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D-02776/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 071438

07/03/2024
 2000587198/2024
 4-50 P.M.

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar
 Registrar U.E. 1 (2) of
 Regulation 1908
 Alipore Sub-Div. Durgam

11.03.2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 7th day of March, 2024

BETWEEN

4-50 P.M.
 7/3/24

300993

16 JAN 2024

Name.....

Address.....

Vender.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 031

C

Harsh



2128

Harsh
(HARSH JAIN)



2129

Mahendra Kumar Pandey



2130

Mayank Jaiswal



2127

Identified by me
Anjana Kumar Datta
W/O. Late Hiron Datta
192, Opp town
Kolkata-61.



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Algora, South 24 Parganas





19-MAR 2024



Government of West Bengal







Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000587148/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Mayank Jajodia 5, Bentick Street, Lalbazar, City:- Kolkata, P.O:- G P O, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001	Representative of Land Lord [BALAJI CONSTRUCTION PRIVATE LIMITED]			Mayank Jajodia 07/03/2024
2	Mr Harsh Kumar Jain 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Land Lord [NIRMALK UNJ REAL ESTATE PRIVATE LIMITED] ,[ARRJAV V FARMS AND PROJECT LLP] [ARRJAV V FARMS AND PROJECT LLP]			Harsh Kumar Jain HARSH JAIN 07-03-2024



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Mahendra Kumar Pandya 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Anjan Kumar Dutta Son of Late Hiran Dutta 192, Oxy Town., City:- , P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700061	Mr Mayank Jajodia, Mr Harsh Kumar Jain, Mr Mahendra Kumar Pandya			

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





सत्यमेव जयते

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2000587148/2024	Office where deed will be registered
Query Date	02/03/2024 2:16:21 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9093467437, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 17,00,000/-]	
Set Forth value	Market Value	
	Rs. 38,82,70,800/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 17,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, , Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1024 (RS :-)	LR-3878	Bastu	Shali	27 Dec		39,36,600/-	Property is on Road Adjacent to Metal Road,
L2	LR-1025 (RS :-)	LR-3878	Bastu	Shali	6 Dec		8,74,800/-	Property is on Road Adjacent to Metal Road,
L3	LR-1026 (RS :-)	LR-3878	Bastu	Shali	1 Dec		1,45,800/-	Property is on Road Adjacent to Metal Road,
L4	LR-1027 (RS :-)	LR-3878	Bastu	Shali	1 Dec		1,45,800/-	Property is on Road Adjacent to Metal Road,
L5	LR-1028 (RS :-)	LR-3878	Bestu	Shali	1 Dec		1,45,800/-	Property is on Road Adjacent to Metal Road,
L6	LR-1030 (RS :-)	LR-3878	Bastu	Shali	31 Dec		45,19,800/-	Property is on Road Adjacent to Metal Road,
L7	LR-1032 (RS :-)	LR-3878	Bastu	Shali	18 Dec		26,24,400/-	Property is on Road Adjacent to Metal Road,

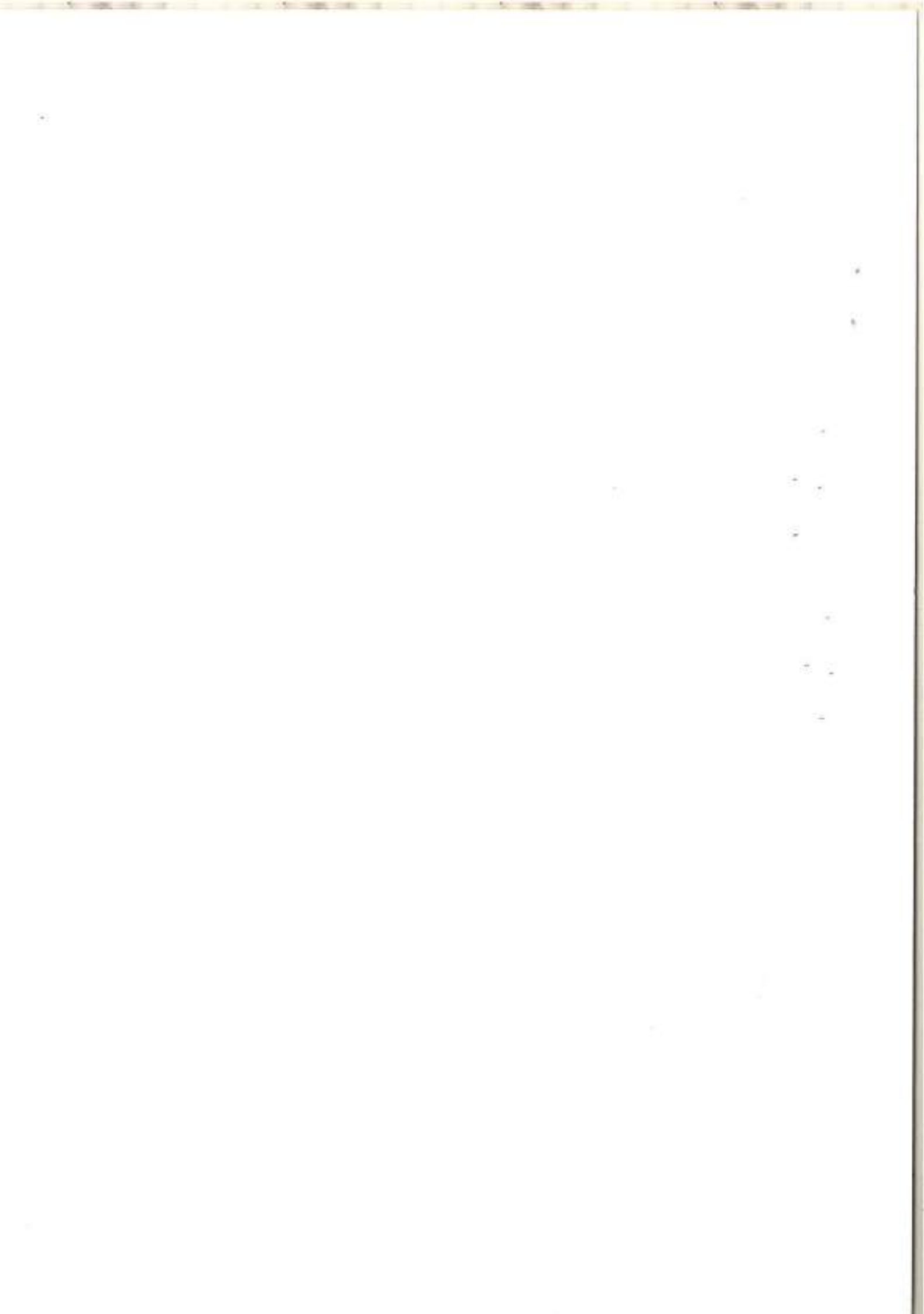


L8	LR-1033 (RS :-)	LR-3878	Bastu	Shali	109 Dec		1,58,92,200/-	Property is on Road Adjacent to Metal Road,
L9	LR-1034 (RS :-)	LR-3878	Bastu	Shali	32 Dec		46,65,600/-	Property is on Road Adjacent to Metal Road,
L10	LR-1035 (RS :-)	LR-3878	Bastu	Shali	31 Dec		45,19,800/-	Property is on Road Adjacent to Metal Road,
L11	LR-1036 (RS :-)	LR-3878	Bastu	Shali	35 Dec		51,03,000/-	Property is on Road Adjacent to Metal Road,
L12	LR-1037 (RS :-)	LR-3878	Bastu	Shali	84 Dec		1,22,47,200/-	Property is on Road Adjacent to Metal Road,
L13	LR-1045 (RS :-)	LR-3878	Bastu	Shali	69 Dec		1,00,60,200/-	Property is on Road Adjacent to Metal Road,
L14	LR-1060 (RS :-)	LR-3878	Bastu	Shali	17 Dec		24,78,600/-	Property is on Road Adjacent to Metal Road,
L15	LR-1061 (RS :-)	LR-3878	Bastu	Shali	10 Dec		14,58,000/-	Property is on Road Adjacent to Metal Road,
L16	LR-1062 (RS :-)	LR-3878	Bastu	Shali	9 Dec		13,12,200/-	Property is on Road Adjacent to Metal Road,
L17	LR-1170 (RS :-)	LR-3878	Bastu	Shali	114 Dec		1,23,12,000/-	Property is on Road Adjacent to Metal Road,
L18	LR-1212 (RS :-)	LR-3878	Bastu	Shali	50 Dec		54,00,000/-	Property is on Road Adjacent to Metal Road,
L19	LR-1213 (RS :-)	LR-3878	Bastu	Shali	37 Dec		39,96,000/-	Property is on Road Adjacent to Metal Road,
L20	LR-1214 (RS :-)	LR-3878	Bastu	Shali	58 Dec		86,13,000/-	Property is on Road Adjacent to Metal Road,
L21	LR-1215 (RS :-)	LR-3878	Bastu	Shali	61 Dec		65,88,000/-	Property is on Road Adjacent to Metal Road,
L22	LR-1216 (RS :-)	LR-3878	Bastu	Shali	63 Dec		68,04,000/-	Property is on Road Adjacent to Metal Road,
L23	LR-1217 (RS :-)	LR-3878	Bastu	Shali	75 Dec		81,00,000/-	Property is on Road Adjacent to Metal Road,
L24	LR-1265 (RS :-)	LR-3878	Bastu	Shali	9 Dec		13,60,800/-	Property is on Road Adjacent to Metal Road,
L25	LR-1571 (RS :-)	LR-3878	Bastu	Shali	57 Dec		83,10,600/-	Property is on Road Adjacent to Metal Road,
L26	LR-993 (RS :-)	LR-4039	Bastu	Shali	21 Dec		22,68,000/-	Property is on Road Adjacent to Metal Road,





Anjan Kumar Dutta



1. **BALAJI CONSTRUCTION PRIVATE LIMITED** (PAN AACCB3820C; CIN: U70200WB2004PTC097791), a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 82, Bentick Street, P.O. GPO, Police Station Bowbazar, Kolkata 700001, represented by its Director Mr. Mayank Jajodia, (PAN AESPJ0291G); Aadhaar No. 557696248334), son of Mr. Mahesh Kant Jajodia, by occupation Business, residing at No. 5, Bentick Street, Lalbazar, P.O. GPO, Police Station Bowbazar, Kolkata 700001.

2. **NIRMALKUNJ REAL ESTATE PRIVATE LIMITED** (PAN AAECN4620Q); CIN: U45400WB2013PTC194127), a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 54A, Sarat Bose Road, P.O. Sarat Bose Road, Police Station-Ballygunge, Kolkata 700025, represented by its Director Mr. Harsh Kumar Jain, (PAN ACLPJ5319A); Aadhaar No. 623358749223), son of Mr. Mahendra Kumar Pandya, by occupation Business, residing at No. 34/1V, Ballygunge Circular Road, P.O. Sarat Bose Road, Police Station Ballygunge, Kolkata 700019.

3. Mr. Mahendra Kumar Pandya (PAN AFMPP1399G) (AADHAR 269336483748), Son of Sri Hiralal Jain, residing at No. 34/1V, Ballygunge Circular Road, P.O. Sarat Bose Road, Police Station Ballygunge, Kolkata 700019;

- hereinafter collectively referred to as "the OWNERS / LAND OWNERS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or heirs executors administrators and legal representatives, as applicable) of the ONE PART

AND

ARRJAVV FARMS AND PROJECT LLP (PAN ABUFA3192N); LLPIN: AAV-9902) a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership, 2008 having its Registered Office at No. 54A, Sarat Bose Road, P.O. Sarat Bose Road, Police Station-Ballygunge, Kolkata 700025, represented by its Designated Partner Mr. Harsh Kumar Jain, (PAN ACLPJ5319A); Aadhaar No. 623358749223), son of Mr. Mahendra Kumar Pandya, by occupation Business, residing at No. 34/1V, Ballygunge Circular Road, P.O. Sarat Bose Road, Police Station Ballygunge, Kolkata 700019.

- hereinafter referred to "the DEVELOPER / LEAD-DEVELOPER / OWNER-CUM-DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors or successors-in-office, nominees and/or assigns) of the OTHER PART:

WHEREAS:

A. **Property:** The Land Owners and the Developer / Lead-Developer / Owner-Cum-Developer collectively are for the time being seized and possessed of and/or otherwise well and sufficiently entitled to **All Those** the pieces and parcels of land containing an area of **3172 Decimals (i.e. 31.72 Acres)** more or less situate lying and comprised in various Dags, recorded in various Khatians, in Mouza Samali, J.L. No.23, under Rasapunja Gram Panchayat,



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P.S. Bishnupur, District South 24 Parganas, West Bengal, fully described in the **Second Schedule** hereunder written and hereinafter for the sake of brevity referred to as "the **said Property / said Premises**".

It is clarified that wherever the context permits or intends, the term "Owners / Land Owners" shall include the Developer / Lead-Developer / Owner-Cum-Developer, who is also owning some parts of and/or share in the land comprised in the said Premises / said Property.

The said Property is the aggregate of the properties owned by all of the Land Owners and the Developer / Lead-Developer / Owner-Cum-Developer abovenamed, which are all contiguous and/or adjacent parcels of land and intended to be developed as a single development. Details of the lands owned by the respective Owners and Land Owners and the Developer / Lead-Developer / Owner-Cum-Developer herein are as follows:

1. Lands Owned by Arrjavv Farms And Project LLP:

All Those the pieces and parcels of land containing an area of **1005 Decimals (i.e. 10.05 Acres)** more or less situate lying and comprised in various Dags, recorded in various Khatians, in Mouza Samali, J.L. No.23, under Rasapunja Gram Panchayat, P.S. Bishnupur, District South 24 Parganas, West Bengal, fully described in **Part-I of the First Schedule** hereunder written.

2. Lands Owned by Balaji Construction Pvt. Ltd.:

All Those the pieces and parcels of land containing an area of **1696 Decimals (i.e. 16.96 Acres)** more or less situate lying and comprised in various Dags, recorded in various Khatians, in Mouza Samali, J.L. No.23, under Rasapunja Gram Panchayat, P.S. Bishnupur, District South 24 Parganas, West Bengal, fully described in **Part-II of the First Schedule** hereunder written.

3. Lands Owned by Nirmalkunj Real Estate Pvt. Ltd.:

All Those the pieces and parcels of land containing an area of **462 Decimals (i.e. 4.62 Acres)** more or less situate lying and comprised in various Dags, recorded in various Khatians, in Mouza Samali, J.L. No.23, under Rasapunja Gram Panchayat, P.S. Bishnupur, District South 24 Parganas, West Bengal, fully described in **Part-III of the First Schedule** hereunder written.

4. Land Owned by Mr. Mahendra Kumar Pandya:

All Those the pieces and parcels of land containing an area of **9 Decimals** more or less situate lying and comprised in Dag no. 1265, recorded in Khatian no. 3879, in Mouza Samali, J.L. No.23, under Rasapunja Gram Panchayat, P.S. Bishnupur, District South 24 Parganas, West Bengal, fully described in **Part-IV of the First Schedule** hereunder written.

B. Representations and Warranties By Owners: The Owners hereby represent assure and warrant in favour of the Developer as follows:



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- (i) **Ownership:** The Owners, along with the Developer, are the full and absolute lawful owners of the said Property, to the extent of their respective properties, and the same is free from all encumbrances and liabilities whatsoever.
- (ii) **Mutation:** The names of the Owners and the Developer are recorded as the owners of their respective lands in the L.R. Records of Rights of the concerned B.L. & L.R.O. In case any land is not found to be mutated, the Owners shall get the same mutated in the name of the concerned Owners.
- (iii) **Possession:** That the entirety of the said Property is in lawful vacant physical possession of the Owners and the Developer.
- (iv) **Khajana and Taxes Paid :** That the Land Owners and the Developer have duly made payment of the Khajana and all other applicable rates and taxes (including municipal rates and taxes) in respect of the said Property;
- (v) **No Legal Proceedings or Restraining Order:** There are no pending legal or other proceedings and/or any subsisting order of any Court or authority relating to or affecting the said Property or any part thereof in any manner whatsoever and there is no legal bar or restriction or impediment or decree judgement or any other order ever been made or passed affecting the said Property or any part thereof or the title / interest of the Owners.
- (vi) **Original Title Documents:** All original documents of title in respect of the said Property ("**Original Title Documents**") are in the exclusive possession and custody of the Owners and the Developer and no other person or entity has any right or entitlement in respect of the same and the Owners or the Developer have not created any charge or mortgage by depositing the title deeds or any of them or otherwise;
- (vii) **Agricultural Land:** The entirety of the said Property is agricultural land and is also recorded as such in the records of rights.

C. **Developer's Representations:** The Developer has represented and warranted to the Owners as follows:

- (i) The Developer is properly incorporated under the laws of India.
- (ii) The Developer has all necessary rights, licenses, permissions, power and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, shall not be in breach of any obligations towards to any third party. Further, the Memorandum and Articles of Association permit the Developer to undertake the activities covered by this Agreement.
- (iii) The Developer shall not willingly abandon, delay or neglect the Project and shall accord the highest priority to the Project.



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- (iv) The Developer has satisfied itself with regard to the title of the Owners to the said Property and all other aspects connected thereto.
- D. The Owners and the Developer had initially decided to develop the said Property by carving out / creating agricultural plots of land at portions thereof for sale to prospective buyers and other objects. However, the Owners subsequently expressed their unwillingness to contribute, take part and/or join in the development and have on the contrary proposed to the Developer that the Developer pursue the matter with regard to undertaking the work of development of the said Property on its own accord and at its own costs and expenses without any involvement of the Owners and thereafter to provide to the Owners certain share of sale proceeds thereof, and after prolonged and protracted negotiations and deliberations, the Developer finally agreed to the proposal of the Owners and accordingly the parties hereto agreed upon certain terms and conditions which they desire to record into writing as hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows:

1. **Appointment:** The Owners do and each of them doth hereby appoint the Developer as the developer of the said Property and permit and grant exclusive right to the Developer to develop the said Property by (i) carving out / creating agricultural plots of land at portions thereof for sale to prospective buyers (**Project**), and (ii) creating roads, paths passages and installing infrastructure etc., which shall be for common use and enjoyment by the prospective buyers of plots and their authorized agents representatives etc., for the consideration and on the terms and conditions herein contained and the Developer hereby accepts the said appointment by the Owners.
 - 1.1 It is further clarified that sale and transfer will be of Agricultural Plots of land as presently recorded, with liberty to the Buyers thereof to convert after sale is completed and build their own houses / buildings / dwellings / bungalows / structures, if they so desire; and under no circumstances shall the Owners be obliged for conversion in the nature of use thereof.
 - 1.2 **Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stands fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.
 - 1.3 The rights granted to the Developer to develop the said Property shall not be revoked by the Owners or any of them so long the Developer is not in default of its obligations hereunder.
2. **Title not to be affected:** The Land Owners at their costs will ensure that the title of the Land Owners to their respective portions of the said Property, which form part of the Project, is and continues to remain good and marketable and free from encumbrances till sale and transfer of all Saleable Plots. If any encumbrance or liability is found in respect of the said Property, the Owners shall clear the same at their own costs to the extent of the lands owned by them.



