9.10.2. Form a separate ultimate body being either a cooperative housing society or a limited company or an association of apartment holders in respect of the building/s constructed on the said Premises or to form such ultimate body for two or more of the buildings constructed on the said Premises as the Developer may in its absolute discretion deem fit.

9.10.3. To do all other acts, deeds, matters and things for the purpose of developing the said Premises and constructing building/buildings according to the intentions stated in this Development Agreement.

10. **AGREEMENTS WITH INTENDING PURCHASERS**

10.1. The Developer shall be entitled on a principal to principal basis, and not as an agent of the Owner, to sell, convey, lease, transfer, deal with and/or dispose of the building/buildings that may be constructed on the said Premises and/or the units, flats, shops, showrooms and other saleable and constructed areas and rights therein, and execute and enter in the agreements with intending purchasers or lessees or transferees at its own risk and obligations and in its own name. The Developer shall be at liberty to enjoin the Owner also in all such agreements and conveyances and sign and execute the same on behalf of the Owner as his constituted attorney or agent. The Owner shall in no manner be held liable to the intending purchasers or lessees or transferees save for the purpose of transfer of title to the land.

11. **DEVELOPMENT OF THE SAID PROPERTY IN ACCORDANCE WITH LAW:**

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11.1. The Developer shall, at its own costs and expenses, develop the said Premises in conformity with the sanctioned plans, with all modifications and/or additions and/or alterations thereto made in terms hereof as also all extentions and/or renewals thereof, and in conformity with the terms and conditions as may be imposed by any governmental authority or any other statutory authority relating to the said Premises.

12. **CONVEYANCES IN FAVOUR OF PURCHASERS OF UNITS/FLATS**

12.1. As and when called upon by the Developer to do so, the Owner shall execute, deliver and lodge for registration one or more Indentures of Conveyance or Transfer in respect of the said Premises or any part thereof in favour of the Developer and/or its nominee/s, including the society, condominium, association and/or company which may be formed of the diverse unit purchasers in the building/buildings to be constructed on the said Premises and the Developer agrees to join in such Conveyance as a Developer / Confirming Party, and for which the Owner shall in no manner be subject to any liability of whatsoever nature including the stamp duty payable on such documents. The Owner shall not be entitled to any additional consideration for executing such one or more indentures of Conveyance or Transfer.

13. **MISCELLANEOUS**

13.1. This Development Agreement shall not be construed as a partnership and this agreement shall be construed as an

agreement between two principals i.e. between the Owner on the one hand and the Developer on the other hand presently for the development of the said Premises and construction and transfer of building/buildings on the terms conditions and consideration herein stated.

13.2. Each party shall pay and discharge their respective liabilities and obligations including the capital gains tax / income tax liabilities that may arise or be derived, or received by them. The Owner and the Developer will indemnify and keep indemnified the other from and against any such liability on account of income tax and other liabilities for direct and/or indirect taxes.

13.3. It is further expressly clarified that notwithstanding any subsequent death or incapacity etc. of the Owner, this agreement as well as the Power/s of Attorney executed or to be executed by the Owner shall remain valid and effective and automatically bind all the heirs, executors, administrators, legal representatives, members and successors of the Owner as if they were parties hereto and to the said Power/s of Attorney.

13.4. It is expressly agreed that the Certificate of the Architects as regards the areas of the flat, the common areas and installations,etc shall be final conclusive and binding upon the parties hereto.

13.5. The Developer shall have lien on the undivided share in the Premises and also on the constructed areas in the building for all money paid brought incurred invested and/or introduced by the Developer in relation to this agreement and/or the

development of the said Property and constructions of buildings and all connected purposes including obtaining sanction of the building plans and electricity connection and supply and water connection supply till all the units comprised in the Owner's Allocation is delivered to owner and the Developer's Allocation are fully transferred by the Developer and the Owner has executed the conveyances transferring the undivided share in Developer's share in the land and constructed area in favour of the Developer or the persons appointed or nominated by the Developer.

13.6. The Developer has right to assign either full or in part of its right and obligation contained in this Agreement to any person, firm or company without prior written permission from the Owner, subject to the obligations towards the owner as provided herein.

