Road
L28	LR-702 (RS -)	LR-1124	Bastu	Bastu	0.016 Acre		2,53,440/-	Property is on Road
L29	LR-703 (RS -)	LR-1162	Bastu	Bastu	0.049 Acre		7,76,160/-	Property is on Road
L30	LR-706 (RS -)	LR-1148	Bastu	Bastu	0.338 Acre		53,53,920/-	Property is on Road
L31	LR-707 (RS -)	LR-1148	Bastu	Bastu	0.118 Acre		18,69,120/-	Property is on Road
L32	LR-708 (RS -)	LR-1125	Bastu	Bastu	0.078 Acre		12,35,520/-	Property is on Road
L33	LR-708 (RS -)	LR-1123	Bastu	Bastu	0.075 Acre		11,88,000/-	Property is on Road
L34	LR-709 (RS -)	LR-1162	Bastu	Bastu	0.009 Acre		1,42,560/-	Property is on Road
L35	LR-709 (RS -)	LR-1155	Bastu	Bastu	0.03 Acre		4,75,200/-	Property is on Road
L36	LR-709 (RS -)	LR-1125	Bastu	Bastu	0.064 Acre		10,13,760/-	Property is on Road
L37	LR-709 (RS -)	LR-1148	Bastu	Bastu	0.018 Acre		2,85,120/-	Property is on Road
L38	LR-712 (RS -)	LR-1125	Bastu	Bastu	0.006 Acre		95,040/-	Property is on Road
L39	LR-713 (RS -)	LR-1162	Bastu	Bastu	0.026 Acre		4,11,840/-	Property is on Road
L40	LR-713 (RS -)	LR-1125	Bastu	Bastu	0.011 Acre		1,74,240/-	Property is on Road

L41	LR-713 (RS :-)	LR-1153	Baslu	Baslu	0.016 Acre		2,53,440/-	Property is on Road
L42	LR-713 (RS :-)	LR-1148	Baslu	Baslu	0.061 Acre		9,66,240/-	Property is on Road
L43	LR-715 (RS :-)	LR-1129	Baslu	Baslu	0.016 Acre		2,53,440/-	Property is on Road
L44	LR-714 (RS :-)	LR-1162	Baslu	Baslu	0.111 Acre		17,58,240/-	Property is on Road
L46	LR-716 (RS :-)	LR-1125	Baslu	Baslu	0.206 Acre		32,63,040/-	Property is on Road
L47	LR-720 (RS :-)	LR-1153	Baslu	Baslu	0.037 Acre		5,86,080/-	Property is on Road
L48	LR-721 (RS :-)	LR-1208	Baslu	Baslu	0.033 Acre		5,22,720/-	Property is on Road
L49	LR-723 (RS :-)	LR-1148	Baslu	Baslu	0.163 Acre		25,81,920/-	Property is on Road
L50	LR-783 (RS :-)	LR-1162	Baslu	Baslu	0.008 Acre		1,26,720/-	Property is on Road
L51	LR-784 (RS :-)	LR-1148	Baslu	Baslu	0.033 Acre		5,22,720/-	Property is on Road
L52	LR-785 (RS :-)	LR-1162	Baslu	Baslu	0.116 Acre		18,37,440/-	Property is on Road
L53	LR-786 (RS :-)	LR-1156	Baslu	Baslu	0.302 Acre		47,83,680/-	Property is on Road
L54	LR-786 (RS :-)	LR-1153	Baslu	Baslu	0.415 Acre		65,73,600/-	Property is on Road
L55	LR-787 (RS :-)	LR-1155	Baslu	Baslu	0.087 Acre		13,78,080/-	Property is on Road
L56	LR-788 (RS :-)	LR-1162	Baslu	Baslu	0.039 Acre		6,17,760/-	Property is on Road
L57	LR-788 (RS :-)	LR-1125	Baslu	Baslu	0.386 Acre		61,07,440/-	Property is on Road
L58	LR-789 (RS :-)	LR-1125	Baslu	Baslu	0.26 Acre		41,18,400/-	Property is on Road
L59	LR-790 (RS :-)	LR-1155	Baslu	Baslu	0.109 Acre		17,26,560/-	Property is on Road
L60	LR-791 (RS :-)	LR-1155	Baslu	Baslu	0.086 Acre		13,62,240/-	Property is on Road
L61	LR-792 (RS :-)	LR-1162	Baslu	Baslu	0.037 Acre		5,86,080/-	Property is on Road
L62	LR-792 (RS :-)	LR-1124	Baslu	Baslu	0.04 Acre		6,33,600/-	Property is on Road
L63	LR-792 (RS :-)	LR-1155	Baslu	Baslu	0.04 Acre		6,33,600/-	Property is on Road
L64	LR-792 (RS :-)	LR-1153	Baslu	Baslu	0.027 Acre		4,27,680/-	Property is on Road
L65	LR-793 (RS :-)	LR-1123	Baslu	Baslu	0.037 Acre		5,86,080/-	Property is on Road
L66	LR-803 (RS :-)	LR-1124	Baslu	Baslu	0.139 Acre		22,01,760/-	Property is on Road
L67	LR-815 (RS :-)	LR-1153	Baslu	Baslu	0.057 Acre		9,02,880/-	Property is on Road
L68	LR-816 (RS :-)	LR-1162	Baslu	Baslu	0.017 Acre		2,69,280/-	Property is on Road