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3. In this agreement, the term "**Saleable Plots / Saleable Spaces**" shall mean the agricultural plots of land at portions of the said Property.
4. It is clarified that while registering the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA), the Developer shall ensure that only such portion of the said Property forms the Project whereat the agricultural plots of land shall be carved out / created.
5. **Survey and Measurement:** The Parties shall jointly cause the Said Property to be surveyed and measured. It is clarified that all costs, charges and expenses relating to survey and measurement shall be borne and paid exclusively by the Developer and the Owners shall have no liability or responsibility in this regard.
6. **Possession:** The possession of the said Property shall remain with the Owners and upon receipt of full payment of each Saleable Plot, the Owners shall deliver possession thereof to the buyer thereof at the advise of the Developer, it being clarified that if any plot is transferred without payment of full consideration, the possession shall remain with the Owners till full payment is received and the unpaid consideration shall remain a first charge on such plot with option to the Owners to cancel / terminate the sale in case of delay or default in payment of the unpaid consideration. Moreover, the Developer shall be liable to guarantee payment of such unpaid consideration to the Owners.
 - 6.1 However, for the purposes connected to development, the Owners shall permit the Developer and its authorized agents, representatives, contractors etc., to enter upon the said Property.
7. **Documents of title:** The Original Title Documents of the said Property shall remain with the Owners and in case the Original Title Documents of the said Property are required to be deposited with any financier / bank / financial institution / lender to enable the Developer to obtain loans / finances as contained in Clause 19 hereinbelow, then the same shall be given to such financier / bank / financial institution / lender by the Developer. Upon completion of the Project, the Original Title Documents of the said Property shall be handed over to the Association of Plot Buyers.
8. **Land Owners' Pre-Sanction Obligations:** Prior to preparation and submission of the Plans for sanction, the Land Owners shall at their own costs and expenses comply with the following (collectively **Land Owners' Pre-Sanction Obligations**):
 - a) Get the Said Property mutated in the name of the Land Owners, to the extent owned by them, if not done already;
9. **Plan and Approval for Development:**
 - 9.1 **Preparation of Plan:** The Developer shall cause the Plan for the proposed development to be prepared at its own cost and expenses and, after approval of the Owners, submit to the concerned authorities for sanction (**Sanctioning / Planning Authorities**).



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- 9.2 **Phases:** The development at the said Property may be carried out by the Developer in one or more multiple phases.
- 9.3 **Architects and Consultants:** The Developer shall appoint the consultants in connection with the Project. All fees, costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.
- 9.4 **Sanctioning Of Plan:** The Developer shall, at its own cost and responsibility submit the Plan to the Sanctioning / Planning Authorities for sanction and shall have the same sanctioned by the Sanctioning / Planning Authorities.
- 9.5 **Modifications & Alterations:** The Developer, in consultation with the Owners, shall be entitled from time to time to cause modifications and alterations to the plan.
10. **Commencement of Development:** After sanction of the Plan and all permissions and approvals necessary for development [including registration under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA)] being obtained and there being no fetters or embargo on the Developer, the Developer shall commence the plotting.
- 10.1 **Inspection by Owners:** The Owners shall be entitled to inspect the quality and progress of development after giving prior notice to the Developer.
- 10.2 **Cost of Development:** The entire cost of development shall be borne by the Developer. Such cost shall include the cost of all materials, services, amenities, fittings, fixtures, all overheads, price rise in the cost of materials, fee payable to the Architect and engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc. The Developer shall, by bearing such costs and without creating any financial or other liability on the Owners complete the development in accordance with the sanctioned Plan, with such materials and/or specifications to be jointly decided by the Parties in due course (**Specifications**).
- 10.3 Each Plot comprised in the Project shall be bounded on all sides by Boundary Wall.
- 10.4 **Completion Time:** The development pertaining to Plotting shall be completed within a period of 36 (thirty-six) months from the date of RERA Registration with a further grace period of 12 (twelve) months Subject To Force Majeure as defined hereinbelow (**Completion Time**). It is clarified that the Completion Time shall not include the time required for obtaining Occupancy / Completion Certificates (if and as applicable), which the Parties have been advised is not applicable being a Plotted development.
- 10.5 **Name of Project:** The name of the Project shall be **ARRJAVV BAREFOOT**, unless changed by the Developer and the Owners mutually.
- 10.6 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the said



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Property, if any. The recurring charges for such temporary as also existing connections will be paid by the Developer.

- 10.7 The Developer shall comply with all applicable developmental/real estate laws, including the Real Estate (Regulation and Development) Act, 2016 and also all rules, regulations and byelaws in respect thereof (**Real Estate Laws**).

11. Powers And Authorities:

- 11.1 **Power Of Attorney:** Simultaneously herewith, the Owners shall grant to the Developer and/or its nominees a registered Power of Attorney relating to the Project for the purposes of getting the Plan sanctioned/modified/alterd by the Planning Authorities in terms of this Agreement, the purposes of development of the Project in terms of this Agreement and booking and entering into agreements for sale and execution and registration of deeds of conveyance/lease/transfer etc. for transfer of the Saleable Plots.

- 11.2 Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement pertaining to development of the said Property.

- 11.3 **No act beyond the spirit of agreement:** While exercising the powers and authorities under the Power Of Attorney granted by the Owners as aforesaid, the Developer and/or its said nominees shall not do any such act, deed, matter or thing which would in any way infringe the rights of the Owners and/or go against the spirit of this Agreement and/or impose any financial or other liability upon the Owners beyond the scope of this agreement and if it does so, the Developer, without prejudice to the other rights of the Owners, shall indemnify and keep the Owners fully saved, harmless and indemnified in respect thereof.

12. Owners' Consideration:

- 12.1 **Owners' Allocation and/or Owners' Share of the Gross Sale Proceeds:** The Owners shall collectively be entitled to 20% (Twenty percent) of the Gross Sale Proceeds (including advances) of the Saleable Plots (**Owners' Entitlement**). It is clarified that the Owners' Entitlement shall include 20% (Twenty percent) of all interest and/or penalty paid by the Transferees (i.e. plot-buyers) on account of delayed payments and/or cancellation of Saleable Plots bookings.

The Owners' Entitlement/Share of the Gross Sale Proceeds shall be received by the Owners from the Sale Consideration Bank Account / RERA Escrow Account as mentioned in this Agreement.

- 12.2 It is clarified that the proceeds from sale of every plot shall be proportionately divided amongst the Land Owners, in their respective ratios (i.e. in proportion to area owned by each in the Project), irrespective of which Land Owner's land is being sold to the Buyer.

13. Developer's Consideration:

- 13.1 **Developer's Allocation and/or Developers' Share of the Gross Sale Proceeds:** The Developer shall be entitled to 80% (Eighty percent) of the Gross



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Sale Proceeds (including advances thereof) of the Saleable Plots (**Developer's Entitlement**) It is clarified that the Developer's Entitlement shall include 80% (Eighty percent) of all interest and/or penalty paid by the Transferees (i.e. plot-buyers) on account of delayed payments and/or cancellation of Saleable Plots bookings.

The Developer's Entitlement/Share of the Gross Sale Proceeds shall be received by the Developer from the Sale Consideration Bank Account / RERA Escrow Account as mentioned in this Agreement.

14. Gross Sale Proceeds and Financials:

14.1 **Gross Sale Proceeds:** For the purpose of this Agreement, the expression "Gross Sale Proceeds" shall mean all amounts receivable or received from the sale and/or transfer of Saleable Plots, but following items are however excluded/deducted from the Gross Sale Proceeds, all of which shall belong to the Developer:

- a) Marketing and advertising costs and Brokerage, the Developer whereof has been agreed to fix and bear without being responsible to provide details of such expenses.
- b) Statutory realisation, including but not limited to Goods and Services Tax (GST) and/or any other taxes for the time being etc.
- c) Stamp duty and registration fee if collected from the prospective transferees of Saleable Plots, at actuals.
- d) Cost of extra work carried out exclusively at the instance of Transferees of Saleable Plots, if charged at actuals.
- e) Fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of Transferees beyond the specified specification, if charged at actuals.
- f) Any deposit cost charges or expenses for Electricity Board or local electricity suppliers, association formation charges, local charges, deposits/security received from transferees of Saleable Plots or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Plots.
- g) Amounts received from Transferees of Saleable Plots on account of or as extras on account of Legal Fees, guarding charges and other facilities.

15. Dealing with Saleable Plots:

15.1 **Sales and Marketing:** All Plots shall be sold and marketed by the Developer. The basic terms and conditions for such sale are (1) the sale price for sale of the Saleable Plots shall be mutually decided by the Parties and sale shall be made at the same uniform mutually agreed price which may be mutually revised by the Parties from time to time and which shall be reviewed at least on quarterly basis and (2) all sale realizations accruing from the Saleable Plots shall be deposited in a separate escrow account/RERA Escrow Account



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opened for such purpose (**Sale Consideration Bank Account**). No other bank account shall be used for deposit of the sale considerations from the Project. Suitable standing instructions shall be given to the Bank for disbursement of the sale proceeds (excluding GST, if applicable) collected in such Sale Consideration Bank Account to the respective accounts of the Owners and the Developer as mandated by RERA, with necessary adjustments with regards to refund of Security Deposit (if and as applicable), GST (if deposited) etc. The account shall work in escrow mechanism.

- 15.2 **Dealing with Transferees:** The Developer shall be solely responsible and entitled to deal with the Transferees regarding the sale/transfer of all Saleable Plots and shall take all necessary steps for the same including getting the transfer documents prepared and signed, collecting payments, handing over possession, etc.
- 15.3 **Cancellation of Saleable Plots by Transferees:** If at anytime before the Completion Time and for any reason whatsoever, the booking of any Plot is cancelled by the Transferee thereof (the **Cancelled Plot**), both the Owners and the Developer shall be liable and obligated to refund (through the Developer) to such Transferee all amounts received by them respectively against the Cancelled Plot subject to deduction of applicable cancellation charges along with applicable interest/compensation to such Transferee within the agreed time frame.
- 15.4 **Transfer in favour of Transferees:** The Saleable Plots shall be sold and transferred in favour of the transferees thereof by initially entering into Agreements for Sale and ultimately transferring title by registered Deeds of Conveyance. Both the Owners (either personally or through the attorney/s appointed pursuant to this agreement) and the Developer shall be parties in all such Agreements and Deeds of Conveyance. In this regard it is clarified that the standard draft of the aforesaid transfer/sale documents (i.e. Agreements for Sale and Deeds of Conveyance) shall be mutually approved by the Parties and only such mutually approved transfer/sale documents shall be executed in favour of the Transferees of the Project.
- 15.4.1 All sales of Plots will be on "as is where is and whatever there is basis and without any recourse against the Owners".
- 15.5 The Owners shall from time to time, as and when required by and at the request of the Developer, execute and register (either personally or through the attorney/s appointed pursuant to this agreement) sale / transfer deed or deeds or other documents of transfer for sale, transfer or disposal of Saleable Plots in favour of the respective Transferees thereof without raising any objection whatsoever. All costs and expenses for execution and registration of such agreements and/or documents of transfer shall be borne and paid by the prospective Transferees.
- 15.6 **Preparation of Documents & Cost of Transfer of Plots:** All documents of transfer will be prepared by the office of the Developer. The costs of such conveyances including stamp duty and registration fees and all other legal fees and expenses shall be borne and paid by the Transferees of Saleable Plots.
- 15.6.1 The agreements for sale / transfer shall contain the List of Extras and Deposits payable by the Transferees.



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15.7 **Extras, Deposits etc., for Unsold Saleable Plots:** In the event of any Unsold Saleable Plots being divided and allocated to the Owners, the Owners shall make payment to the Developer of extras, deposits, costs, etc. as are payable by other Transferees of Plots in the Project. Before possession of such unsold areas is taken by the Owners, all taxes, levies, impositions, expenses and liabilities regarding the same, including GST (if applicable), shall be paid by the Owners. Subsequently when the Owners sell such area to any Transferee, then the Owners shall be entitled to recover the above dues, charges, deposits, taxes, etc. from such Transferee.

15.8 **Claims of Transferees (Plot Buyers) for delay:** Any interest, damage or compensation payable to any Transferee (Plot-buyer) or other person relating to the Project [otherwise than - (i) due to delay or default on the part of the Developer in compliance of its obligations hereunder or (ii) due to any delay or default by the Owners in complying with its obligations hereunder] shall be payable by the parties in the Agreed Ratio. Such interest, damage or compensation payable to any Transferee shall be entirely payable by the Developer if the same arises due to delay or default on the part of the Developer in compliance of its obligations hereunder **or** by the Owner if the same arises due to any delay or default by the Owners in complying with their obligations hereunder.

16. **Security Deposit:**

16.1 The Developer shall deposit with each Owners in the following manner:

OWNER	AMOUNT
Balaji Construction Pvt. Ltd	Rs. 11,00,000/-
Nirmalkunj Real Estate Pvt. Ltd	Rs. 5,00,000/-
Mahendra Kumar Pandya	Rs. 1,00,000/-
TOTAL	Rs. 17,00,000/-

aggregating to Rs. 17,00,000/- (Rupees Seventeen Lakhs) only as interest free refundable deposit and the same shall be deposited on execution of this Agreement.

16.2 The said Deposit shall be refunded by the Owners to the Developer upon the completion of the entirety of the Project.

17. **Maintenance:** It is intended that upon completion of development, the responsibility of maintenance management and upkeep of the Project shall be handed over to the Association of Transferees and till such time, the same shall be maintained managed and upkept by the Developer subject to the buyers / holders / occupants of plots in the Project making payment of maintenance charges / common expenses. All Deposits (Sinking Fund, Maintenance Deposit, Corpus Deposit, etc.) shall be transferred to such Association on its formation subject to adjustment / deduction of all unpaid amounts.

18. **Applicable to All Plots:** All Saleable Plots shall be subject to the same set of restrictions, intended for common benefit of all occupiers of the Project.

19. **Project Finance:** The Developer may arrange for financing of the Project (Project Finance) by RBI recognized Banks / Financial Institutions / NBFCs



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/ Consortium Lenders (**Banker**). Such Project Finance can be secured on the strength of the security of the Developer's Entitlement but collateral security may be created by depositing the original title deeds and link deeds of the Said Property. For this purpose, the Owners hereby agree and undertake to sign and execute all deeds, documents, instruments and papers as may be necessary and/or required.

20. **Rates And Taxes:** All rates and taxes and outgoings on the property forming the Project relating to the period prior to the date hereof shall be borne, paid and discharged by the Owners and those accruing thereafter shall be shared by the parties hereto in the Agreed Ratio. As from the period after completion of the Project, the liability and responsibility for payment of the rates and taxes shall be that of the Transferees (including the Owners and the Developer for their respective Unsold Saleable Plots).
22. The Parties shall be absolutely entitled to enter into any agreement or arrangement with the owners / occupiers / developers of adjoining / nearby properties on such terms as be agreed by and between the Parties hereto with the owners / occupiers / developers of such adjoining properties. In such event, the land comprised in the adjoining / nearby properties along with the land comprised in the said Project / said Property (hereinafter for the sake of brevity referred to as the "Enlarged Property Under Development") shall increase the scope and ambit of the development herein envisaged which shall stand increased to that extent without however in any manner curtailing and/or infringing on or enhancing / increasing the entitlements of the Owners herein so far the existing Project is concerned, which entitlements of the Owners herein (to the extent of the said Premises) shall remain unchanged and the additional areas and other benefits and rights available / allowable due to such adjoining property being available for development shall be shared with the owners / occupiers / developers of such adjoining properties.
- 22.1 The Parties hereto shall be absolutely entitled to enter into any agreement or arrangement with the owners/occupiers/developers of other properties adjoining / contiguous / nearby to the said Property thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of the Common Areas Installations and Facilities in the Project or any part or portions thereof.
- 22.2 In connection with the above, it is recorded that the Parties hereto have already entered into agreements / arrangements with some of the adjoining / nearby properties.
23. **Miscellaneous:**
- a) **No Partnership:** The Owners on the one hand and the Developer on the other hand have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- b) **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.



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- c) **Additional Authority:** It is understood that from time to time to facilitate the development by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be reasonably required by the Developer for the purpose and the Owners also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- d) **Further Acts:** The Parties shall do all further acts, matter, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- e) **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Property or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the said Property in terms of this Agreement.
- f) A hoarding / sign containing name of Developer will be permitted to be installed on entrance of the Project without charge.
- g) As per applicable law, the Parties shall bear their respective taxes.
- h) Stamp Duty and Registration Charges on this Agreement shall be borne by the Developer.
- i) The Parties shall appoint a Joint Advocate / Solicitor for the Project.
- j) All properties / parcels of land forming the said Property are intended to be developed as a single development and all Owners shall be jointly liable and responsible towards the Developer under this agreement.
- k) Each Party shall cooperate with the other to effectuate and implement this agreement and shall execute and register such further papers and documents as be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled, without prejudice to its other rights and remedies, to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder provided that the Other Party shall inform the Defaulting Party of the default within 30 days from the date of default failing which the Other Party shall not be entitled to claim any loss or damage from the Defaulting Party.

24. Force Majeure:

- a) **Meaning:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences only limited to (1) acts of God (2) acts of nature including



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pandemic / epidemic (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) structural damage, (10) failure or shortage of power supply, (11) strikes and lock-outs, (12) labor unrest (13) any notice, order of injunction, litigation, attachments, etc. (14) any rule or notification of the Government or any other public authority and (15) any act of Government such as change in legislation or enactment of new law or restrictive laws or regulations (collectively **Force Majeure**). However, on happening of any of the events of Force Majeure (as mentioned above), the concerned Party shall immediately inform the other Party in writing.

- b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and communicated in writing to the other Party and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.
- c) **Reasonable Endeavours:** The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which this agreement may be performed despite the continuance of the event of Force Majeure.
25. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied.
26. **Counterparts:** This Agreement is being executed simultaneously in two counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties. The registered copy shall be retained by the Developer.
27. **Severance:**
- a) **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- b) **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.



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- c) **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

28. Reservation of Rights:

- a) **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.
- b) **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.
- c) **No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.
- d) **No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

29. Amendment/Modification: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

30. Notice:

30.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified in writing by each Party from time to time). It is clarified that any notice or other written communication to any one of the Land Owners shall be deemed to be sufficient notice / communication to all other Land Owners.