13.7. Each party shall bear and pay its own Advocates or Solicitors' costs and fees.

13.8. The Owner shall not be liable or called upon to pay or contribute either in the development of the Said Premises or towards the stamp duty and registration charges in respect of these presents or the conveyance(s) or lease(s) or transfer(s) to be made either in favour of the Developer and/or its nominee or nominees including the society or condominium or any other body or association/s which might be formed by intending purchasers of units, flats, shops, showrooms and other saleable and constructed areas and rights at the Premises.

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13.9. The Developer shall have the liberty to advertise and invite buyers, negotiate with the prospective buyers/purchasers and take booking of any constructions, units, flats, shops, showrooms and other saleable and constructed areas and rights with or without parking space and other areas and enter into all agreement and other documents for sale and disposal as may be mutually agreed by the Developer with the prospective buyers/purchasers and to receive earnest money or other sums from time to time and/or consideration money and other amounts against such sale and/or disposal and appropriate the same.

13.10. There is neither now nor hereafter shall be any privity of contract between the Owner on the one hand and the prospective buyers/acquirers of construction, units, flats, shops, showrooms and other saleable and constructed areas and rights on the other hand. The Owner shall not be responsible in any way whatsoever to such prospective purchasers either in respect of any agreement which may be entered into by the Developer with any prospective purchasers or parties or for any payment which the Developer may receive from such nominee or assignee and/or prospective purchaser or party under any agreement or otherwise which may be entered into between the Developer and such purchaser.

13.11. It is expressly agreed that in case any of the purchaser of units, flats, shops, showrooms and other saleable and constructed areas and rights in and upon the said Premises or any part thereof commits any default or breach of their respective agreement then in such event the Developer shall be at liberty to deal with the said situation and shall be entitled to

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terminate such agreement and to deal with such units, flats, shops, showrooms and other saleable and constructed areas and rights of such defaulting purchaser or party in such manner as the Developer may deem fit and proper.

13.12. The Owner shall not create any encumbrance or charge or third party right / interest or impediment of any nature whatsoever or enter into any agreement which shall have the effect of causing impediment for the development of the Said Premises. The Owner shall not enter into any agreement or contract for sale, lease, mortgage, charge or otherwise in respect of the Said Premises at any time during the continuation of this Development Agreement, unless so required by the Developer for its own benefit.

14. Each of the parties hereto shall do and execute all further acts, deeds, writings, matters and things as may be reasonably required to carry out and implement the terms and provisions of this Development Agreement.

15. The incidence of VAT or Service Tax or GST (upon being implemented) or other levy or tax, if and as applicable, will be the obligation of the Purchaser/Lessees/Transferees of units, flats, shops, showrooms and other saleable and constructed areas and rights at the said Premises. In any event the Owner shall not have any responsibility for the same **save** for the Owners Allocation, if applicable.

16. It is expressly agreed between the parties hereto that –

SEAL OF THE ADDITIONAL REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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16.1. All matters relating to the selection, appointment dismissals of contractors labourers engineers architectures and procurements of building materials shall be handled only by the Developer alone. The Owner shall not have any responsibility in that behalf to the contractors labourers and other persons employed by the Developer and the suppliers of building materials as aforesaid, and the privity shall remains confined only between the said persons employed and the Developer only. The Developer shall be solely responsible for salaries pension remuneration and other amounts to be paid to them and for observance and compliance of all applicable provisions of law in connection with the employment of the said labourers and contractors and others.

16.2. The day to day operation and management of the development and construction of work shall be under the control of the Developer without any interference of the Owner.

16.3. The Developer shall be entitled to assign or transfer its rights benefits and obligations under this agreement to any third party.

17. The Owner doth hereby also empower and authorize the Developer to do all other acts deeds and things that shall be required to be done for the purpose of smooth and hassle-free development of the said Premises and construction of building/buildings, even though such acts deeds or things may not have been expressly hereby granted, and the said authority of the Developer shall extend to all such matters **it being expressly understood** that the acts of the Developer shall not cause any monetary obligation upon the Owner.