L69	LR-816 (RS -)	LR-1125	Baatu	Baatu	0.339 Acre		53,68,785/-	Property is on Road
L70	LR-818 (RS -)	LR-1148	Baatu	Baatu	0.116 Acre		18,37,440/-	Property is on Road
L71	LR-825 (RS -)	LR-1125	Baatu	Baatu	0.134 Acre		21,22,560/-	Property is on Road
L72	LR-826 (RS -)	LR-1162	Baatu	Baatu	0.061 Acre		9,66,240/-	Property is on Road
L73	LR-904 (RS -)	LR-1162	Baatu	Baatu	0.039 Acre		6,17,760/-	Property is on Road
L74	LR-904 (RS -)	LR-1163	Baatu	Baatu	0.007 Acre		1,10,880/-	Property is on Road
L75	LR-904 (RS -)	LR-1124	Baatu	Baatu	0.025 Acre		3,96,000/-	Property is on Road
L76	LR-904 (RS -)	LR-1125	Baatu	Baatu	0.03 Acre		4,75,200/-	Property is on Road
L77	LR-904 (RS -)	LR-1153	Baatu	Baatu	0.028 Acre		4,43,520/-	Property is on Road
L78	LR-905 (RS -)	LR-1162	Baatu	Baatu	0.119 Acre		18,88,128/-	Property is on Road
L79	LR-906 (RS -)	LR-1209	Baatu	Baatu	0.065 Acre		10,29,600/-	Property is on Road
L80	LR-907 (RS -)	LR-1152	Baatu	Baatu	0.422 Acre		66,84,480/-	Property is on Road
L81	LR-908 (RS -)	LR-1148	Baatu	Baatu	0.215 Acre		34,05,600/-	Property is on Road
L82	LR-909 (RS -)	LR-1149	Baatu	Baatu	0.046 Acre		7,28,640/-	Property is on Road
L83	LR-910 (RS -)	LR-1062	Baatu	Baatu	0.02 Acre		3,16,800/-	Property is on Road
L84	LR-913 (RS -)	LR-1162	Baatu	Baatu	0.034 Acre		5,38,560/-	Property is on Road
L85	LR-914 (RS -)	LR-1153	Baatu	Baatu	0.052 Acre		8,23,680/-	Property is on Road
L86	LR-917 (RS -)	LR-1152	Baatu	Baatu	0.005 Acre		79,200/-	Property is on Road
L87	LR-923 (RS -)	LR-1153	Baatu	Baatu	0.075 Acre		11,88,000/-	Property is on Road
L88	LR-923 (RS -)	LR-1152	Baatu	Baatu	0.016 Acre		2,53,440/-	Property is on Road
L89	LR-933 (RS -)	LR-1152	Baatu	Baatu	0.052 Acre		8,23,680/-	Property is on Road
L90	LR-935 (RS -)	LR-1162	Baatu	Baatu	0.401 Acre		63,51,840/-	Property is on Road
L91	LR-936 (RS -)	LR-1124	Baatu	Baatu	0.15 Acre		23,76,000/-	Property is on Road
L92	LR-936 (RS -)	LR-1129	Baatu	Baatu	0.056 Acre		8,87,040/-	Property is on Road
L93	LR-936 (RS -)	LR-1149	Baatu	Baatu	0.099 Acre		15,52,320/-	Property is on Road
L94	LR-937 (RS -)	LR-1162	Baatu	Baatu	0.134 Acre		21,22,560/-	Property is on Road
L95	LR-938 (RS -)	LR-1152	Baatu	Baatu	0.012 Acre		1,90,080/-	Property is on Road

L96	LR-609 (RS -)	LR-1157	Baatu	Baatu	0.013 Acre		2,05,920/-	Property is on Road
L97	LR-544 (RS -)	LR-1162	Baatu	Baatu	0.1 Acre		15,84,000/-	Property is on Road
L98	LR-944 (RS -)	LR-1103	Baatu	Baatu	0.063 Acre		9,97,920/-	Property is on Road
L99	LR-945 (RS -)	LR-1124	Baatu	Baatu	0.115 Acre		18,21,600/-	Property is on Road
L100	LR-945 (RS -)	LR-1148	Baatu	Baatu	0.112 Acre		17,74,080/-	Property is on Road
L101	LR-945 (RS -)	LR-1157	Baatu	Baatu	0.033 Acre		5,22,720/-	Property is on Road
L102	LR-994 (RS -)	LR-1149	Baatu	Baatu	0.122 Acre		19,32,480/-	Property is on Road
L103	LR-995 (RS -)	LR-1149	Baatu	Baatu	0.065 Acre		10,29,600/-	Property is on Road
L104	LR-995 (RS -)	LR-1152	Baatu	Baatu	0.007 Acre		1,10,880/-	Property is on Road
L105	LR-996 (RS -)	LR-1124	Baatu	Baatu	0.019 Acre		3,00,960/-	Property is on Road
L106	LR-998 (RS -)	LR-1125	Baatu	Baatu	0.028 Acre		4,43,520/-	Property is on Road
L107	LR-998 (RS -)	LR-1149	Baatu	Baatu	0.036 Acre		5,70,240/-	Property is on Road
L108	LR-1001 (RS -)	LR-1124	Baatu	Baatu	0.149 Acre		23,60,160/-	Property is on Road
L109	LR-1001 (RS -)	LR-1153	Baatu	Baatu	0.085 Acre		13,46,400/-	Property is on Road
L110	LR-1001 (RS -)	LR-1152	Baatu	Baatu	0.004 Acre		63,360/-	Property is on Road
L111	LR-1001 (RS -)	LR-1123	Baatu	Baatu	0.014 Acre		2,21,760/-	Property is on Road
L112	LR-1008 (RS -)	LR-1124	Baatu	Baatu	0.178 Acre		28,19,520/-	Property is on Road
L113	LR-1008 (RS -)	LR-1162	Baatu	Baatu	0.103 Acre		16,31,520/-	Property is on Road
L114	LR-1007 (RS -)	LR-1162	Baatu	Baatu	0.087 Acre		13,81,280/-	Property is on Road
L115	LR-1008 (RS -)	LR-1155	Baatu	Baatu	0.004 Acre		63,360/-	Property is on Road
L116	LR-1010 (RS -)	LR-1149	Baatu	Baatu	0.105 Acre		16,63,200/-	Property is on Road
L117	LR-1016 (RS -)	LR-1162	Baatu	Baatu	0.248 Acre		39,29,120/-	Property is on Road
L118	LR-1016 (RS -)	LR-1155	Baatu	Baatu	0.393 Acre		62,25,120/-	Property is on Road
L119	LR-1016 (RS -)	LR-1125	Baatu	Baatu	0.243 Acre		38,49,120/-	Property is on Road
L120	LR-1107 (RS -)	LR-1162	Baatu	Baatu	0.12 Acre		19,00,800/-	Property is on Road
L121	LR-1107 (RS -)	LR-1152	Baatu	Baatu	0.081 Acre		12,83,040/-	Property is on Road
L122	LR-1109 (RS -)	LR-1124	Baatu	Baatu	0.169 Acre		26,76,960/-	Property is on Road