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30.2 **Time of Service:** Any such notice or other written communication shall be deemed to have been served:

32.2.1 **Personal Delivery:** if delivered personally, at the time of delivery.

32.2.2 **Registered Post:** if sent by prepaid recorded delivery or registered post with acknowledgment due or courier service, on the 4th day of handing over the same to the postal authorities/service provider.

30.3 **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider.

30.4 **Electronic Mail:** Any notice sent by way of electronic mail (e-mail) shall be considered not to have been served, unless duly confirmed by the recipient by email or any other form of communication.

31. **Right of Specific Performance:** In the event of either Party committing breach of any of their obligations under this Agreement, the aggrieved Party shall be entitled to specific performance and also to recover damages and compensation to make good the loss (excluding any indirect or consequential losses) sustained by the aggrieved Party on account of such breach, from the Party committing the breach, through the mechanism of arbitration in the manner specified below.

32.1 Arbitration:

(a) **Disputes to be settled by Arbitration:** Any dispute, controversy or claims between the parties hereto arising out of or relating to this Agreement or the breach, termination or invalidity thereof, shall be referred for arbitration to an arbitral tribunal comprising of one sole arbitrator to be mutually agreed, failing which the same shall consist of three individuals, one arbitrator each to be appointed by the Land Owners and the Developer and the third to be appointed by the two arbitrators so appointed by the Land Owners and the Developer and the same shall be adjudicated and settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

(b) **Place of Arbitration:** The place of arbitration shall be Kolkata and any award made whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata.

(c) **Language and Applicable Law:** The arbitral proceeding shall be conducted in the English language and any award or awards shall be rendered in English. The Arbitrator shall not be obliged to follow any procedural law and shall be entitled to set up its own procedure.

(d) **Award Final and Binding:** The award of the arbitral tribunal shall be final and conclusive and binding upon the Parties hereto and the



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Parties shall be entitled (but not obliged) to enforce the award. Such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.

- (e) **Summary Proceedings and Interim Awards:** The arbitral tribunal shall have the right to proceed summarily and to make interim awards.
33. **Jurisdiction:** The High Court at Kolkata and courts having territorial jurisdiction over the said Property alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Part-I

(Lands Owned by the Owner No.1, Arrjavv Farms And Project LLP)

LAND SCHEDULE OF ARRJAVV FARMS & Project LLP	
MOUZA - SAMALI , BLOCK - Bishnupur - II, J.L. No. 23 khatian no. 3878	
LR DAG NO	PURCHASED AREA (IN DECIMALS)
1024	27
1025	6
1026	1
1027	1
1028	1
1030	31
1032	18
1033	109
1034	32
1035	31
1036	35
1037	84
1045	69
1060	17
1061	10
1062	9
1170	114
1212	50
1213	37
1214	58



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1215	61
1216	63
1217	75
1265	9
1571	57
TOTAL	1005 Decimals
	30.40 Bighas approx

Part-II

[Lands Owned by the Owner No.2, Balaji Construction Pvt. Ltd.]

LAND SCHEDULE OF BALAJI CONSTRUCTION	
MOUZA - SAMALI , BLOCK - Bishnupur - II, J.L. No. 23	
khatian no. 4039	
LR DAG NO	PURCHASED AREA (IN DECIMALS)
993	21
994	19
995	36
996	77
1023	26
1032	6
1034	4
1044	43
1045	85
1046	12
1047	12
1048	11
1049	93
1050	18
1051	20
1052	22
1053	13
1054	16
1055	34
1056	21
1057	37
1058	5

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1059	18
1066	13
1068	11
1069	8
1070	14
1071	90
1072	14
1073	6
1074	24
1075	8
1076	11
1194	149
1200	101
1201	99
1202	18
1203	16
1204	26
1205	12
1206	6
1207	45
1208	39
1209	9
1210	9
1211	29
1212	50
1213	20
1217	12
1413	127
1414	68
1415	13
TOTAL	1696 Decimals
	(51.30 Bighas Approx)

Part-III

(Lands Owned by the Owner No.3, Nirmalkunj Real Estate Pvt. Ltd.)

LAND SCHEDULE OF NIRMALKUNJ

MOUZA - SAMALI , BLOCK - Bishnupur - II, J.L. No. 23

khatian no. 4486



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<u>LR DAG NO PURCHASED</u>	<u>AREA (IN DECIMALS)</u>
1058	5
1063	12
1064	3
1065	2
1067	16
1175	65
1176	113
1194	66
1195	42
1196	13
1197	28
1198	24
1199	73
TOTAL	462 DECIMALS

Part-IV

(Lands Owned by the Owner No.4, Mahendra Kumar Pandya)

LAND SCHEDULE OF MKP	
MOUZA - SAMALI , BLOCK - Bishnupur - II, J.L. No. 23	
khatian no. 3879	
LR DAG NO	PURCHASED AREA (IN DECIMALS)
1265	9
TOTAL	9 DECIMALS



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THE SECOND SCHEDULE ABOVE REFERRED TO:
(said Premises / said Property)

All Those the pieces and parcels of land containing an area of 3172 Decimals (i.e. 31.72 Acres) more or less situate lying and comprised in various Dags, recorded in various Khatians, in Mouza Samali, J.L. No.23, under Rasapunja Gram Panchayat, P.S. Bishnupur, District South 24 Parganas, West Bengal as described in the First Schedule hereinabove.

OWNER	AREA in DECIMAL
Arrjavv Farms And Project LLP	1005 Decimals
Balaji Construction Pvt. Ltd	1696 Decimals
Nirmalkunj Real Estate Pvt. Ltd	462 Decimals
Mahendra Kumar Pandya	9 Decimals
TOTAL	3172 Decimal

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

EXECUTED AND DELIVERED by the above named **OWNERS** at **Kolkata** in the presence of:

1. Lona Karamil
54/A, Sankar Bose Road
Kolkata - 700025

NIRMALKUNJ REALESTATE PVT. LTD

Harsh

Director
Mahendra Kumar Pandya

2. Anjan Kumar Datta
192, Oxytown,
Kolkata - 700061.

Mahendra Kumar Pandya

BALAJI CONSTRUCTION PVT. LTD
Mayank Jaydeo

Authorised Signatory
Director

EXECUTED AND DELIVERED by the above named **DEVELOPER** at **Kolkata** in the presence of:

1. Lona Karamil

ARRJAVV FARMS AND PROJECT LLP

Harsh

Designated Partner

HARSH JAIN

F-364/467/2001/s. Datta
Draft by



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Authorised Signature
[Signature]

[Faint handwritten text]

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SPECIMEN FORM FOR TEN FINGERPRINTS



Mahesh Kumar Bandyopadhyay

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



Mayank Tejwade

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



Harsh

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



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



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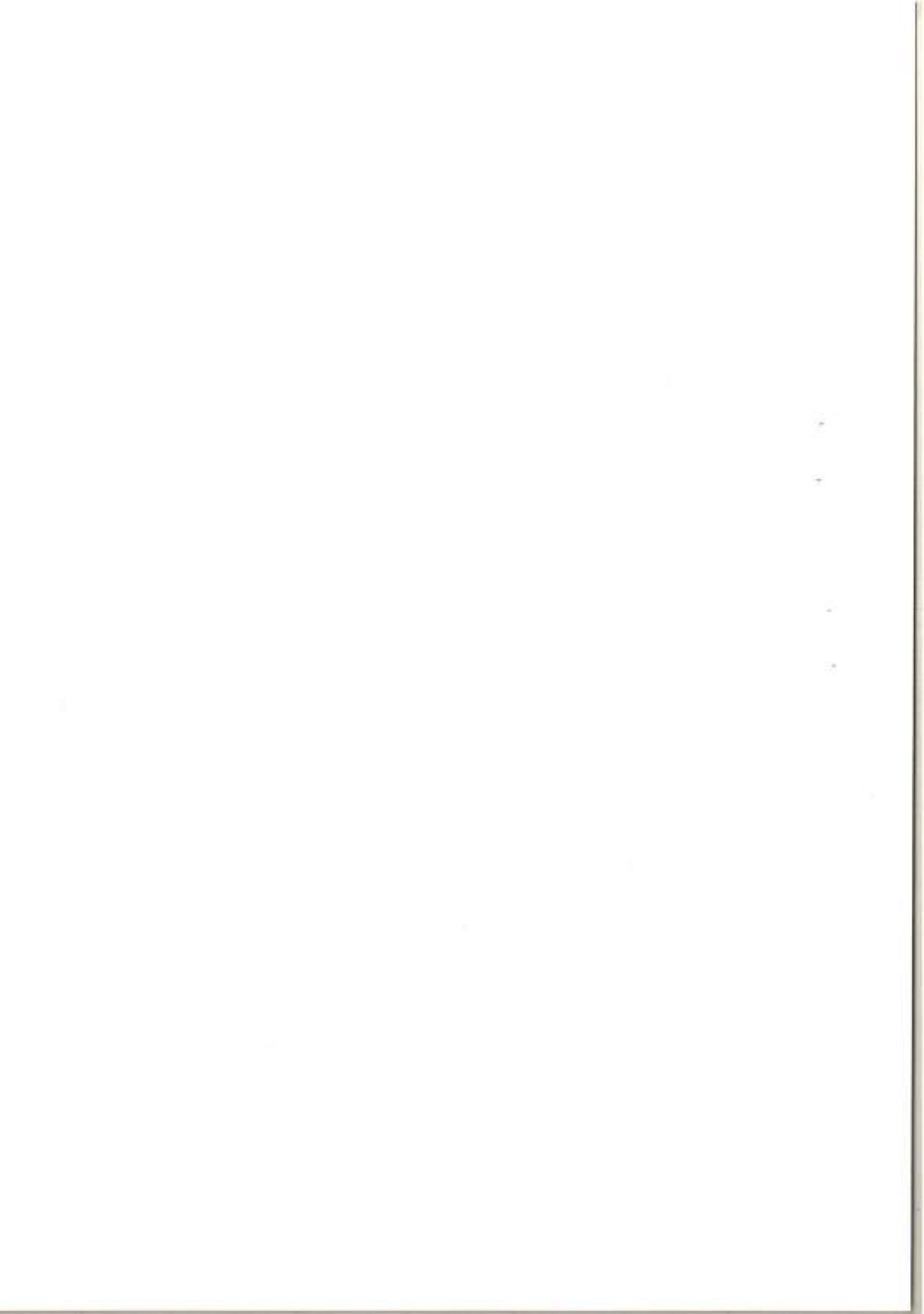
Major Information of the Deed

Deed No :	I-1604-02776/2024	Date of Registration	11/03/2024
Query No / Year	1604-2000587148/2024	Office where deed is registered	
Query Date	02/03/2024 2:16:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL., Mobile No. : 9093467437, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 17,00,000/-]		
Set Forth value	Market Value		
	Rs. 38,82,70,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 17,053/- (Article:E, E, B.)		
Remarks			

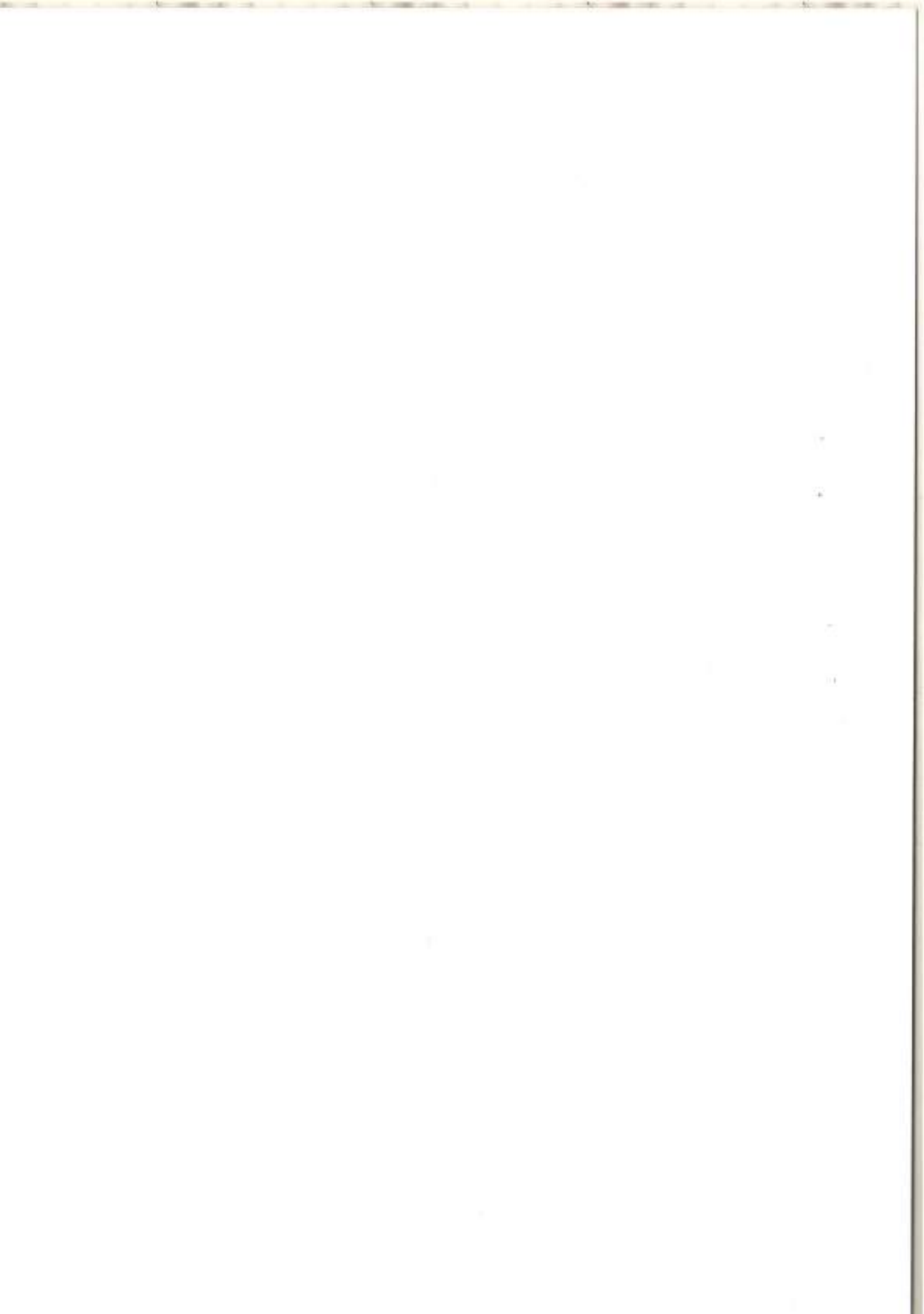
Land Details :

District: South 24-Parganas, P.S:- Bishrupur, Gram Panchayat: Rashpunja, Mouza: Samal, JI No: 23, Pin Code : 700104

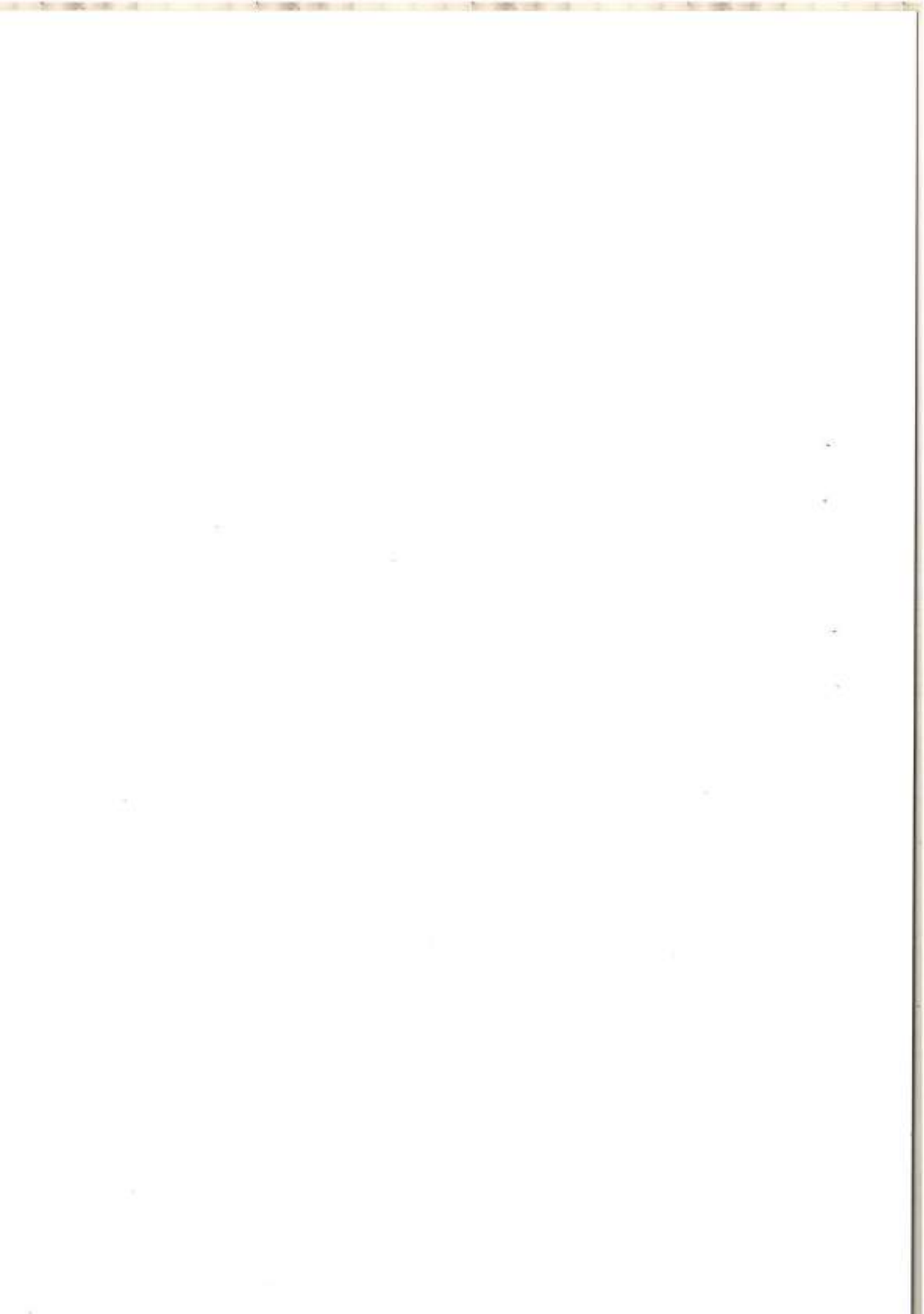
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1024 (RS :-)	LR-3878	Bastu	Shali	27 Dec		39,36,800/-	Property is on Road Adjacent to Metal Road,
L2	LR-1025 (RS :-)	LR-3878	Bastu	Shali	6 Dec		8,74,800/-	Property is on Road Adjacent to Metal Road,
L3	LR-1026 (RS :-)	LR-3878	Bastu	Shali	1 Dec		1,45,800/-	Property is on Road Adjacent to Metal Road,
L4	LR-1027 (RS :-)	LR-3878	Bastu	Shali	1 Dec		1,45,800/-	Property is on Road Adjacent to Metal Road,
L5	LR-1028 (RS :-)	LR-3878	Bastu	Shali	1 Dec		1,45,800/-	Property is on Road Adjacent to Metal Road,
L6	LR-1030 (RS :-)	LR-3878	Bastu	Shali	31 Dec		45,19,800/-	Property is on Road Adjacent to Metal Road,
L7	LR-1032 (RS :-)	LR-3878	Bastu	Shali	18 Dec		26,24,400/-	Property is on Road Adjacent to Metal Road,
L8	LR-1033 (RS :-)	LR-3878	Bastu	Shali	109 Dec		1,58,92,200/-	Property is on Road Adjacent to Metal Road,
L9	LR-1034 (RS :-)	LR-3878	Bastu	Shali	32 Dec		46,65,600/-	Property is on Road Adjacent to Metal Road,