ADDITIONAL REGISTRAR
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18. **ARBITRATION**

18.1. All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Property or determination of any liability shall be referred to the arbitration of an arbitral tribunal (the "**Tribunal**"), consisting of three arbitrators one to be nominated by Owner, one by the Developer and the third one by the first two arbitrators. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Tribunal shall be final and binding on the parties hereto. In connection with the said arbitration, the parties have agreed and declared as follows:-

18.1.1. The Tribunal shall have summary powers and will be entitled to lay down their own procedure.

18.1.2. The Tribunal will be at liberty to give interim orders and/or directions.

18.1.3. The Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.

18.1.4. The place of arbitration shall be at Kolkata and shall be conducted in English.

19. **BINDING EFFECT**

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This Development Agreement and its provisions will be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, affiliates, heirs and personal representatives.

20. **ENTIRE AGREEMENT**

This Development Agreement together with the schedules contains the entire agreement of the parties hereto with respect to the subject matter hereof. No other agreements or understandings shall survive on the execution and delivery of this Development Agreement by the parties. This Development Agreement shall not be amended, modified and supplemented except in writing signed by the parties hereto.

21. **Severability**

If any provision of this Agreement is invalid, unenforceable or prohibited by Applicable Law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein, provided, however, that the Parties hereto shall negotiate in good faith to modify this Agreement so as to give effect to the original intent of the Parties as closely as possible in a mutually acceptable manner in order that the Transaction contemplated hereby be consummated as originally contemplated to the fullest extent possible. Any such invalid, illegal, void, unenforceable or against policy provision shall be replaced by a mutually acceptable provision, which being valid, legal, enforceable and within policy comes closest to the intention of the Parties

underlying the invalid, illegal, void, unenforceable or against policy provision.

22. **Specific Performance of Obligations**

The Parties agree that in the event of any breach of the provisions of this Agreement, the Parties shall suffer irreparable harm and injury and damages would not be an adequate remedy and each of the Parties (at its sole discretion) shall be entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief as a court or arbitral forum of competent jurisdiction may deem necessary or appropriate to restrain the other Party from committing any violation or enforce the performance of the covenants, representations and obligations contained in this Agreement. These injunctive remedies are cumulative and are in addition to any other rights and remedies the Parties may have under this Agreement or at law or in equity, including without limitation a right for damages.

23. **FURTHER ASSURANCES**

Each of the parties will take such action and co-operate with each other in executing and delivering any document or instrument reasonably necessary or convenient from time to time to give effect to the provisions of this Development Agreement, including, without limitation, any and all actions necessary or appropriate to effectuate the transfer of the said Premises and constructions to be made thereon.

24. **JURISDICTION**

The Courts having territorial jurisdiction over the said Premises and/or the Hon'ble High Court at Calcutta alone

shall have the jurisdiction to entertain, try and determine all actions and suits (including the arbitration proceedings) arising out of this Development Agreement.

25. **GENERAL POWER OF ATTORNEY**

25.1. The Owner doth hereby nominate constitute appoint the said **M/S. NATURAL MANAVSTHAL PRIVATE LIMITED**, hereinafter referred to as "the said Attorney" to be Owner true and lawful attorneys to act through its authorised representative for owner and in owner's name and on owner's behalf, do perform exercise and execute or cause to be done, performed exercised and executed all or any of the acts, deeds, matters and things relating to the said premises and the construction to and sale of the constructed area till the completion of project.

25.2. The Owner hereby agree not the revoke the Power of Attorney or this Agreement till completion of the project.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT demarcated the piece and parcel of land measuring about 22 Cottahs more or less but on actual physical measurement having an area of 1604.69 Sq.Mrts. with Common Passage from Main Road out of the land measuring more or less .5412 Acres at Mouza – Golaghata, R.S. Dag No. 104, Khatian No. 72, J.L. No. 27, Sheet No. 2, Touzi No. 1298/2833, P.S. Lake Town, District North 24 Parganas now known as Municipal Holding No. 115 Golaghata Road, Kolkata – 700048.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the Owner's Allocation)

ALL THAT measuring about 20,000 Sq.ft. super built up area as per Developer's specified number of flats together with proportionate share of common area, morefully and particularly described in the FIRST SCHEDULE hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Description of the Developer's Allocation)

ALL THAT the remaining constructed area (except the flats which have been allocated to the Owner) together with open area, roof, Car Parking Space etc. If any extra floors is constructed on the roof will be validated and/or legalized at the cost of the developer and the same will be the allocation of the Developer having all right of disposal to its nominees together with proportionate share in the common area facilities and amenities as well proportionate share in the land in the said premises morefully and particularly describe in the First Schedule herein above written.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Specifications of Construction)
(Fittings and fixtures to be provided in the Unit)

(I) **FOUNDATION & STRUCTURE:** The building is designed and will be built on R.C.C. foundation resting on bored piles and R.C.C. frame structure with necessary brick work and wood work as per the drawings and specification provided by the Architecture.