L12 3	LR-1118 (RS -)	LR-1124	Baatu	Baatu	0.036 Acre		6,01,520/-	Property is on Road
L12 4	LR-1117 (RS -)	LR-1148	Baatu	Baatu	0.070 Acre		12,51,360/-	Property is on Road
L12 5	LR-1118 (RS -)	LR-1162	Baatu	Baatu	0.096 Acre		15,20,640/-	Property is on Road
L12 6	LR-1118 (RS -)	LR-1125	Baatu	Baatu	0.162 Acre		25,06,080/-	Property is on Road
L12 7	LR-1120 (RS -)	LR-1152	Baatu	Baatu	0.275 Acre		44,03,520/-	Property is on Road
L12 8	LR-1121 (RS -)	LR-1162	Baatu	Baatu	0.266 Acre		42,13,440/-	Property is on Road
L12 9	LR-1121 (RS -)	LR-1123	Baatu	Baatu	0.149 Acre		23,60,160/-	Property is on Road
L13 0	LR-1126 (RS -)	LR-1152	Baatu	Baatu	0.047 Acre		7,44,480/-	Property is on Road
L13 1	LR-1127 (RS -)	LR-1152	Baatu	Baatu	0.008 Acre		1,26,720/-	Property is on Road
L13 2	LR-1128 (RS -)	LR-1148	Baatu	Baatu	0.2 Acre		31,68,000/-	Property is on Road
L13 3	LR-1129 (RS -)	LR-1125	Baatu	Baatu	1.035 Acre		1,63,94,400/-	Property is on Road
L13 4	LR-1131 (RS -)	LR-1152	Baatu	Baatu	0.072 Acre		11,40,480/-	Property is on Road
L13 5	LR-1137 (RS -)	LR-1162	Baatu	Baatu	0.024 Acre		3,80,160/-	Property is on Road
L13 6	LR-1137 (RS -)	LR-1125	Baatu	Baatu	0.005 Acre		79,200/-	Property is on Road
L13 7	LR-1137 (RS -)	LR-1152	Baatu	Baatu	0.02 Acre		3,16,800/-	Property is on Road
L13 8	LR-1146 (RS -)	LR-1152	Baatu	Baatu	0.13 Acre		20,59,200/-	Property is on Road
L13 9	LR-1146 (RS -)	LR-1208	Baatu	Baatu	0.129 Acre		20,43,360/-	Property is on Road
L14 0	LR-1147 (RS -)	LR-1155	Baatu	Baatu	0.195 Acre		30,88,800/-	Property is on Road
L14 1	LR-1150 (RS -)	LR-1162	Baatu	Baatu	0.159 Acre		25,18,560/-	Property is on Road
L14 2	LR-1150 (RS -)	LR-1152	Baatu	Baatu	0.041 Acre		6,49,440/-	Property is on Road
L14 3	LR-1125/1246 (RS -)	LR-1152	Baatu	Baatu	0.158 Acre		25,01,120/-	Property is on Road
		TOTAL :			1474.3Dec	0/-	2335,25,129/-	
	Grand Total :				1474.3Dec	0/-	2335,25,129/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BLUE ORCHID PROJECTS PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:- AAxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by:- Representative
2	**CANOPY PROJECTS LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**FERNS FOREST SALES PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:- AAxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**GREEN BLOCK PROJECTS PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**GREEN GRID PROJECTS PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, Dn 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:- AAxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**LUSH ESTATES PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**RAULI TREES MERCHANTS PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	**RIBBON FARMS PROJECTS PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhvan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	**SHIMMER LAND COMMERCIAL PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	**SNOW FLOWER SALES PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhvan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:- AAxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	**SWAN LAKE COMMERCIAL PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	**VANILLA FIELDS PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:- AAxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	**ANCHOR INFRASTRUCTURES PRIVATE LIMITED** Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:- AAxxxxx5D,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	**SATYATOWER AFFORDABLES PROJECTS PRIVATE LIMITED** Flat No: Ground Floor, 7C, Middleton Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	**SATTYAAHOMES DEVELOPMENT PRIVATE LIMITED** Flat No: Ground Floor, 7C, Middleton Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	**ANSUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED** Ecospace, Action Area II, Block/Sector: 4B, Flat No: 6th Floor, Plot IIF/11, City:- Not Specified, P.O:- New Town, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAxxxxxxAP,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	**Mr Somnath Roy (Presentant)** Son of Late Soumen Roy Regent Park, , Block/Sector: Baluhati Rahara, City:- Khardah, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ATxxxxxx5F, Aadhaar No: 40xxxxxxxx8301 Status : Representative, Representative of : BLUE ORCHID PROJECTS PRIVATE LIMITED (as Authorized Signatory), CANOPY PROJECTS LIMITED (as Authorized Signatory), FERNS FOREST SALES PRIVATE LIMITED (as Authorized Signatory), GREEN BLOCK PROJECTS PRIVATE LIMITED (as Authorized Signatory), GREEN GRID PROJECTS PRIVATE LIMITED (as Authorized Signatory), LUSH ESTATES PRIVATE LIMITED (as Authorized Signatory), RAULI TREES MERCHANTS PRIVATE LIMITED (as Authorized Signatory), RIBBON FARMS PROJECTS PRIVATE LIMITED (as Authorized Signatory), SHIMMER LAND COMMERCIAL PRIVATE LIMITED (as Authorized Signatory), SNOW FLOWER SALES PRIVATE LIMITED (as Authorized Signatory), SWAN LAKE COMMERCIAL PRIVATE LIMITED (as Authorized Signatory), VANILLA FIELDS PRIVATE LIMITED (as Authorized Signatory), ANCHOR INFRASTRUCTURES PRIVATE LIMITED (as Authorized Signatory)
2	**Mr Sumit Dabriwala** Son of Mr Raj Kumar Dabriwala 7C, Middleton Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8N, Aadhaar No: 61xxxxxxxx6770 Status : Representative, Representative of : SATYATOWER AFFORDABLES PROJECTS PRIVATE LIMITED (as DIRECTOR), SATTYAAHOMES DEVELOPMENT PRIVATE LIMITED (as DIRECTOR)
3	**Mr Giriraj Damani** Son of Mr Shreenarayan Damani Uppee – The Condovilla, Block/Sector: Block 4, Flat No: 001, 69 SK Deb Rd, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx5D, Aadhaar No: 42xxxxxxxx1865 Status : Representative, Representative of : AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Ms ANJISHNU BANERJEE CHOWDHURY Daughter of Mr. SOMESWAR BANERJEE CHOWDHURY ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24 Parganas, West Bengal, India, PIN : 700027			