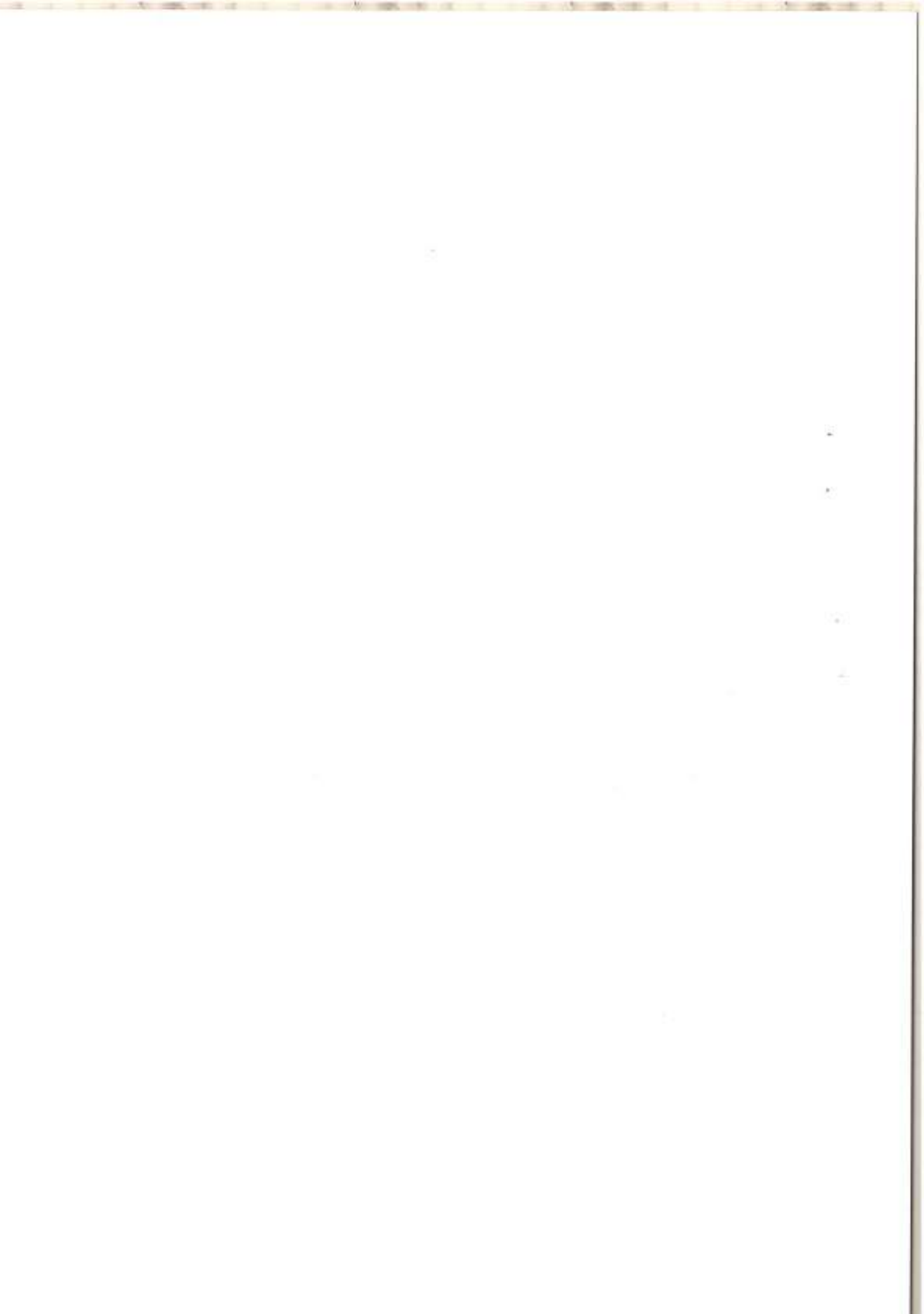
L10	LR-1035 (RS :-)	LR-3878	Bastu	Shali	31 Dec		45,19,800/-	Property is on Road Adjacent to Metal Road,
L11	LR-1036 (RS :-)	LR-3878	Bastu	Shali	35 Dec		51,03,000/-	Property is on Road Adjacent to Metal Road,
L12	LR-1037 (RS :-)	LR-3878	Bastu	Shali	84 Dec		1,22,47,200/-	Property is on Road Adjacent to Metal Road,
L13	LR-1045 (RS :-)	LR-3878	Bastu	Shali	69 Dec		1,00,60,200/-	Property is on Road Adjacent to Metal Road,
L14	LR-1060 (RS :-)	LR-3878	Bastu	Shali	17 Dec		24,78,600/-	Property is on Road Adjacent to Metal Road,
L15	LR-1081 (RS :-)	LR-3878	Bastu	Shali	10 Dec		14,58,000/-	Property is on Road Adjacent to Metal Road,
L16	LR-1082 (RS :-)	LR-3878	Bastu	Shali	9 Dec		13,12,200/-	Property is on Road Adjacent to Metal Road,
L17	LR-1170 (RS :-)	LR-3878	Bastu	Shali	114 Dec		1,23,12,000/-	Property is on Road Adjacent to Metal Road,
L18	LR-1212 (RS :-)	LR-3878	Bastu	Shali	50 Dec		54,00,000/-	Property is on Road Adjacent to Metal Road,
L19	LR-1213 (RS :-)	LR-3878	Bastu	Shali	37 Dec		39,96,000/-	Property is on Road Adjacent to Metal Road,
L20	LR-1214 (RS :-)	LR-3878	Bastu	Shali	58 Dec		86,13,000/-	Property is on Road Adjacent to Metal Road,
L21	LR-1215 (RS :-)	LR-3878	Bastu	Shali	61 Dec		65,88,000/-	Property is on Road Adjacent to Metal Road,
L22	LR-1216 (RS :-)	LR-3878	Bastu	Shali	63 Dec		68,04,000/-	Property is on Road Adjacent to Metal Road,
L23	LR-1217 (RS :-)	LR-3878	Bastu	Shali	75 Dec		81,00,000/-	Property is on Road Adjacent to Metal Road,
L24	LR-1265 (RS :-)	LR-3878	Bastu	Shali	9 Dec		13,60,800/-	Property is on Road Adjacent to Metal Road,
L25	LR-1571 (RS :-)	LR-3878	Bastu	Shali	57 Dec		83,10,600/-	Property is on Road Adjacent to Metal Road,
L26	LR-993 (RS :-)	LR-4039	Bastu	Shali	21 Dec		22,68,000/-	Property is on Road Adjacent to Metal Road,
L27	LR-994 (RS :-)	LR-4039	Bastu	Shali	19 Dec		20,52,000/-	Property is on Road Adjacent to Metal Road,



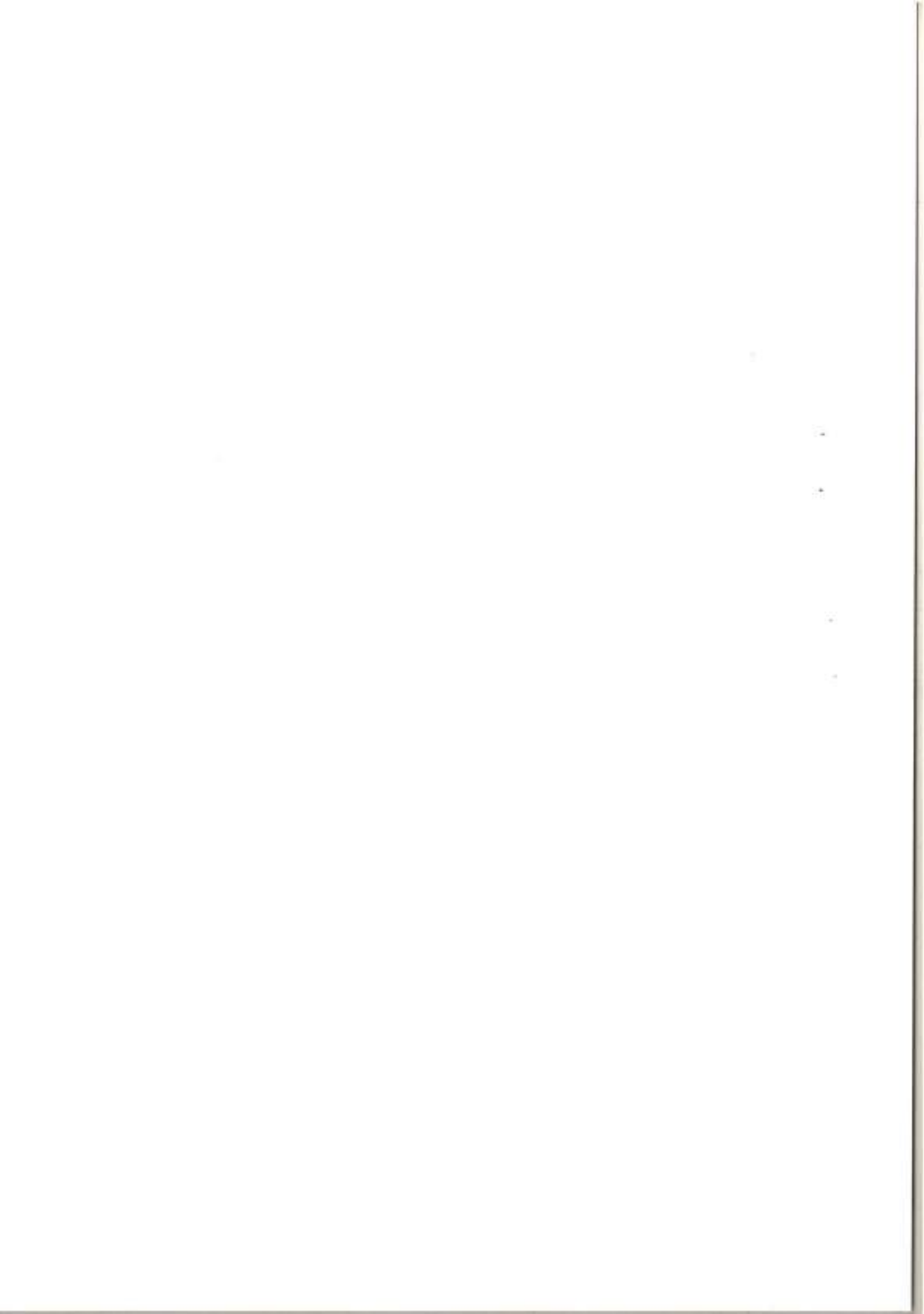
L26	LR-995 (RS :-)	LR-4039	Bastu	Shali	36 Dec		38,88,000/-	Property is on Road Adjacent to Metal Road,
L29	LR-996 (RS :-)	LR-4039	Bastu	Shali	77 Dec		83,16,000/-	Property is on Road Adjacent to Metal Road,
L30	LR-1023 (RS :-)	LR-4039	Bastu	Shali	26 Dec		37,90,800/-	Property is on Road Adjacent to Metal Road,
L31	LR-1032 (RS :-)	LR-4039	Bastu	Shali	6 Dec		8,74,800/-	Property is on Road Adjacent to Metal Road,
L32	LR-1034 (RS :-)	LR-4039	Bastu	Shali	4 Dec		5,83,200/-	Property is on Road Adjacent to Metal Road,
L33	LR-1044 (RS :-)	LR-4039	Bastu	Shali	43 Dec		62,69,400/-	Property is on Road Adjacent to Metal Road,
L34	LR-1045 (RS :-)	LR-4039	Bastu	Shali	85 Dec		1,23,93,000/-	Property is on Road Adjacent to Metal Road,
L35	LR-1046 (RS :-)	LR-4039	Bastu	Shali	12 Dec		17,49,600/-	Property is on Road Adjacent to Metal Road,
L36	LR-1047 (RS :-)	LR-4039	Bastu	Shali	12 Dec		17,49,600/-	Property is on Road Adjacent to Metal Road,
L37	LR-1048 (RS :-)	LR-4039	Bastu	Shali	11 Dec		16,03,800/-	Property is on Road Adjacent to Metal Road,
L38	LR-1049 (RS :-)	LR-4039	Bastu	Shali	93 Dec		1,35,59,400/-	Property is on Road Adjacent to Metal Road,
L39	LR-1050 (RS :-)	LR-4039	Bastu	Shali	18 Dec		26,24,400/-	Property is on Road Adjacent to Metal Road,
L40	LR-1051 (RS :-)	LR-4039	Bastu	Shali	20 Dec		29,16,000/-	Property is on Road Adjacent to Metal Road,
L41	LR-1052 (RS :-)	LR-4039	Bastu	Shali	22 Dec		32,07,600/-	Property is on Road Adjacent to Metal Road,
L42	LR-1053 (RS :-)	LR-4039	Bastu	Shali	13 Dec		18,95,400/-	Property is on Road Adjacent to Metal Road,
L43	LR-1054 (RS :-)	LR-4039	Bastu	Shali	16 Dec		23,32,800/-	Property is on Road Adjacent to Metal Road,
L44	LR-1055 (RS :-)	LR-4039	Bastu	Shali	34 Dec		49,57,200/-	Property is on Road Adjacent to Metal Road,
L45	LR-1056 (RS :-)	LR-4039	Bastu	Shali	21 Dec		30,61,800/-	Property is on Road Adjacent to Metal Road,



L46	LR-1057 (RS :-)	LR-4039	Bastu	Shali	37 Dec		53,94,600/-	Property is on Road Adjacent to Metal Road,
L47	LR-1058 (RS :-)	LR-4039	Bastu	Shali	5 Dec		7,29,000/-	Property is on Road Adjacent to Metal Road,
L48	LR-1059 (RS :-)	LR-4039	Bastu	Shali	18 Dec		26,24,400/-	Property is on Road Adjacent to Metal Road,
L49	LR-1066 (RS :-)	LR-4039	Bastu	Shali	13 Dec		14,04,000/-	Property is on Road Adjacent to Metal Road,
L50	LR-1068 (RS :-)	LR-4039	Bastu	Shali	11 Dec		11,88,000/-	Property is on Road Adjacent to Metal Road,
L51	LR-1069 (RS :-)	LR-4039	Bastu	Shali	8 Dec		8,64,000/-	Property is on Road Adjacent to Metal Road,
L52	LR-1070 (RS :-)	LR-4039	Bastu	Shali	14 Dec		15,12,000/-	Property is on Road Adjacent to Metal Road,
L53	LR-1071 (RS :-)	LR-4039	Bastu	Shali	90 Dec		97,20,000/-	Property is on Road Adjacent to Metal Road,
L54	LR-1072 (RS :-)	LR-4039	Bastu	Shali	14 Dec		15,12,000/-	Property is on Road Adjacent to Metal Road,
L55	LR-1073 (RS :-)	LR-4039	Bastu	Shali	6 Dec		6,48,000/-	Property is on Road Adjacent to Metal Road,
L56	LR-1074 (RS :-)	LR-4039	Bastu	Shali	24 Dec		25,92,000/-	Property is on Road Adjacent to Metal Road,
L57	LR-1075 (RS :-)	LR-4039	Bastu	Shali	8 Dec		8,64,000/-	Property is on Road Adjacent to Metal Road,
L58	LR-1076 (RS :-)	LR-4039	Bastu	Shali	11 Dec		11,88,000/-	Property is on Road Adjacent to Metal Road,
L59	LR-1194 (RS :-)	LR-4039	Bastu	Shali	149 Dec		1,77,01,200/-	Property is on Road Adjacent to Metal Road,
L60	LR-1200 (RS :-)	LR-4039	Bastu	Shali	101 Dec		1,09,08,000/-	Property is on Road Adjacent to Metal Road,
L61	LR-1201 (RS :-)	LR-4039	Bastu	Shali	99 Dec		1,06,92,000/-	Property is on Road Adjacent to Metal Road,
L62	LR-1202 (RS :-)	LR-4039	Bastu	Shali	18 Dec		19,44,000/-	Property is on Road Adjacent to Metal Road,
L63	LR-1203 (RS :-)	LR-4039	Bastu	Shali	16 Dec		17,28,000/-	Property is on Road Adjacent to Metal Road,