(II) **DOORS:** Salwood door frame with 35mm thick flush shutters having spirit polish teak veneer finished on one side of the door except for Kitchen, Bedrooms, and toilet doors which will have commercial faced, inner sides painted with matching enamel paint. Entrance door shall have night latch, and a magic eye. Bedroom and kitchen doors shall have mortice lock and doorstopper and the toilet doors will have bathroom latch.

(III) **WINDOWS:** All windows will be standard section Aluminum / UPVC window with glass insert in each shutter fitted with matching fittings.

(IV) **FLOORING:** The flooring of the entire flats will be finished in vitrified tiles of approved make.

(V) **TOILETS:**

(a) Designer ceramic tiles on the walls upto door height.

(b) Water closets – European type commode with low level cistern.

(c) Standard hand basin.

(d) Sunk bathing tray.

(e) All the piping shall be in the concealed system.

(f) Hot and cold water line with provision for installation of geysers.

(g) Sleek C.P. fittings.

(h) Glass mirror and Shelf, nickled soap tray and towel rail.

(VI) **KITCHEN:**

(a) Granite top cooking platform with one stainless steel sink.

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(b) Wall of Kitchen will be covered with ceramic tiles upto a height of two feet above the counter.

(VII) DECORATION WORK: Inside wall will be finished with plaster of paris punning and exterior surface of wall will be finished with combination of texturous paint / glazing as per architectural drawings.

(VIII) ELECTRICAL WIRING & FITTINGS AND GENERATOR POWER:

(a) Total concealed wiring for all the rooms provided with electrolytic copper conductors.

(b) Air-conditioning plug point in all bedrooms.

(c) Geyser point in all toilets.

(d) Light and plug point in dining/drawing and bedrooms as per architectural drawings.

(e) Electric call bell at main entrance door.

(f) Telephone point in living room and all bedrooms.

(g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.

(h) Connection of Intercom/EPAX in the building to each individual flat.

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OF ASSURANCE-II, KOLKATA

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

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

1. Partha Naudy
10, K. S. Roy Road
Kolkata-700001

2. Ashoke Das.
10. K.S. Roy Road.
Kolkata-700001

For ROTOTRON CONTAINERS PVT. LTD
Om Prakash Bahoo
Director

SIGNATURE OF THE OWNER

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

1. Partha Naudy

2. Ashoke Das.

For NATURAL MANAVSTHAL (P) LTD.
Authorised Signatory / Director

SIGNATURE OF THE DEVELOPER

Drafted by me

Awani Kumar Roy
Advocate.
High Court
Calcutta
WB/1927/1978

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

22 FEB 202

MEMO OF CONSIDERATION

RECEIVED of and from the within named Owner, the within mentioned sum of **Rs.1,00,000/-** (Rupees **One** Lacs) only in terms of Development Agreement of our land at Mouza Golaghata, District 24-Parganas (North) **Rs.1,00,000/-**

MEMO

	Amount (Rs.)
By Cheque	Rs.1.00,000/-
Total	**Rs.1,00,000/-**

(Rupees One Lac) only

For ROTOTRON CONTAINERS PVT. LTD

Director

WITNESSES : -

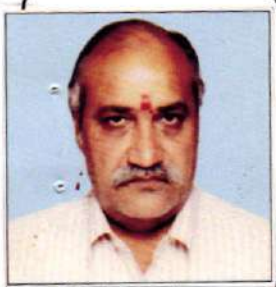
1. Partha Naudy

2.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

22 FEB 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Om Prakash Sahu

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

Kumar Sinha

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

PHOTO

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

PHOTO

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

SEAL OF THE ADDL. REGISTRAR OF ASSURANCE
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

22 FEB 2023

भारत सरकार

GOVERNMENT OF INDIA

ओम प्रकाश सहल

OM PRAKASH SAHAL

जन्म तिथि/ DOB:
14/10/1954

पुरुष / MALE

3327 9616 9091

आधार - आम आदमी का अधिकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O स्व. महावीर प्रसाद सहल, फ्लैट नो-२सि ब्लाक-ए वी आई पी टावर, ८० गोलाघाटा रोड, गोलाघाटा बस स्टॉप, स्रीभुमी स.ऑ, कोलकाता,
वेस्ट बंगाल - 700048