Identifier Of Mr Somnath Roy, Mr Sunil Dabriwala, Mr Giriraj Damani

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-30.3 Dec

Transfer of property for L10		
Sl.No	**From**	**To. with area (Name-Area)**
1	BLUE ORCHID PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.3 Dec

Transfer of property for L100		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-11.3 Dec

Transfer of property for L101		
Sl.No	**From**	**To. with area (Name-Area)**
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.3 Dec

Transfer of property for L102		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-12.2 Dec

Transfer of property for L103		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.9 Dec

Transfer of property for L104		
Sl.No	**From**	**To. with area (Name-Area)**
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.7 Dec

Transfer of property for L105		
Sl.No	**From**	**To. with area (Name-Area)**
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.8 Dec

Transfer of property for L106		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2.8 Dec
Transfer of property for L107		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.8 Dec
Transfer of property for L108		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-14.9 Dec
Transfer of property for L109		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.1 Dec
Transfer of property for L110		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.4 Dec
Transfer of property for L111		
Sl.No	From	To. with area (Name-Area)
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.4 Dec
Transfer of property for L112		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-17.8 Dec
Transfer of property for L113		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-10.3 Dec
Transfer of property for L114		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.7 Dec
Transfer of property for L115		
Sl.No	From	To. with area (Name-Area)
1	RAGU TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.4 Dec

Transfer of property for L116		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-10.5 Dec
Transfer of property for L117		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-24.9 Dec
Transfer of property for L118		
Sl.No	From	To. with area (Name-Area)
1	RAJU TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-38.3 Dec
Transfer of property for L119		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-24.3 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.2 Dec
Transfer of property for L120		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-12 Dec
Transfer of property for L121		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.1 Dec
Transfer of property for L122		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-16.9 Dec
Transfer of property for L123		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.8 Dec
Transfer of property for L124		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-7.9 Dec
Transfer of property for L125		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-9.8 Dec

Transfer of property for L126		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-16.2 Dec
Transfer of property for L127		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-37.8 Dec
Transfer of property for L128		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-35.5 Dec
Transfer of property for L129		
Sl.No	From	To. with area (Name-Area)
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-14.9 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	BLUE ORCHID PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-10 Dec
Transfer of property for L130		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.7 Dec
Transfer of property for L131		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.8 Dec
Transfer of property for L132		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-20 Dec
Transfer of property for L133		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-103.5 Dec
Transfer of property for L134		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-7.2 Dec

Transfer of property for L135		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2.4 Dec
Transfer of property for L136		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.5 Dec
Transfer of property for L137		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2 Dec
Transfer of property for L138		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-13 Dec
Transfer of property for L139		
Sl.No	From	To. with area (Name-Area)
1	BLUE ORCHID PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-12.8 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.8 Dec
Transfer of property for L140		
Sl.No	From	To. with area (Name-Area)
1	RALLI TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-16.5 Dec
Transfer of property for L141		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-15.9 Dec
Transfer of property for L142		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.1 Dec
Transfer of property for L143		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-16.8 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	VANILLA FIELDS PRIVATE LIMITED	SATYATOWER AFFORDABLES PROJECTS PRIVATE LIMITED-5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND-COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.9 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.2 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	GREEN GRID PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.3 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-28 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.4 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.7 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.2 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.3 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.7 Dec

Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	RAULI TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.9 Dec
Transfer of property for L26		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.8 Dec
Transfer of property for L27		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAULI TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.8 Dec
Transfer of property for L28		
Sl.No	**From**	**To. with area (Name-Area)**
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.8 Dec
Transfer of property for L29		
Sl.No	**From**	**To. with area (Name-Area)**
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.8 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-16.9 Dec
Transfer of property for L30		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-33.8 Dec
Transfer of property for L31		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-11.8 Dec
Transfer of property for L32		
Sl.No	**From**	**To. with area (Name-Area)**
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-7.8 Dec
Transfer of property for L33		
Sl.No	**From**	**To. with area (Name-Area)**
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-7.5 Dec
Transfer of property for L34		
Sl.No	**From**	**To. with area (Name-Area)**
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.8 Dec