L64	RS-1151	RS-4039	Bastu	Shali	26 Dec		28,08,000/-	Property is on Road Adjacent to Metal Road,
L65	LR-1205 (RS :-)	LR-4039	Bastu	Shali	12 Dec		12,96,000/-	Property is on Road Adjacent to Metal Road,
L66	LR-1206 (RS :-)	LR-4039	Bastu	Shali	6 Dec		6,48,000/-	Property is on Road Adjacent to Metal Road,
L67	LR-1207 (RS :-)	LR-4039	Bastu	Shali	45 Dec		48,60,000/-	Property is on Road Adjacent to Metal Road,
L68	LR-1208 (RS :-)	LR-4039	Bastu	Shali	39 Dec		42,12,000/-	Property is on Road Adjacent to Metal Road,
L69	LR-1209 (RS :-)	LR-4039	Bastu	Shali	9 Dec		9,72,000/-	Property is on Road Adjacent to Metal Road,
L70	LR-1210 (RS :-)	LR-74350	Bastu	Shali	9 Dec		9,72,000/-	Property is on Road Adjacent to Metal Road,
L71	LR-1211 (RS :-)	LR-4039	Bastu	Shali	29 Dec		31,32,000/-	Property is on Road Adjacent to Metal Road,
L72	LR-1212 (RS :-)	LR-4039	Bastu	Shali	50 Dec		54,00,000/-	Property is on Road Adjacent to Metal Road,
L73	LR-1213 (RS :-)	LR-4039	Bastu	Shali	20 Dec		21,60,000/-	Property is on Road Adjacent to Metal Road,
L74	LR-1217 (RS :-)	LR-4039	Bastu	Shali	12 Dec		12,96,000/-	Property is on Road Adjacent to Metal Road,
L75	LR-1413 (RS :-)	LR-4039	Bastu	Shali	127 Dec		1,37,16,000/-	Property is on Road Adjacent to Metal Road,
L76	LR-1414 (RS :-)	LR-4039	Bastu	Shali	68 Dec		73,44,000/-	Property is on Road Adjacent to Metal Road,
L77	LR-1415 (RS :-)	LR-4039	Bastu	Shali	13 Dec		14,04,000/-	Property is on Road Adjacent to Metal Road,
L78	LR-1058 (RS :-)	LR-4486	Bastu	Shali	5 Dec		7,29,000/-	Property is on Road Adjacent to Metal Road,
L79	LR-1063 (RS :-)	LR-4486	Bastu	Shali	12 Dec		12,96,000/-	Property is on Road Adjacent to Metal Road,
L80	LR-1064 (RS :-)	LR-4486	Bastu	Shali	3 Dec		3,24,000/-	Property is on Road Adjacent to Metal Road,
L81	LR-1065 (RS :-)	LR-4486	Bastu	Shali	2 Dec		2,16,000/-	Property is on Road Adjacent to Metal Road,



L82	LR-1067 (RS :-)	LR-4486	Bastu	Shali	16 Dec		17,28,000/-	Property is on Road Adjacent to Metal Road,
L83	LR-1175 (RS :-)	LR-4486	Bastu	Shali	65 Dec		70,20,000/-	Property is on Road Adjacent to Metal Road,
L84	LR-1176 (RS :-)	LR-4486	Bastu	Shali	113 Dec		1,22,04,000/-	Property is on Road Adjacent to Metal Road,
L85	LR-1194 (RS :-)	LR-4486	Bastu	Shali	66 Dec		78,40,800/-	Property is on Road Adjacent to Metal Road,
L86	LR-1195 (RS :-)	LR-4486	Bastu	Shali	42 Dec		45,36,000/-	Property is on Road Adjacent to Metal Road,
L87	LR-1196 (RS :-)	LR-4486	Bastu	Shali	13 Dec		14,04,000/-	Property is on Road Adjacent to Metal Road,
L88	LR-1197 (RS :-)	LR-4486	Bastu	Shali	26 Dec		30,24,000/-	Property is on Road Adjacent to Metal Road,
L89	LR-1198 (RS :-)	LR-4486	Bastu	Shali	24 Dec		35,64,000/-	Property is on Road Adjacent to Metal Road,
L90	LR-1199 (RS :-)	LR-4486	Bastu	Shali	73 Dec		78,84,000/-	Property is on Road Adjacent to Metal Road,
L91	LR-1265 (RS :-)	LR-3879	Bastu	Shali	9 Dec		13,60,800/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			3172Dec	0/-	3882,70,800/-	
		Grand Total :			3172Dec	0/-	3882,70,800/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentlink Street, City:- Kolkata, P.O:- G P O, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Mr Mahendra Kumar Pandya Son of Shri Hiralal Jain 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: AFxxxxx9G, Aadhaar No: 26xxxxxxx3748, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence

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4	ARRJAVV FARMS AND PROJECT LLP 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: ABxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
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Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARRJAVV FARMS AND PROJECT LLP 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: ABxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mayank Jajodia Son of Mr Mahesh Kant Jajodia 5, Bentick Street, Lalbazar, City:- Kolkata, P.O:- G P O, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)
2	Mr Harsh Kumar Jain (Presentant) Son of Mr Mahendra Kumar Jain 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Jain, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx9A, Aadhaar No: 62xxxxxxxx9223 Status : Representative, Representative of : NIRMALKUNJ REAL ESTATE PRIVATE LIMITED (as Director), ARRJAVV FARMS AND PROJECT LLP (as Partner), ARRJAVV FARMS AND PROJECT LLP (as Partner)

Identifier Details :

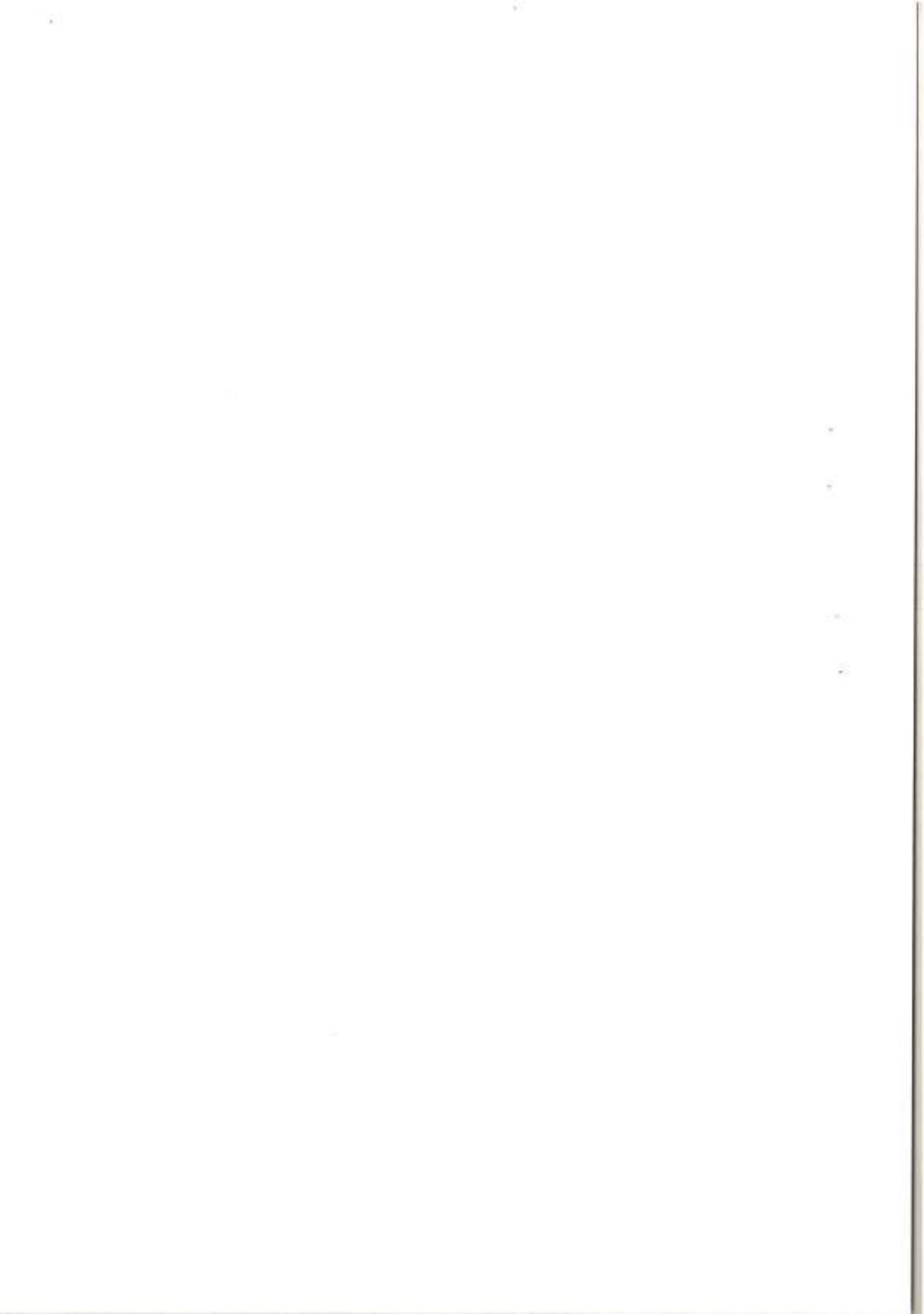
Name	Photo	Finger Print	Signature
Mr Anjan Kumar Dutta Son of Late Hiran Dutta 192, Dxy Town., City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061			
Identifier Of Mr Mayank Jajodia, Mr Harsh Kumar Jain, Mr Mahendra Kumar Pandya			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-27 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-31 Dec



Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-35 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-84 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-69 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-17 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-10 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-9 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-114 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-50 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-37 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-6 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-58 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-61 Dec

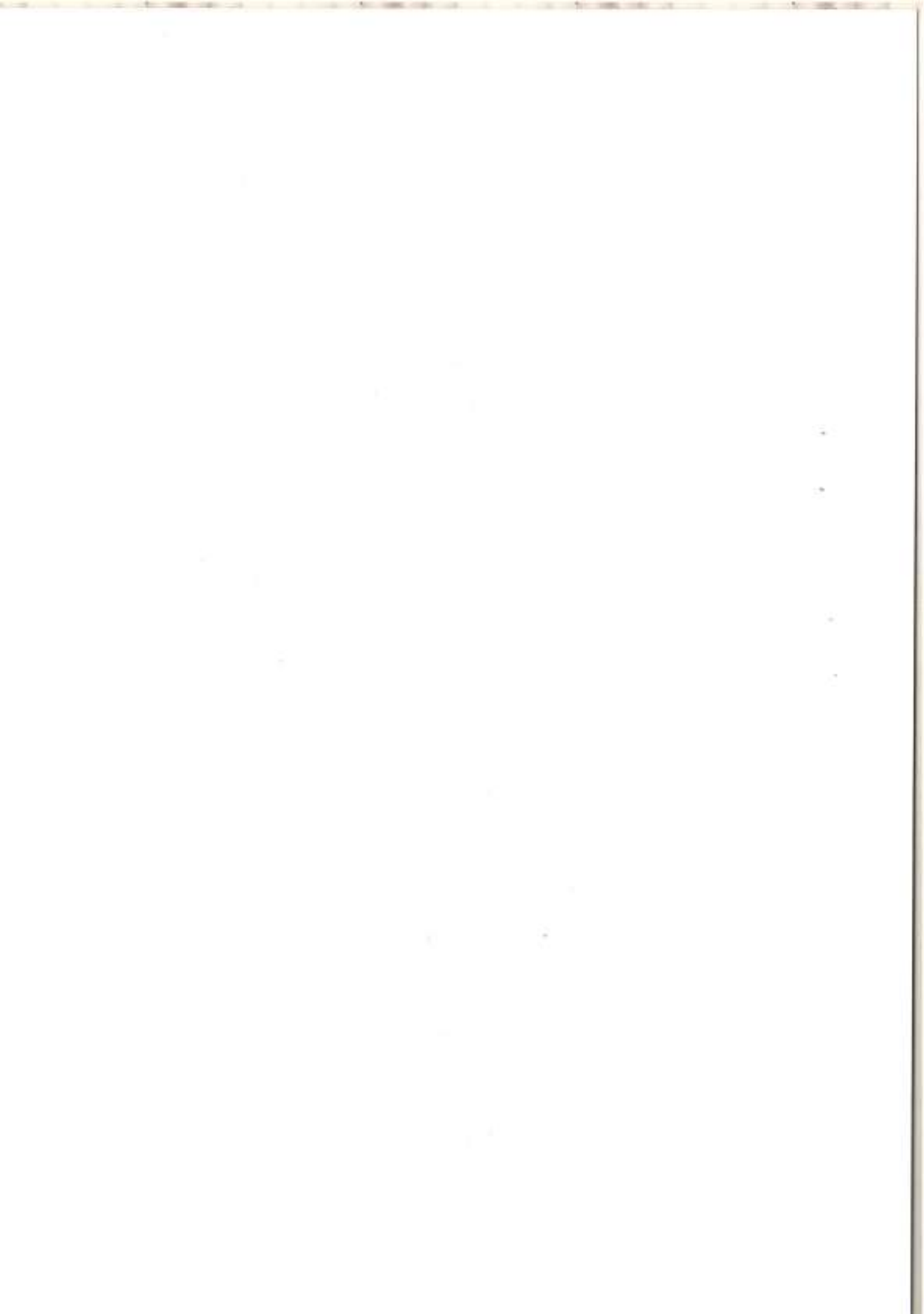
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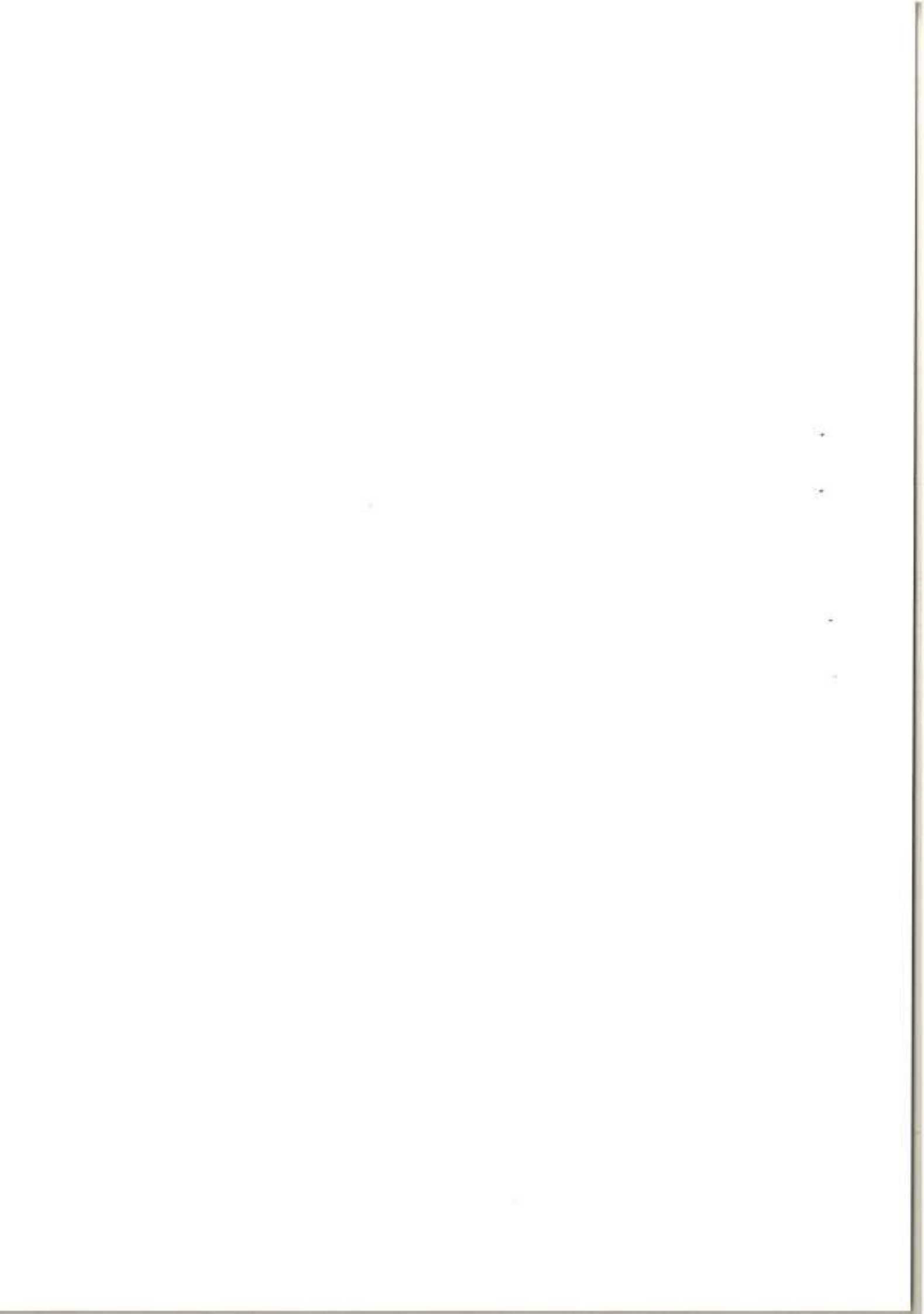
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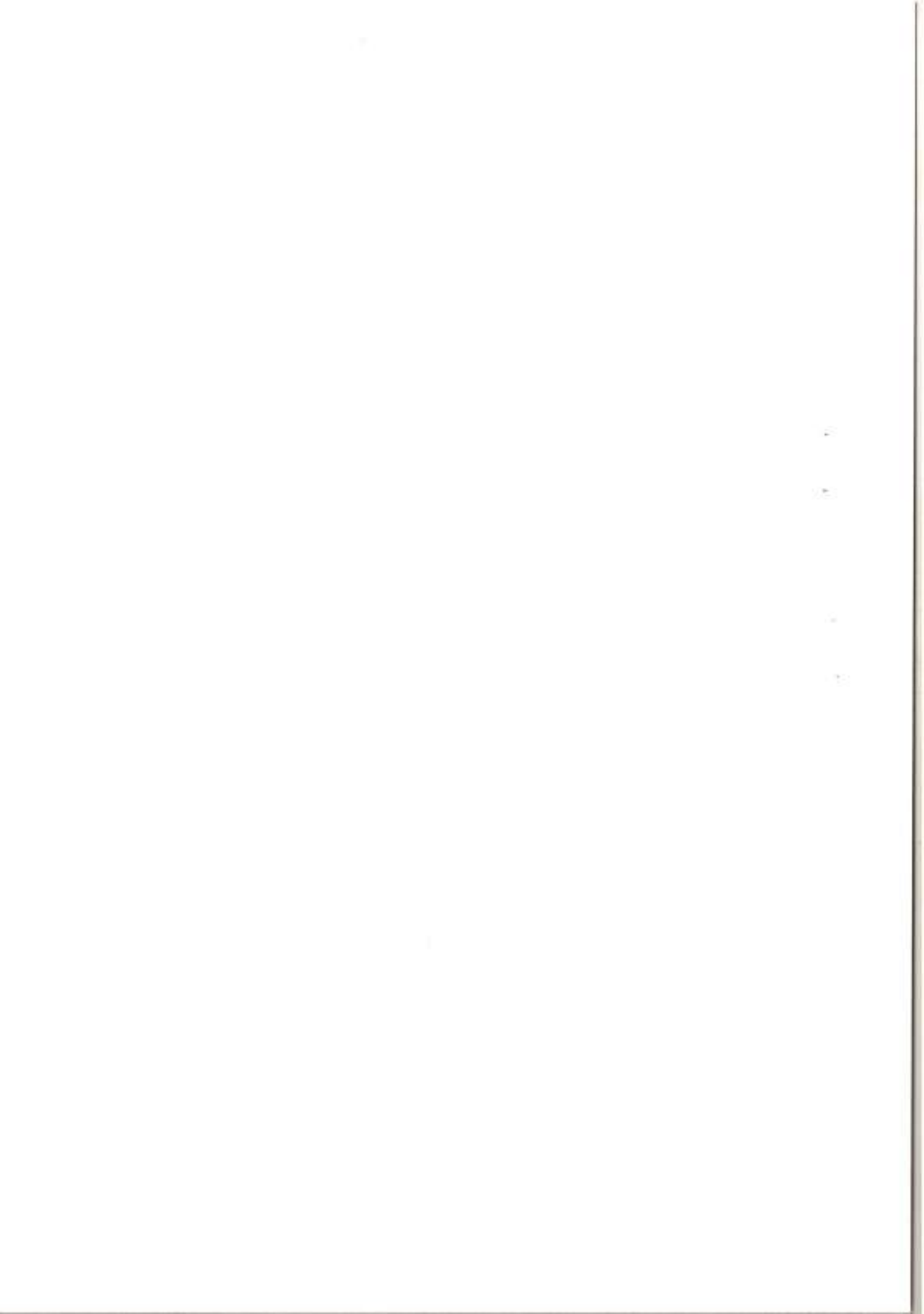
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Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-83 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-75 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-9 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-57 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-21 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-19 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-36 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-77 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-1 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-26 Dec



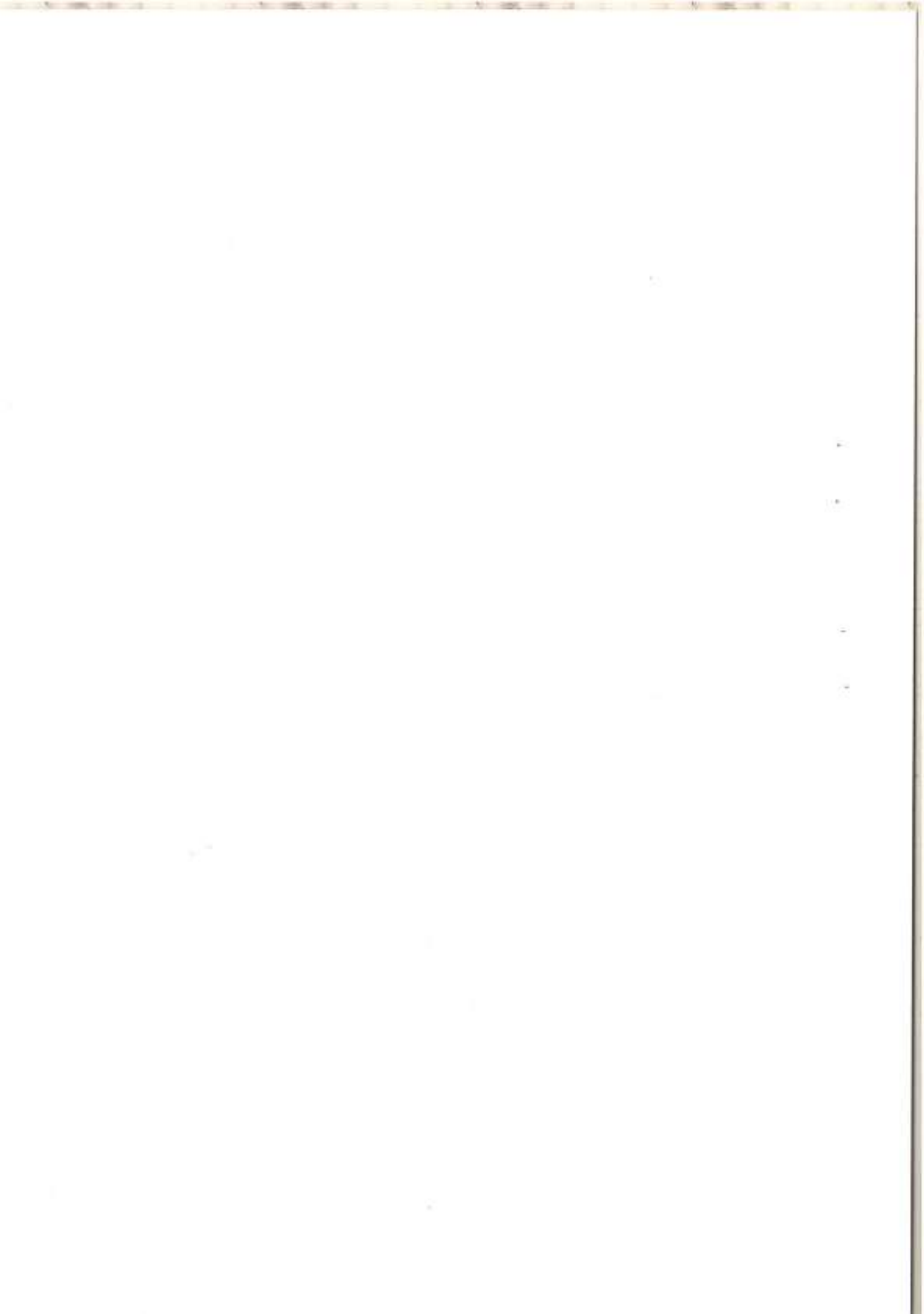
Transfer of property for L31		
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1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-6 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-4 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-43 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-85 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-12 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-12 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-11 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-63 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-18 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-1 Dec



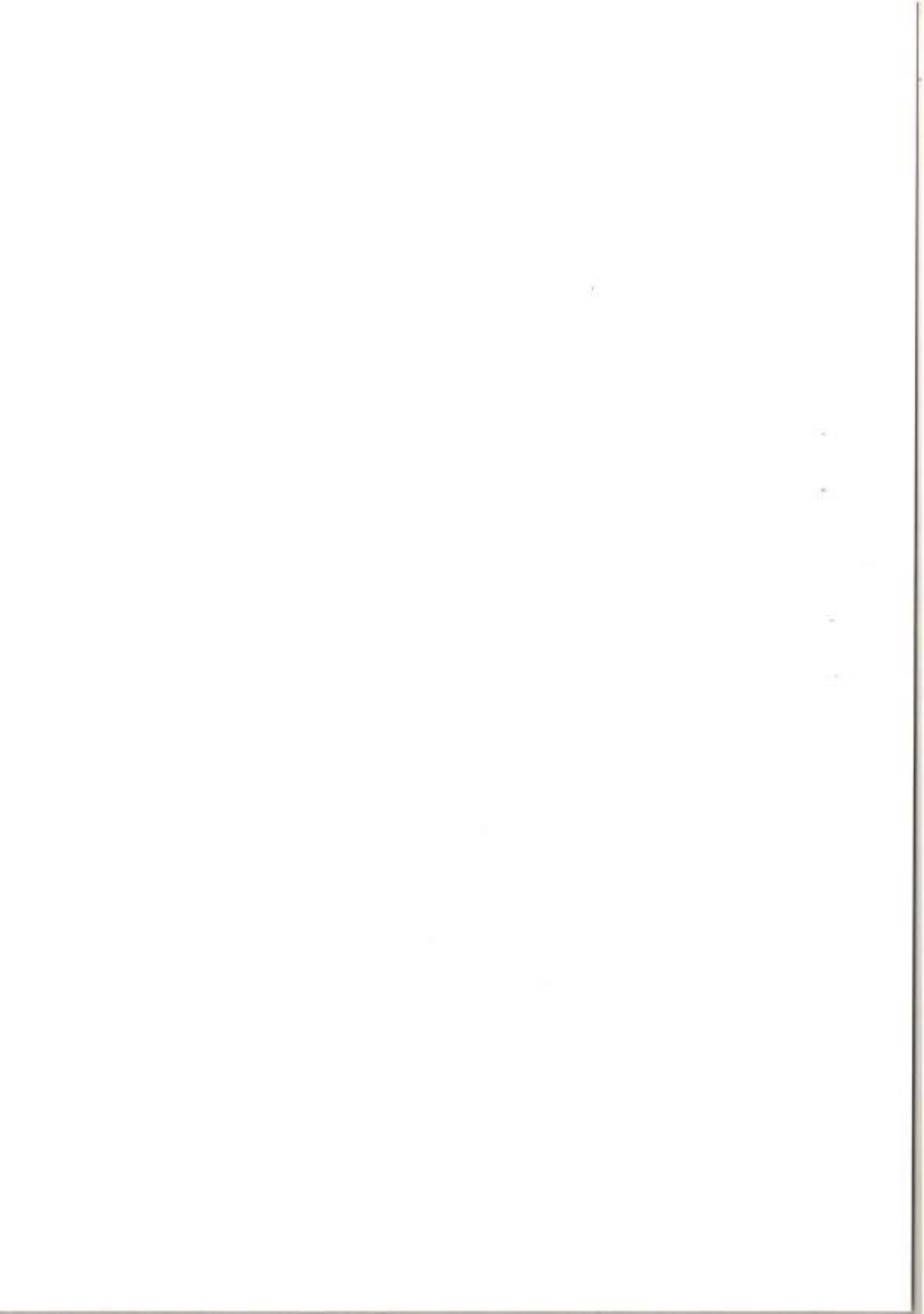
Transfer of property for L5		
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Transfer of property for L50		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-11 Dec
Transfer of property for L51		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-8 Dec
Transfer of property for L52		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-14 Dec
Transfer of property for L53		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-80 Dec
Transfer of property for L54		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-14 Dec
Transfer of property for L55		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-6 Dec
Transfer of property for L56		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-24 Dec
Transfer of property for L57		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-8 Dec
Transfer of property for L58		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-11 Dec



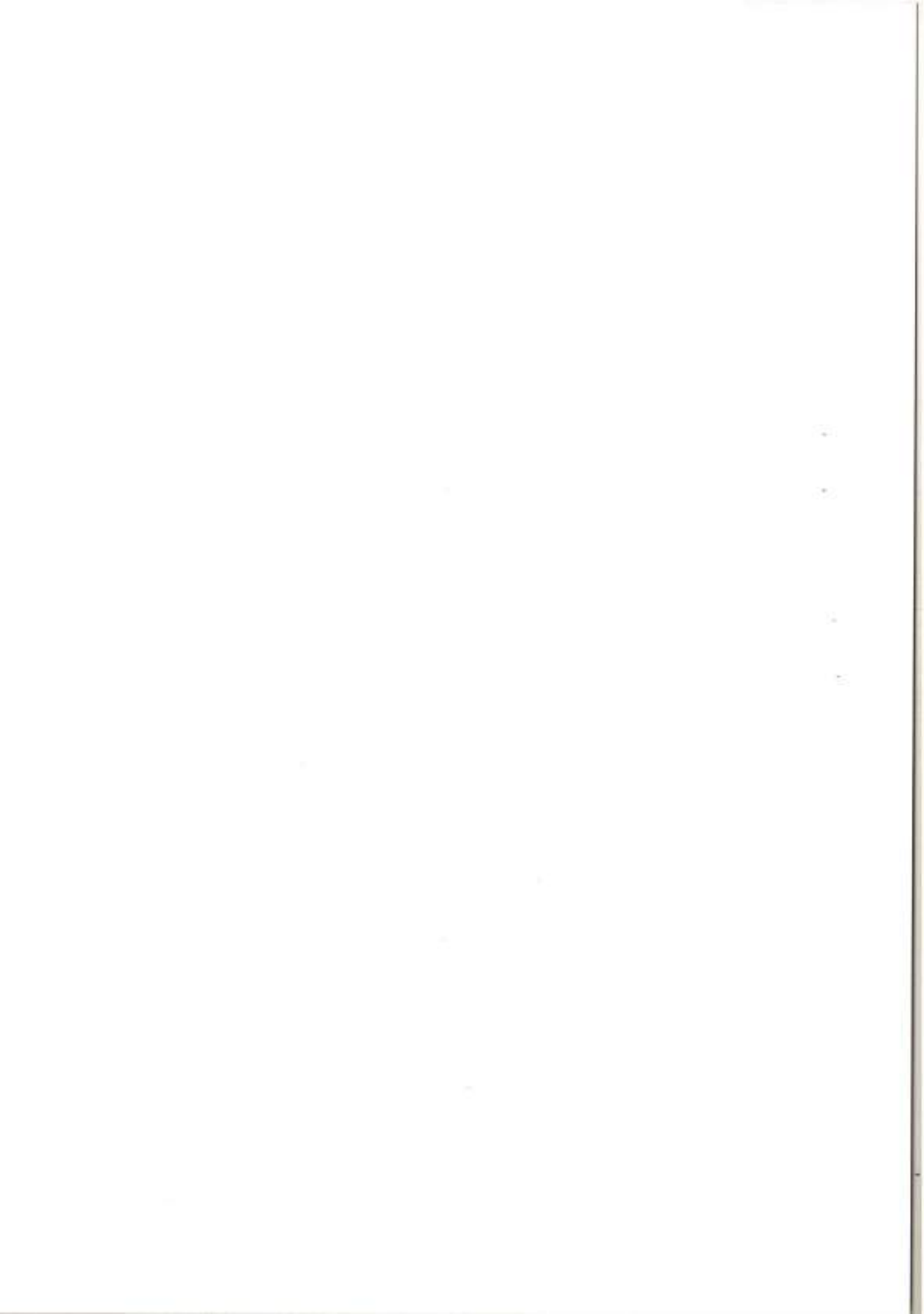
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-20 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-22 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-13 Dec
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-16 Dec
Transfer of property for L44		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-34 Dec
Transfer of property for L45		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-21 Dec
Transfer of property for L46		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-37 Dec
Transfer of property for L47		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-5 Dec
Transfer of property for L48		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-18 Dec
Transfer of property for L49		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-13 Dec



Transfer of property for L59		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-149 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-31 Dec
Transfer of property for L60		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-101 Dec
Transfer of property for L61		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-99 Dec
Transfer of property for L62		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-18 Dec
Transfer of property for L63		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-16 Dec
Transfer of property for L64		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-26 Dec
Transfer of property for L65		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-12 Dec
Transfer of property for L66		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-6 Dec
Transfer of property for L67		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-45 Dec



Transfer of property for L68		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-39 Dec
Transfer of property for L69		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-9 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-18 Dec
Transfer of property for L70		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-9 Dec
Transfer of property for L71		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-29 Dec
Transfer of property for L72		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-50 Dec
Transfer of property for L73		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-20 Dec
Transfer of property for L74		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-12 Dec
Transfer of property for L75		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-127 Dec
Transfer of property for L76		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-68 Dec



Transfer of property for L77		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-13 Dec
Transfer of property for L78		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-5 Dec
Transfer of property for L79		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-12 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-109 Dec
Transfer of property for L80		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-3 Dec
Transfer of property for L81		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-2 Dec
Transfer of property for L82		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-18 Dec
Transfer of property for L83		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-65 Dec
Transfer of property for L84		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-113 Dec
Transfer of property for L85		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-66 Dec

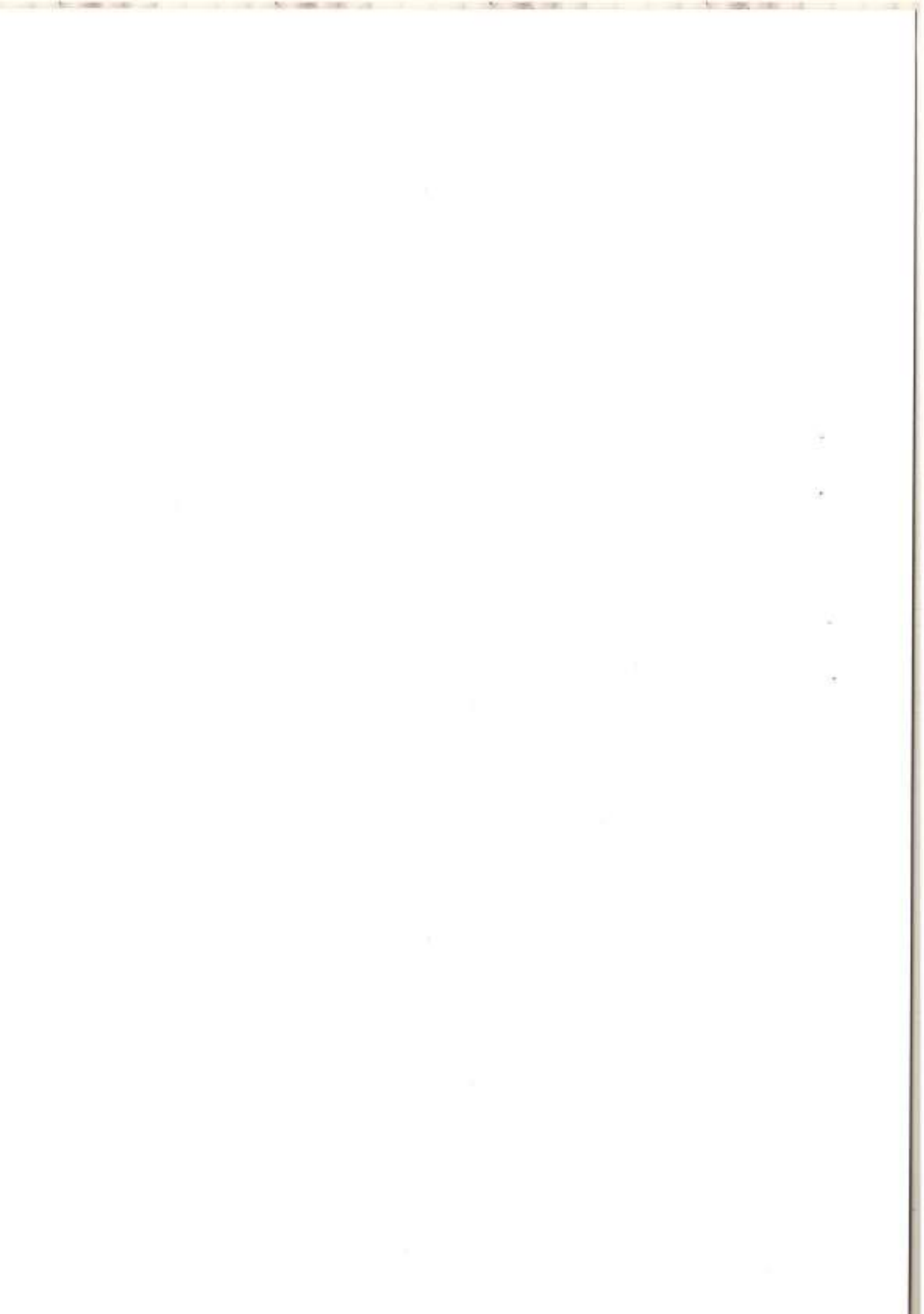
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Transfer of property for L86		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-42 Dec
Transfer of property for L87		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-13 Dec
Transfer of property for L88		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-28 Dec
Transfer of property for L89		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-24 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	ARRJAVV FARMS AND PROJECT LLP	ARRJAVV FARMS AND PROJECT LLP-32 Dec
Transfer of property for L90		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED	ARRJAVV FARMS AND PROJECT LLP-73 Dec
Transfer of property for L91		
Sl.No	From	To. with area (Name-Area)
1	Mr Mahendra Kumar Pandya	ARRJAVV FARMS AND PROJECT LLP-9 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