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Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	RAJLI TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.4 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.8 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.6 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2.8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.5 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.1 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.5 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.1 Dec
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.5 Dec
Transfer of property for L44		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-11.1 Dec

Transfer of property for L46		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-30.4 Dec
Transfer of property for L47		
Sl.No	**From**	**To. with area (Name-Area)**
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.7 Dec
Transfer of property for L48		
Sl.No	**From**	**To. with area (Name-Area)**
1	BLUE ORCHID PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.3 Dec
Transfer of property for L49		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-16.3 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-15.8 Dec
Transfer of property for L50		
Sl.No	**From**	**To. with area (Name-Area)**
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.8 Dec
Transfer of property for L51		
Sl.No	**From**	**To. with area (Name-Area)**
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.3 Dec
Transfer of property for L52		
Sl.No	**From**	**To. with area (Name-Area)**
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-11.6 Dec
Transfer of property for L53		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAULI TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-30.2 Dec
Transfer of property for L54		
Sl.No	**From**	**To. with area (Name-Area)**
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-41.6 Dec

Transfer of property for L55		
Sl.No	From	To. with area (Name-Area)
1	RAJU TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.7 Dec
Transfer of property for L56		
Sl.No	**From**	**To. with area (Name-Area)**
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.9 Dec
Transfer of property for L57		
Sl.No	**From**	**To. with area (Name-Area)**
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-36.8 Dec
Transfer of property for L58		
Sl.No	**From**	**To. with area (Name-Area)**
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-35 Dec
Transfer of property for L59		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAJU TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-10.9 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.6 Dec
Transfer of property for L60		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAJU TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-8.8 Dec
Transfer of property for L61		
Sl.No	**From**	**To. with area (Name-Area)**
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.7 Dec
Transfer of property for L62		
Sl.No	**From**	**To. with area (Name-Area)**
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4 Dec
Transfer of property for L63		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAJU TREES MERCHANTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4 Dec

Transfer of property for L64		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2.7 Dec
Transfer of property for L65		
Sl.No	From	To. with area (Name-Area)
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.7 Dec
Transfer of property for L66		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-13.9 Dec
Transfer of property for L67		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.7 Dec
Transfer of property for L68		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.7 Dec
Transfer of property for L69		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-33.9 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-25 Dec
Transfer of property for L70		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-11.8 Dec
Transfer of property for L71		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-13.4 Dec
Transfer of property for L72		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.1 Dec
Transfer of property for L73		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.8 Dec

Transfer of property for L74		
Sl.No	From	To. with area (Name-Area)
1	GREEN GRID PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.7 Dec
Transfer of property for L75		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2.5 Dec
Transfer of property for L76		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3 Dec
Transfer of property for L77		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2.8 Dec
Transfer of property for L78		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-11.8 Dec
Transfer of property for L79		
Sl.No	From	To. with area (Name-Area)
1	BLUE ORCHID PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.8 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	VANILLA FIELDS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-12.1 Dec
Transfer of property for L80		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-42.2 Dec
Transfer of property for L81		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-21.5 Dec
Transfer of property for L82		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-4.8 Dec
Transfer of property for L83		
Sl.No	From	To. with area (Name-Area)
1	CANOPY PROJECTS LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-2 Dec

Transfer of property for L84		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-3.4 Dec
Transfer of property for L85		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.2 Dec
Transfer of property for L86		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-0.5 Dec
Transfer of property for L87		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-7.5 Dec
Transfer of property for L88		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.8 Dec
Transfer of property for L89		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.2 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-32.1 Dec
Transfer of property for L90		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-40.1 Dec
Transfer of property for L91		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-18 Dec
Transfer of property for L92		
Sl.No	From	To. with area (Name-Area)
1	RIBBON FARMS PROJECTS PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-5.8 Dec

Transfer of property for L93		
Sl.No	From	To. with area (Name-Area)
1	SNOW FLOWER SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-9.9 Dec
Transfer of property for L94		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-13.4 Dec
Transfer of property for L95		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.3 Dec
Transfer of property for L96		
Sl.No	From	To. with area (Name-Area)
1	SWAN LAKE COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-1.3 Dec
Transfer of property for L97		
Sl.No	From	To. with area (Name-Area)
1	FERNS FOREST SALES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-10 Dec
Transfer of property for L98		
Sl.No	From	To. with area (Name-Area)
1	SHIMMER LAND COMMERCIAL PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-6.3 Dec
Transfer of property for L99		
Sl.No	From	To. with area (Name-Area)
1	LUSH ESTATES PRIVATE LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-11.5 Dec

Land Details as per Land Record

District: North 24 Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARDHATA, Mouza: Garagari, JL No: 37, Pin Code- 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 648, LR Khatian No:- 1148	Owner:[illegible] Guardian:[illegible] Address:[illegible] Classification:[illegible], Area:0.55000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L2	LR Plot No:- 648, LR Khatian No:- 1152	Owner:[illegible] Guardian:[illegible] Address:[illegible] Classification:[illegible], Area:0.26000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED

L3	LR Plot No:- 649, LR Khatian No:- 1123	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.20000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L4	LR Plot No:- 651, LR Khatian No:- 1148	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.15000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L5	LR Plot No:- 652, LR Khatian No:- 1148	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.11000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L6	LR Plot No:- 655, LR Khatian No:- 1123	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.09000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L7	LR Plot No:- 656, LR Khatian No:- 1152	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.25000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L8	LR Plot No:- 656, LR Khatian No:- 1123	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.22000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L9	LR Plot No:- 657, LR Khatian No:- 1124	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.36000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L10	LR Plot No:- 671, LR Khatian No:- 1208	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.11000000 Acre,	BLUE ORCHID PROJECTS PRIVATE LIMITED
L11	LR Plot No:- 672, LR Khatian No:- 1182	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.04000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L12	LR Plot No:- 672, LR Khatian No:- 1124	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.03500000 Acre,	LUSH ESTATES PRIVATE LIMITED
L13	LR Plot No:- 674, LR Khatian No:- 1208	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.15000000 Acre,	BLUE ORCHID PROJECTS PRIVATE LIMITED
L14	LR Plot No:- 674, LR Khatian No:- 1124	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible],	LUSH ESTATES PRIVATE LIMITED
L15	LR Plot No:- 680, LR Khatian No:- 1152	Owner: [illegible], Guardian: [illegible], Address: [illegible], Classification: [illegible], Area:0.20000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED

L16	LR Plot No:- 682, LR Khatian No:- 1153	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.14000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L17	LR Plot No:- 683, LR Khatian No:- 1148	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.13000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L18	LR Plot No:- 684, LR Khatian No:- 1053	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.05000000 Acre,	GREEN GRID PROJECTS PRIVATE LIMITED
L19	LR Plot No:- 684, LR Khatian No:- 1148	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.07000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L20	LR Plot No:- 684, LR Khatian No:- 1123	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.06000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L21	LR Plot No:- 687, LR Khatian No:- 1148	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:2.21000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L22	LR Plot No:- 688, LR Khatian No:- 1162	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.07000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L23	LR Plot No:- 689, LR Khatian No:- 1148	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.10000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L24	LR Plot No:- 690, LR Khatian No:- 1148	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.00000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L25	LR Plot No:- 691, LR Khatian No:- 1135	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.13000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L26	LR Plot No:- 693, LR Khatian No:- 1148	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.11000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L27	LR Plot No:- 701, LR Khatian No:- 1135	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.02000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L28	LR Plot No:- 702, LR Khatian No:- 1124	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: nth, Area:0.04000000 Acre,	LUSH ESTATES PRIVATE LIMITED

L29	LR Plot No:- 701, LR Khatian No:- 1162	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.09000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L30	LR Plot No:- 708, LR Khatian No:- 1148	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.37000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L31	LR Plot No:- 707, LR Khatian No:- 1148	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.19000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L32	LR Plot No:- 708, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.04000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L33	LR Plot No:- 708, LR Khatian No:- 1123	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.08000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L34	LR Plot No:- 708, LR Khatian No:- 1162	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L35	LR Plot No:- 708, LR Khatian No:- 1159	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.03000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L36	LR Plot No:- 708, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.07000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L37	LR Plot No:- 708, LR Khatian No:- 1148	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.02000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L38	LR Plot No:- 713, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.19000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L39	LR Plot No:- 713, LR Khatian No:- 1162	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.03000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L40	LR Plot No:- 713, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L41	LR Plot No:- 713, LR Khatian No:- 1153	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED

L42	LR Plot No:- 713, LR Khatian No:- 1148	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.07000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L43	LR Plot No:- 713, LR Khatian No:- 1123	Owner:[illegible] Gurdian:নাই, Address:[illegible] Classification:নাই, Area:0.01000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L44	LR Plot No:- 714, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.33000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L45	LR Plot No:- 715, LR Khatian No:- 1125	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.30000000 Acre,	RISHON FARMS PROJECTS PRIVATE LIMITED
L47	LR Plot No:- 720, LR Khatian No:- 1153	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.04000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L48	LR Plot No:- 721, LR Khatian No:- 1338	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.00000000 Acre,	BLUE ORCHID PROJECTS PRIVATE LIMITED
L49	LR Plot No:- 723, LR Khatian No:- 1148	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.18000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L50	LR Plot No:- 783, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.12000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L51	LR Plot No:- 784, LR Khatian No:- 1148	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.03000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L52	LR Plot No:- 785, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.12000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L53	LR Plot No:- 786, LR Khatian No:- 1125	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.30000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L54	LR Plot No:- 786, LR Khatian No:- 1153	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.62000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L55	LR Plot No:- 787, LR Khatian No:- 1125	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.09000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED

L56	LR Plot No:- 788, LR Khatian No:- 1162	Owner: [illegible] No., Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.30000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L57	LR Plot No:- 788, LR Khatian No:- 1125	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.37000000 Acre,	RISSON FARMS PROJECTS PRIVATE LIMITED
L58	LR Plot No:- 789, LR Khatian No:- 1125	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.03000000 Acre,	RISSON FARMS PROJECTS PRIVATE LIMITED
L59	LR Plot No:- 790, LR Khatian No:- 1158	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.31000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L60	LR Plot No:- 791, LR Khatian No:- 1155	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.40000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L61	LR Plot No:- 792, LR Khatian No:- 1162	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.03000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L62	LR Plot No:- 792, LR Khatian No:- 1124	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.06000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L63	LR Plot No:- 792, LR Khatian No:- 1155	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.06000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L64	LR Plot No:- 792, LR Khatian No:- 1153	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.06000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L65	LR Plot No:- 795, LR Khatian No:- 1123	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.16000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L66	LR Plot No:- 803, LR Khatian No:- 1124	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.39000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L67	LR Plot No:- 815, LR Khatian No:- 1153	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.06000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L68	LR Plot No:- 816, LR Khatian No:- 1162	Owner: [illegible], Gurdian: [illegible], Address: [illegible], Classification: [illegible], Area:0.07000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED