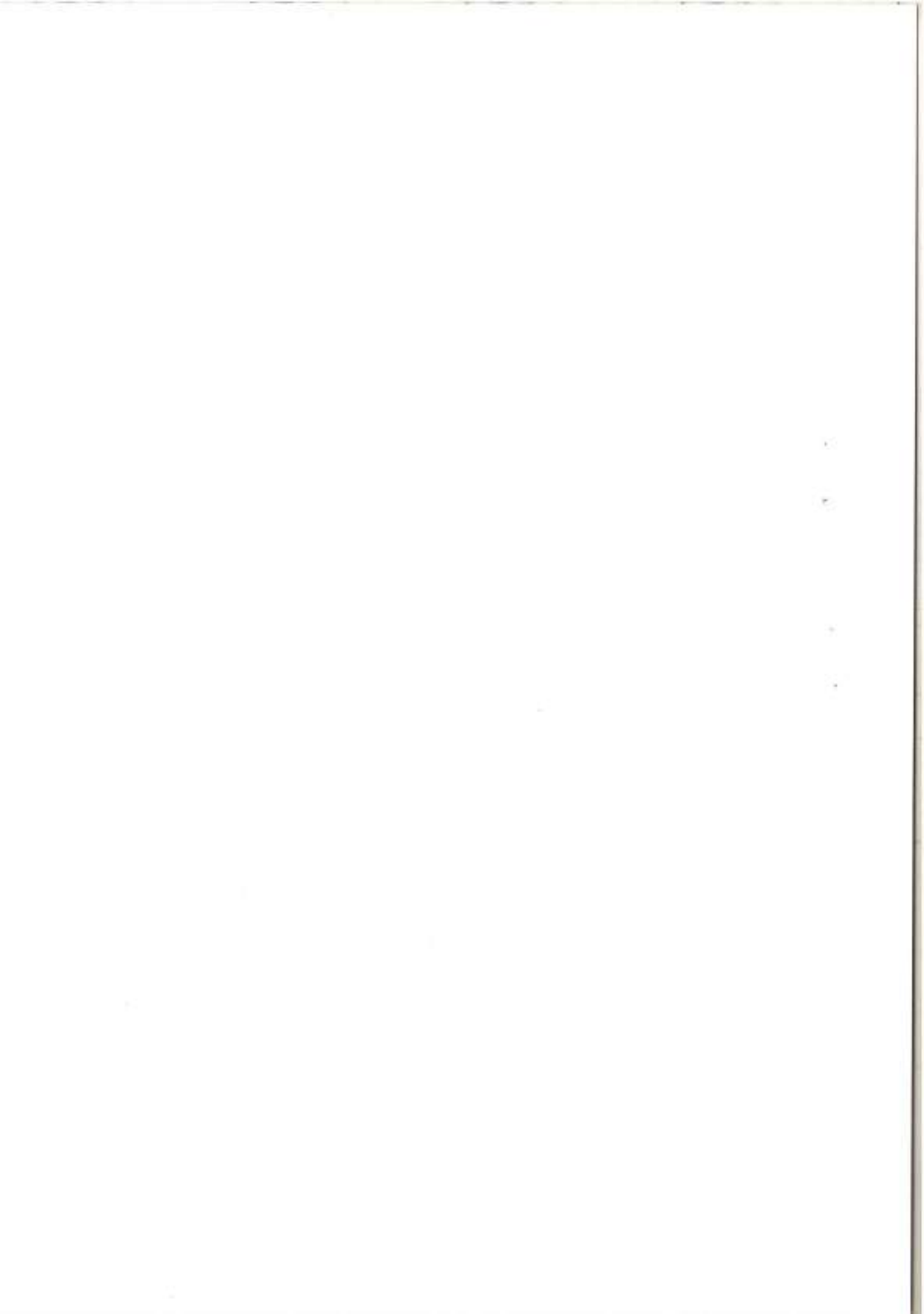
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1024, LR Khatian No:- 3878	Owner:ARRJAVV FARMS AND PROJECT LLP, Gurdian:ARRJAVV FARMS AND PROJECT LLP, Address:ARRJAVV FARMS AND PROJECT LLP, Classification:ARR, Area:0.27000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L2	LR Plot No:- 1025, LR Khatian No:- 3878	Owner:ARRJAVV FARMS AND PROJECT LLP, Gurdian:ARRJAVV FARMS AND PROJECT LLP, Address:ARRJAVV FARMS AND PROJECT LLP, Classification:ARR, Area:0.06000000 Acre,	ARRJAVV FARMS AND PROJECT LLP



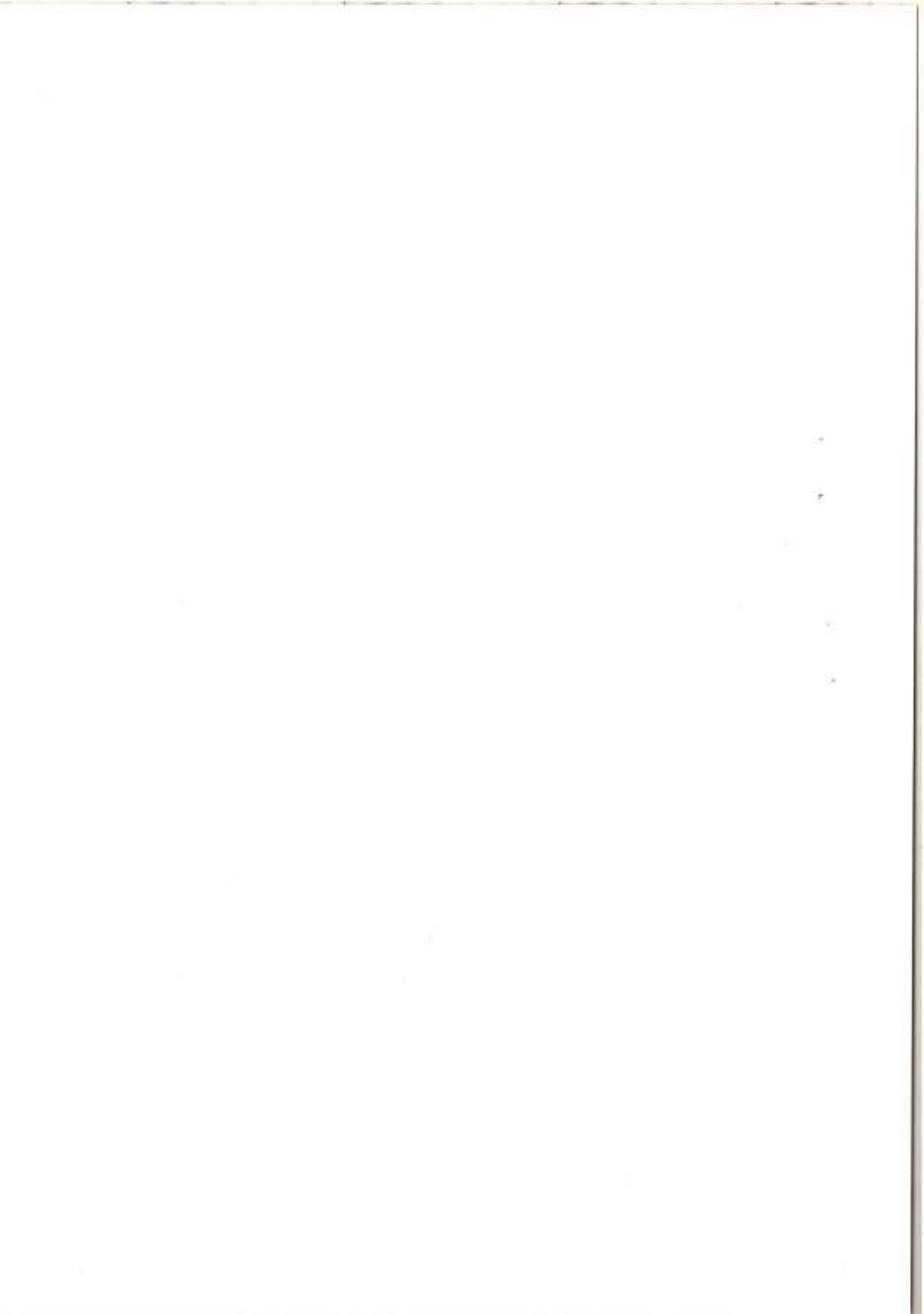
L3	LR Plot No:- 1026, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.01000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L4	LR Plot No:- 1027, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.01000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L5	LR Plot No:- 1028, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.01000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L6	LR Plot No:- 1030, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.31000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L7	LR Plot No:- 1032, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.18000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L8	LR Plot No:- 1033, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:1.09000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L9	LR Plot No:- 1034, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.32000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L10	LR Plot No:- 1035, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.31000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L11	LR Plot No:- 1036, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.35000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L12	LR Plot No:- 1037, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.84000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L13	LR Plot No:- 1045, LR Khatian No:- 3878	Owner:अरजतु धर्मन एत प्रदेई एन एन पि, Gurdian:पद्म र्व कुमार डेन, Address:एत वई ए पदतु डेन एत डेनकतत १०००१० , Classification:पदि, Area:0.69000000 Acre,	ARRJAVV FARMS AND PROJECT LLP

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L14	LR Plot No:- 1060, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.17000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L15	LR Plot No:- 1061, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.10000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L16	LR Plot No:- 1062, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.09000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L17	LR Plot No:- 1170, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:1.14000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L18	LR Plot No:- 1212, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.50000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L19	LR Plot No:- 1213, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.37000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L20	LR Plot No:- 1214, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.58000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L21	LR Plot No:- 1215, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.81000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L22	LR Plot No:- 1216, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.63000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L23	LR Plot No:- 1217, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पदि, Area:0.75000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L24	LR Plot No:- 1265, LR Khatian No:- 3878	Owner:अनवरतु मर्मन एत प्रजेई एन एन पि, Gurdian:पद्म रवि कुमार डेन, Address:०८ वर्ग ३ पञ्च नम एत केसकता १०००१० , Classification:पद्म, Area:0.09000000 Acre,	ARRJAVV FARMS AND PROJECT LLP



L25	LR Plot No:- 1571, LR Khatian No:- 3878	Owner:କାର୍ତ୍ତବ୍ୟ ବାମନ ଓଃ ଶର୍ମା ଓଃ ଶର୍ମା ମି, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ ଓଃ ଶର୍ମା, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ ଓଃ ଶର୍ମା, Classification:କମ୍ପାନୀ, Area:0.57000000 Acre,	ARRJAVV FARMS AND PROJECT LLP
L26	LR Plot No:- 993, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.21000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L27	LR Plot No:- 994, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.19000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L28	LR Plot No:- 995, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.36000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L29	LR Plot No:- 996, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.77000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L30	LR Plot No:- 1023, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.26000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L31	LR Plot No:- 1032, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.06000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L32	LR Plot No:- 1034, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.04000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L33	LR Plot No:- 1044, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.43000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L34	LR Plot No:- 1045, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.85000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L35	LR Plot No:- 1046, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.12000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L36	LR Plot No:- 1047, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.12000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L37	LR Plot No:- 1048, LR Khatian No:- 4039	Owner:ବାଲୀ କନ୍ସଟ୍ରକ୍ସନ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍, Gurdian:କାର୍ତ୍ତବ୍ୟ ବାମନ, Address:କାର୍ତ୍ତବ୍ୟ ବାମନ, Classification:କମ୍ପାନୀ, Area:0.11000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED



L38	LR Plot No:- 1049, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.93000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L39	LR Plot No:- 1050, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.18000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L40	LR Plot No:- 1051, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.20000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L41	LR Plot No:- 1052, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.22000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L42	LR Plot No:- 1053, LR Khatian No:- 4039		Seller is not the recorded Owner as per Applicant.
L43	LR Plot No:- 1054, LR Khatian No:- 4039		Seller is not the recorded Owner as per Applicant.
L44	LR Plot No:- 1055, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.34000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L45	LR Plot No:- 1056, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.21000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L46	LR Plot No:- 1057, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.37000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L47	LR Plot No:- 1058, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.05000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L48	LR Plot No:- 1059, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.18000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L49	LR Plot No:- 1066, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.13000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L50	LR Plot No:- 1068, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.11000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L51	LR Plot No:- 1069, LR Khatian No:- 4039	Owner:बलजी कपटीकरण प्रोपर्टी लिमिटेड, Gurdian:सुरेश अजयसिंह, Address:रिवा , Classification:नगरी, Area:0.08000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED

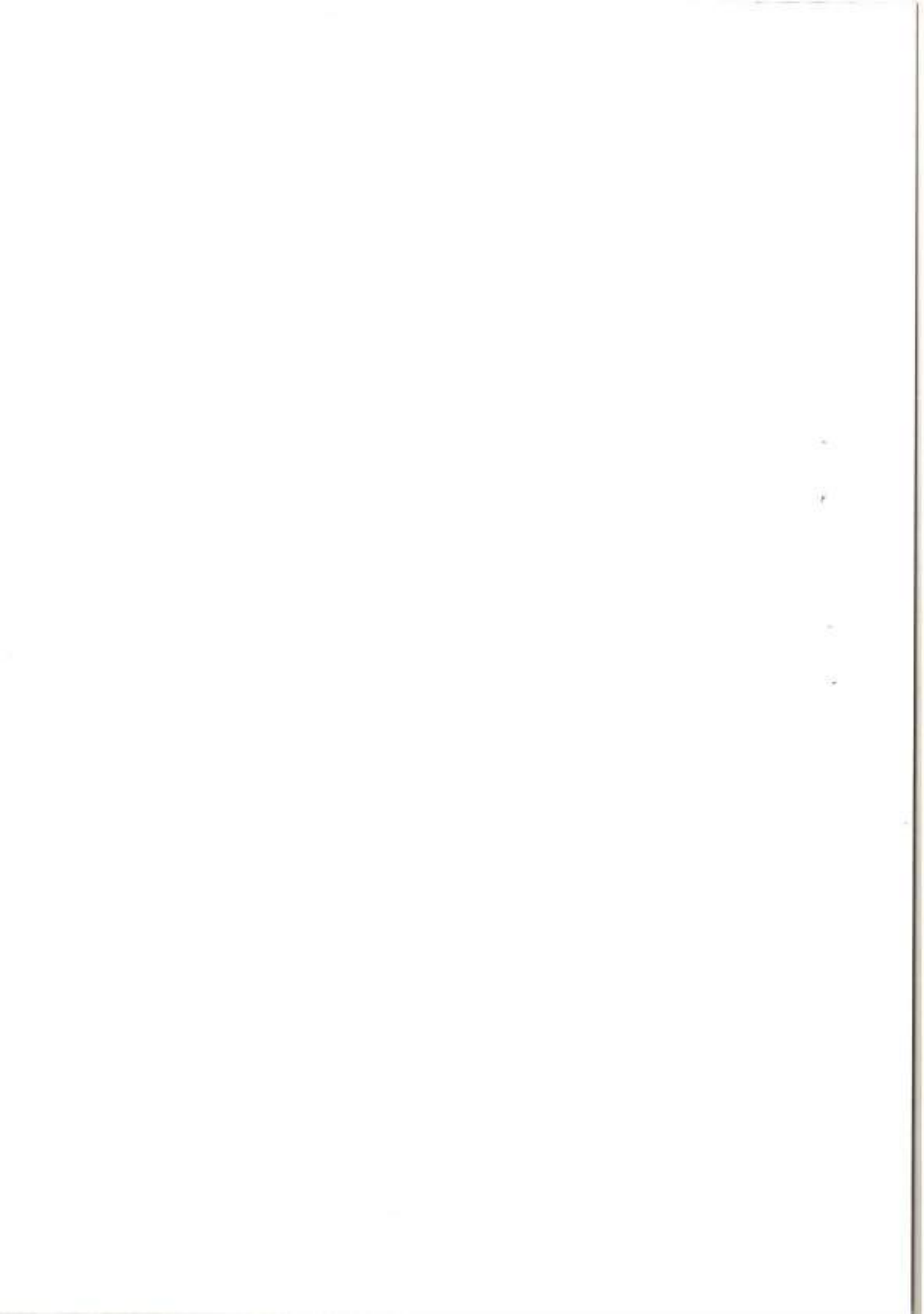
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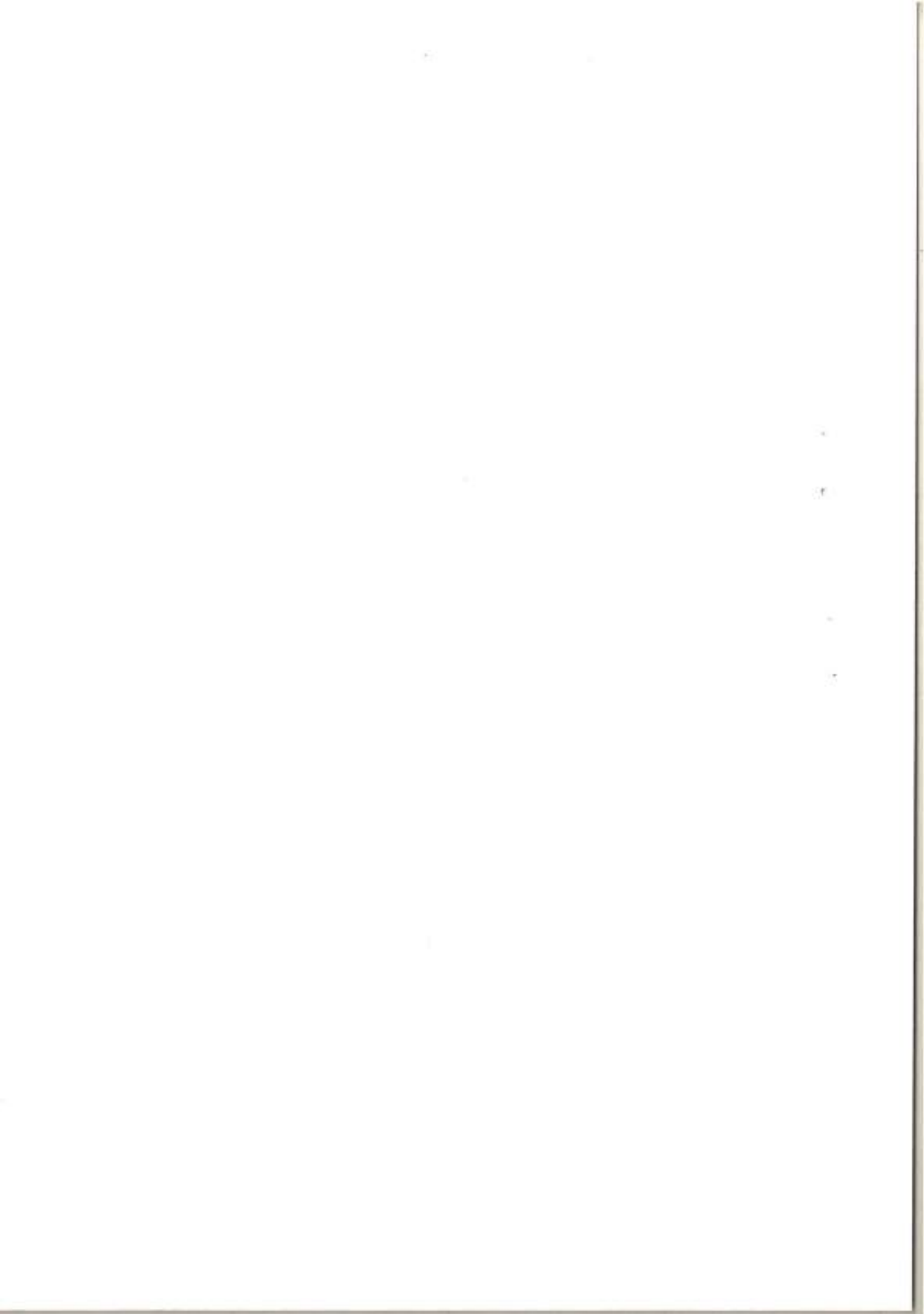
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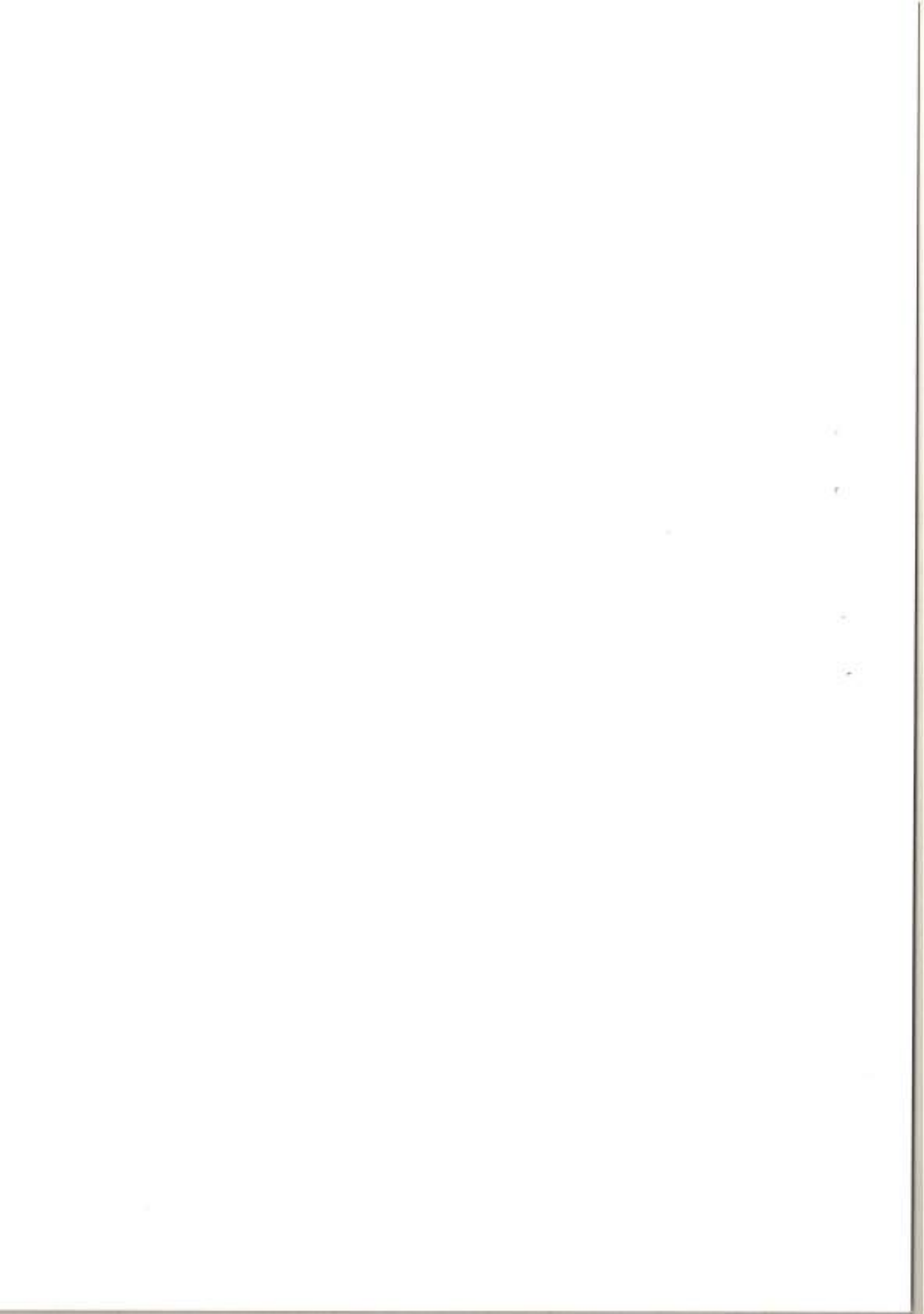
L52	LR Plot No:- 1070, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.14000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L53	LR Plot No:- 1071, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.90000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L54	LR Plot No:- 1072, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.14000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L55	LR Plot No:- 1073, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.06000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L56	LR Plot No:- 1074, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.24000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L57	LR Plot No:- 1075, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.08000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L58	LR Plot No:- 1076, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.11000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L59	LR Plot No:- 1194, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:1.49000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L60	LR Plot No:- 1200, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:1.01000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L61	LR Plot No:- 1201, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.99000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L62	LR Plot No:- 1202, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.18000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L63	LR Plot No:- 1203, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.16000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L64	RS Plot No:- 1151, RS Khatian No:- 4039		Seller is not the recorded Owner as per Applicant.
L65	LR Plot No:- 1205, LR Khatian No:- 4039	Owner:बलजी कन्स्ट्रक्शन प्राईवेट लिमिटेड, Gurdian:नरेश अग्रवाल, Address:फिरोजपुर, Classification:पशु, Area:0.12000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED



L66	LR Plot No:- 1206, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.06000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L67	LR Plot No:- 1207, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.45000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L68	LR Plot No:- 1208, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.39000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L69	LR Plot No:- 1209, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.09000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L70	LR Plot No:- 1210, LR Khatian No:- 74350		Seller is not the recorded Owner as per Applicant.
L71	LR Plot No:- 1211, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.29000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L72	LR Plot No:- 1212, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.50000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L73	LR Plot No:- 1213, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.20000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L74	LR Plot No:- 1217, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.12000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L75	LR Plot No:- 1413, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:1.27000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L76	LR Plot No:- 1414, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.68000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L77	LR Plot No:- 1415, LR Khatian No:- 4039	Owner:ବ୍ୟାପୀ କର୍ମଚାରୀ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ନୀଳା ଅଧ୍ୟକ୍ଷିନୀ, Address:ମିଳା , Classification:ଏମି, Area:0.13000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L78	LR Plot No:- 1058, LR Khatian No:- 4486	Owner:ନିର୍ମାଳକୂଞ୍ଜ ରିୟଲ୍ ୱେଲ୍ଥ୍ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ଦୀପ୍ତିକା ଦେବୀ, Address:କାର୍ଯ୍ୟାଳୟ ନଂ ୧୧ ୨ ଏମି ସେକ୍ଟର ୧୦, ଭୁବନେଶ୍ୱର, Classification:ଏମି, Area:0.05000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L79	LR Plot No:- 1053, LR Khatian No:- 4486	Owner:ନିର୍ମାଳକୂଞ୍ଜ ରିୟଲ୍ ୱେଲ୍ଥ୍ ଟ୍ରଷ୍ଟ ଲିମିଟେଡ, Gurdian:ଦୀପ୍ତିକା ଦେବୀ, Address:କାର୍ଯ୍ୟାଳୟ ନଂ ୧୧ ୨ ଏମି ସେକ୍ଟର ୧୦, ଭୁବନେଶ୍ୱର, Classification:ଏମି, Area:0.12000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED



L80	LR Plot No:- 1064, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.03000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L81	LR Plot No:- 1065, LR Khatian No:- 4486		Seller is not the recorded Owner as per Applicant.
L82	LR Plot No:- 1067, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.16000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L83	LR Plot No:- 1175, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.43000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L84	LR Plot No:- 1176, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:1.13000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L85	LR Plot No:- 1194, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.66000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L86	LR Plot No:- 1195, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.42000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L87	LR Plot No:- 1196, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.13000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L88	LR Plot No:- 1197, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.28000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L89	LR Plot No:- 1198, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.24000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L90	LR Plot No:- 1199, LR Khatian No:- 4486	Owner:ନିର୍ମଳକୂଳ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍ , Gurdian:ଭୀଷଣଚନ୍ଦ୍ର , Address:ଭାର୍ଗବୀ ପାର୍କ ୫୫ ୨ ମହଲା ଭୋମ ଗ୍ରାମ ଗୋଳା ଗଡ଼ଜାତ , Classification:କମଳା, Area:0.73000000 Acre,	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED
L91	LR Plot No:- 1265, LR Khatian No:- 3879		Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 160402776 / 2024

On 07-03-2024

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

Presented for registration at 16:50 hrs on 07-03-2024, at the Private residence by Mr Harsh Kumar Jain ..

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 38,82,70,800/-

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

Execution is admitted on 07/03/2024 by Mr Mahendra Kumar Pandya, Son of Shri Hiralal Jain, 34/1V, Ballygunge Circular Road, P.O: Sarat Bose Road, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr Anjan Kumar Dutta, . , Son of Late Hiran Dutta, 192, Oxy Town,, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Service

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

Execution is admitted on 07-03-2024 by Mr Mayank Jajodia, Director, BALAJI CONSTRUCTION PRIVATE LIMITED, 82, Bentirk Street, City:- Kolkata, P.O:- G P O, P.S.-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Anjan Kumar Dutta, . , Son of Late Hiran Dutta, 192, Oxy Town,, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Service

Execution is admitted on 07-03-2024 by Mr Harsh Kumar Jain, Director, NIRMALKUNJ REAL ESTATE PRIVATE LIMITED, 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025; Partner, ARRJAVV FARMS AND PROJECT LLP, 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025; Partner, ARRJAVV FARMS AND PROJECT LLP, 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Anjan Kumar Dutta, . , Son of Late Hiran Dutta, 192, Oxy Town,, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Service

Anupam Haider
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

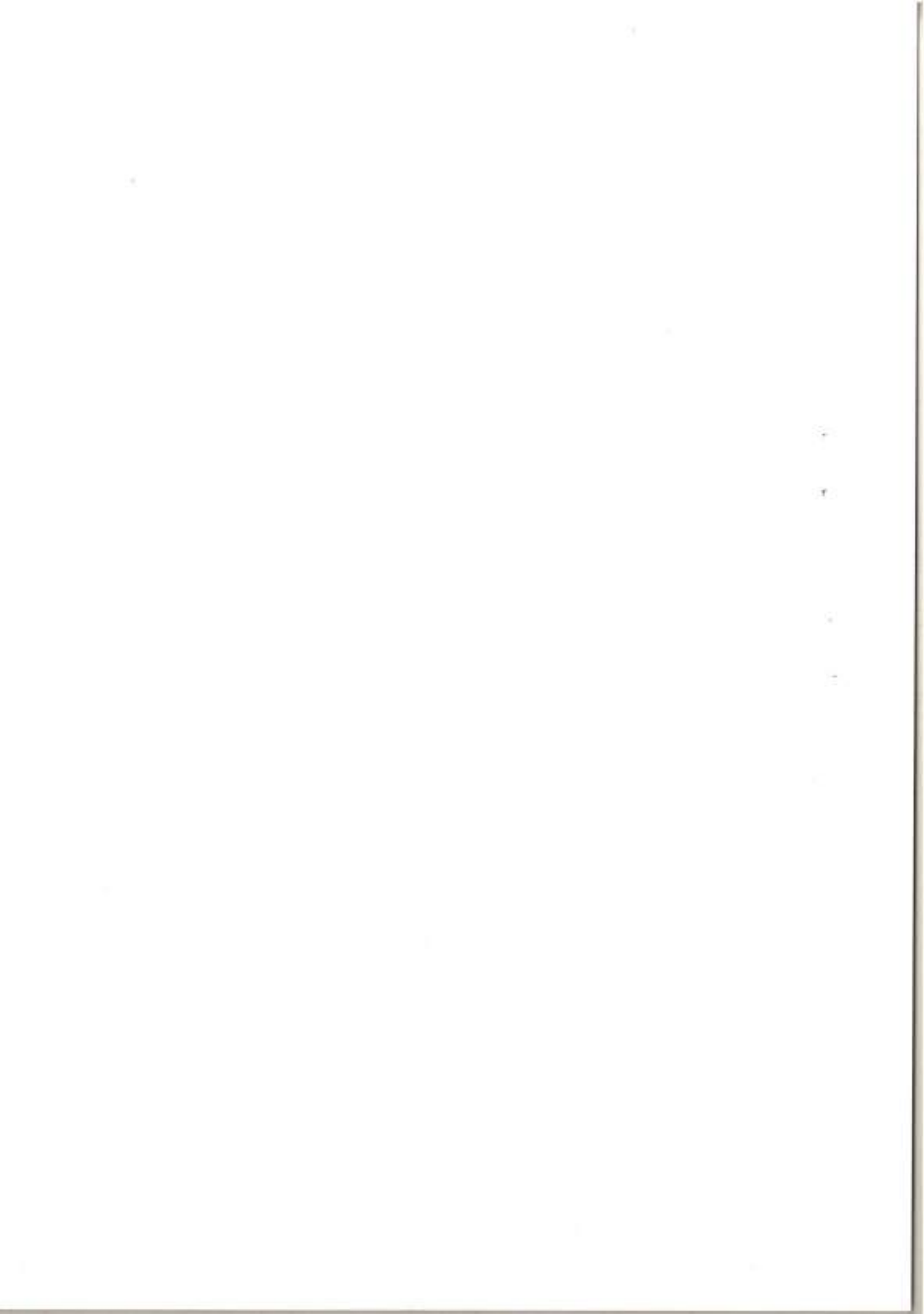
On 11-03-2024

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 17,053.00/- (B = Rs 17,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 17,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2024 5:59PM with Govt. Ref. No: 192023240410011921 on 04-03-2024, Amount Rs: 17,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 255226301 on 04-03-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

Description of Stamp

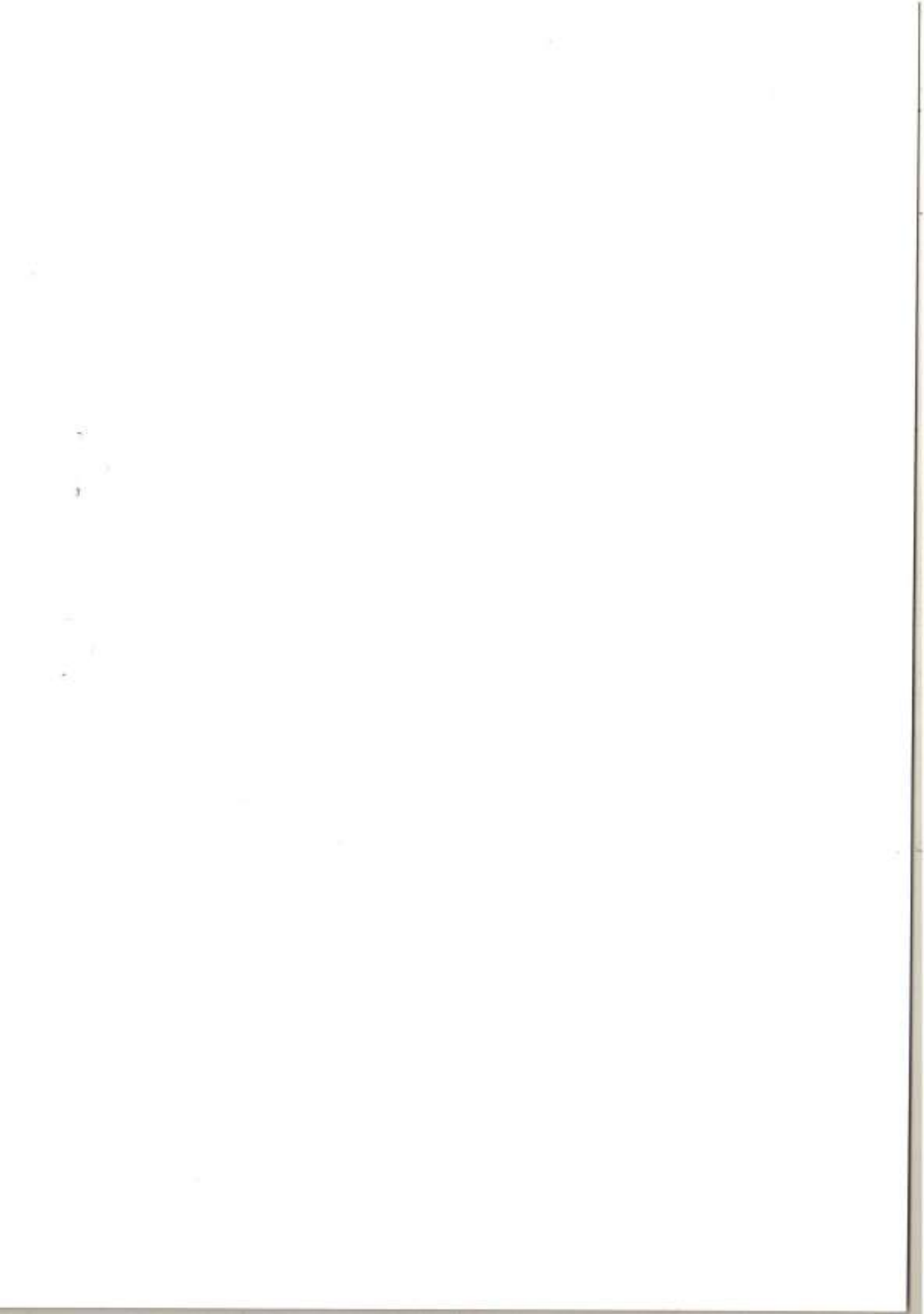
1. Stamp: Type: Impressed, Serial no 300998, Amount: Rs.100.00/-, Date of Purchase: 16/01/2024, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2024 5:59PM with Govt. Ref. No: 192023240410011921 on 04-03-2024, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 255226301 on 04-03-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 86877 to 86931
being No 160402776 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.03.14 13:54:48 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 14/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.