L69	LR Plot No:- 818, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.24000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L70	LR Plot No:- 818, LR Khatian No:- 1148	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.21000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L71	LR Plot No:- 826, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.26000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L72	LR Plot No:- 826, LR Khatian No:- 1162	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.12000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L73	LR Plot No:- 904, LR Khatian No:- 1162	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.04000000 Acre,	BLUE ORCHID PROJECTS PRIVATE LIMITED
L74	LR Plot No:- 904, LR Khatian No:- 1583	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible],	GREEN GRID PROJECTS PRIVATE LIMITED
L75	LR Plot No:- 904, LR Khatian No:- 1124	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.06000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L76	LR Plot No:- 904, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.02000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L77	LR Plot No:- 904, LR Khatian No:- 1193	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L78	LR Plot No:- 905, LR Khatian No:- 1162	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.14000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L79	LR Plot No:- 906, LR Khatian No:- 1208	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.15000000 Acre,	BLUE ORCHID PROJECTS PRIVATE LIMITED
L80	LR Plot No:- 907, LR Khatian No:- 1162		Seller is not the recorded Owner as per Applicant.
L81	LR Plot No:- 908, LR Khatian No:- 1148	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.24000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L82	LR Plot No:- 909, LR Khatian No:- 1148	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.23000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED

L83	LR Plot No:- 910, LR Khatian No:- 1082	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.05000000 Acre,	CANOPY PROJECTS LIMITED
L84	LR Plot No:- 913, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.13000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L85	LR Plot No:- 914, LR Khatian No:- 1153	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.07000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L86	LR Plot No:- 917, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.15000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L87	LR Plot No:- 923, LR Khatian No:- 1153	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.07000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L88	LR Plot No:- 923, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.08000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L89	LR Plot No:- 933, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.13000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L90	LR Plot No:- 935, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.60000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L91	LR Plot No:- 936, LR Khatian No:- 1124	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.13000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L92	LR Plot No:- 936, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.06000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L93	LR Plot No:- 936, LR Khatian No:- 1148	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.12000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L94	LR Plot No:- 937, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:nA, Area:0.29000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED

L96	LR Plot No:- 938, LR Khatian No:- 1152	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.03000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L98	LR Plot No:- 938, LR Khatian No:- 1152	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.06000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L97	LR Plot No:- 944, LR Khatian No:- 1152	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.10000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L98	LR Plot No:- 944, LR Khatian No:- 1153	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.06000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L99	LR Plot No:- 945, LR Khatian No:- 1124	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.11000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L100	LR Plot No:- 945, LR Khatian No:- 1148	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.12000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L101	LR Plot No:- 945, LR Khatian No:- 1152	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.09000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L102	LR Plot No:- 994, LR Khatian No:- 1148	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.12000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L103	LR Plot No:- 995, LR Khatian No:- 1148	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.07000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L104	LR Plot No:- 995, LR Khatian No:- 1152	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.08000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L105	LR Plot No:- 996, LR Khatian No:- 1124	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.01000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L106	LR Plot No:- 996, LR Khatian No:- 1125	Owner: [illegible] Guardian: [illegible] Address: [illegible] Classification: [illegible] Area:0.04000000 Acre,	ISSION FARMS PROJECTS PRIVATE LIMITED

L107	LR Plot No:- 996, LR Khatian No:- 1148	Owner:[illegible] , Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.04000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L108	LR Plot No:- 1001, LR Khatian No:- 1124	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.15000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L109	LR Plot No:- 1001, LR Khatian No:- 1153	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.08000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L110	LR Plot No:- 1001, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.01000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L111	LR Plot No:- 1001, LR Khatian No:- 1123	Owner:[illegible], Gurdian:[illegible] , Address:[illegible] , Classification:নাই, Area:0.01000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L112	LR Plot No:- 1005, LR Khatian No:- 1124	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.33000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L113	LR Plot No:- 1006, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.20000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L114	LR Plot No:- 1007, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.10000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L115	LR Plot No:- 1008, LR Khatian No:- 1155	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.21000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L116	LR Plot No:- 1010, LR Khatian No:- 1148	Owner:[illegible] , Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.12000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L117	LR Plot No:- 1016, LR Khatian No:- 1152	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.24000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L118	LR Plot No:- 1016, LR Khatian No:- 1155	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.36000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L119	LR Plot No:- 1016, LR Khatian No:- 1125	Owner:[illegible], Gurdian:[illegible] , Address:[illegible] , Classification:নাই, Area:0.41000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED

L120	LR Plot No:- 1107, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.12000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L121	LR Plot No:- 1107, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.12000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L122	LR Plot No:- 1108, LR Khatian No:- 1124	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.02000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L123	LR Plot No:- 1115, LR Khatian No:- 1124	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.04000000 Acre,	LUSH ESTATES PRIVATE LIMITED
L124	LR Plot No:- 1117, LR Khatian No:- 1148	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.23000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L125	LR Plot No:- 1118, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.23000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L126	LR Plot No:- 1119, LR Khatian No:- 1125	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.23000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L127	LR Plot No:- 1120, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.65000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L128	LR Plot No:- 1121, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.27000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L129	LR Plot No:- 1121, LR Khatian No:- 1123	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.36000000 Acre,	VANILLA FIELDS PRIVATE LIMITED
L130	LR Plot No:- 1126, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.10000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L131	LR Plot No:- 1127, LR Khatian No:- 1152	Owner:[illegible] Gurdian:[illegible] Address:[illegible] Classification:নাই, Area:0.09000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED

L132	LR Plot No:- 1128, LR Khatian No:- 1148	Owner:[illegible] , Gurdian:[illegible] Address:[illegible] , Classification:নাই, Area:0.38000000 Acre,	SNOW FLOWER SALES PRIVATE LIMITED
L133	LR Plot No:- 1129, LR Khatian No:- 1125	Owner:[illegible], Gurdian:নাই , Address:[illegible], Classification:নাই, Area:1.08000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L134	LR Plot No:- 1131, LR Khatian No:- 1132	Owner:[illegible] , Gurdian:[illegible], Address:[illegible], Classification:নাই, Area:0.23000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L135	LR Plot No:- 1137, LR Khatian No:- 1162	Owner:[illegible] , Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.02300000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L136	LR Plot No:- 1137, LR Khatian No:- 1125	Owner:[illegible], Gurdian:নাই , Address:[illegible], Classification:নাই, Area:0.04000000 Acre,	RIBBON FARMS PROJECTS PRIVATE LIMITED
L137	LR Plot No:- 1137, LR Khatian No:- 1150	Owner:[illegible] , Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.00000000 Acre,	SHIMMER LAND COMMERCIAL PRIVATE LIMITED
L138	LR Plot No:- 1140, LR Khatian No:- 1152	Owner:[illegible] , Gurdian:[illegible], Address:[illegible], Classification:নাই, Area:0.26000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L139	LR Plot No:- 1140, LR Khatian No:- 1208	Owner:[illegible], Gurdian:নাই , Address:[illegible] , Classification:নাই, Area:0.16000000 Acre,	BLUE ORCHID PROJECTS PRIVATE LIMITED
L140	LR Plot No:- 1147, LR Khatian No:- 1155	Owner:[illegible], Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.33000000 Acre,	RAULI TREES MERCHANTS PRIVATE LIMITED
L141	LR Plot No:- 1150, LR Khatian No:- 1162	Owner:[illegible] , Gurdian:[illegible], Address:[illegible] , Classification:নাই, Area:0.16000000 Acre,	FERNS FOREST SALES PRIVATE LIMITED
L142	LR Plot No:- 1150, LR Khatian No:- 1152	Owner:[illegible] , Gurdian:[illegible], Address:[illegible], Classification:নাই, Area:0.05000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED
L143	LR Plot No:- 1125/1240, LR Khatian No:- 1152	Owner:[illegible] , Gurdian:[illegible], Address:[illegible], Classification:নাই, Area:0.39000000 Acre,	SWAN LAKE COMMERCIAL PRIVATE LIMITED

Endorsement For Deed Number : I - 190217716 / 2023

On 13-12-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,35,29,120/-

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 14-12-2023

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

Presented for registration at 16:00 hrs on 14-12-2023, at the Private residence by Mr Somnath Roy ...

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

Execution is admitted on 14-12-2023 by Mr Somnath Roy, Authorized Signatory, BLUE ORCHID PROJECTS PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, CANOPY PROJECTS LIMITED (Public Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, FERNS FOREST SALES PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, GREEN BLOCK PROJECTS PRIVATE LIMITED (Public Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, GREEN GRID PROJECTS PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, LUSH ESTATES PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, RAULI TREES MERCHANTS PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, RIBBON FARMS PROJECTS PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhvan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, SHIMMER LAND COMMERCIAL PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, SNOW FLOWER SALES PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhvan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, SWAN LAKE COMMERCIAL PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, VANILLA FIELDS PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Authorized Signatory, ANCHOR INFRASTRUCTURES PRIVATE LIMITED (Private Limited Company), Salt Lake, Block/Sector: Sector V, DN 37, City:- Not Specified, P.O:- Sech Bhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Ms ANUSHKU BANERJEE CHOWDHURY, , , Daughter of Mr SOMESWAR BANERJEE CHOWDHURY, ALIPORE POLICE COURT, P.O:-ALIPORE, Thana:-Alipore, , South 24-Parganas, WEST BENGAL, India, PIN:- 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-12-2023 by Mr Sumit Datewala, DIRECTOR, SATYATOWER AFFORDABLES PROJECTS PRIVATE LIMITED (Private Limited Company), Flat No: Ground Floor, 7C, Middleton Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071, DIRECTOR, SATTYAAHOMES DEVELOPMENT PRIVATE LIMITED (Private Limited Company), Flat No: Ground Floor, 7C, Middleton Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Ms ANUSHNU BANERJEE CHOWDHURY, , , Daughter of Mr SOMESWAR BANERJEE CHOWDHURY, ALIPORE POLICE COURT, P.O- ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-12-2023 by Mr Gimraj Damani, , Authorised Signatory, AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED (Public Limited Company), Ecospace, Action Area II, Block/Sector: 4B, Flat No: 8th Floor, Plot IIF/11, City - Not Specified, P.O:- New Town, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, Pin:- 700156

Identified by Ms ANUSHNU BANERJEE CHOWDHURY, , , Daughter of Mr SOMESWAR BANERJEE CHOWDHURY, ALIPORE POLICE COURT, P.O- ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 15-12-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,01,646.00/- (B = Rs 5,01,533.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 5,01,561/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2023 5:23PM with Govt. Ref. No: 192023240031539479 on 12-12-2023, Amount Rs: 5,01,561/-, Bank: SBI EPay (SBIePay), Ref. No. 0009627311817 on 12-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by by online = Rs 74,971/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2023 5:23PM with Govt. Ref. No: 192023240031539479 on 12-12-2023, Amount Rs: 74,971/-, Bank: SBI EPay (SBIePay), Ref. No. 0009627311817 on 12-12-2023, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 18-12-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,01,845.00/- (B = Rs 5,01,533.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 66109, Amount: Rs.100.00/-, Date of Purchase: 14/06/2023, Vendor name: S Mukherjee

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 637336 to 637476

being No 190217716 for the year 2023.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2023.12.28 16:37:44 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 28/12/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.