Address

S/O Late Mahavir Prasad Sahal, FLAT NO-2C BLOCK-A VIP TOWER, 80 GOLAGHATA ROAD, GOLAGHATA BUS STOP, Sreebhumi S.O, Kolkata,
West Bengal - 700048

1947
1800 300 1947

help@uidai.gov.in

www

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

सत्यमेव जयते

OM PRAKASH SAHAL

MAHABIR PRASAD SAHAL

14/10/1954

Permanent Account Number

BJAPS7499P

Om Prakash Sahal

Signature

27/12/2006

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ROTOTRON CONTAINERS PRIVATE LIMITED

30/01/1990

Permanent Account Number

AABCR2604R

20072010

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

NATURAL MANAVSTHAL PRIVATE LIMITED

13/10/2011

Permanent Account Number

AADCN7719H

26102011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MUKESH KUMAR SHARMA

MAHESH KUMAR SHARMA

10/02/1984

Permanent Account Number

ARKPS6485Q

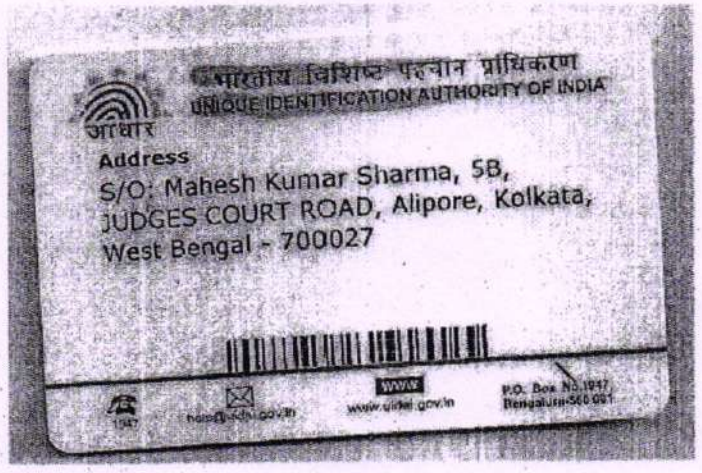
Signature

भारत सरकार
GOVERNMENT OF INDIA

Mukesh Kumar Sharma
Date of Birth/DOB: 10/02/1984
Male/ MALE

3944 4069 8937

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address
S/O: Mahesh Kumar Sharma, 5B,
JUDGES COURT ROAD, Alipore, Kolkata,
West Bengal - 700027

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947 Bengaluru-560 001

INDIAN UNION DRIVING LICENCE

WEST BENGAL STATE

No. WB-112011139546 | Issue Dt. 13/04/2011

Name: PARTHA NANDY

S/D/W of: ARUN KUMAR NANDY

Blood Gr.: | D.O.B.: 08/09/1980

Address:

210 BAKSARA VILLAGE RO[illegible] [illegible]RA HOW[illegible]

Authorised to Drive [illegible]

Valid Till	
NT	08/09/2030
T	00/00/0000
Badge Details	
Number	
Dt. of Issue	00/00/0000
Valid Till	00/00/0000

MCWG

Holder's Sign

L. Authority
(HOWRAH)

@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS 22nd DAY OF February 2023
@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

ROTOTRON CONTAINERS PRIVATE LIMITED

..OWNER

A N D

M/S. NATURAL MANAVSTHAL PRIVATE LIMITED

DEVELOPER

DEVELOPMENT AGREEMENT

MR. AWANI KUMAR ROY
Advocate
10. Kiran Shankar Roy Road
Kolkata-700001.

Major Information of the Deed

Deed No :	**I-1902-02340/2023**	**Date of Registration**	**22/02/2023**
Query No / Year	**1902-2000387994/2023**	**Office where deed is registered**	
Query Date	**13/02/2023 2:52:05 PM**	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
		Rs. 7,98,90,219/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,171/- (Article:48(g))		Rs. 1,112/- (Article:E, E, E, B, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Golahata Road, Mouza: Golaghata, , Holding No:115 Jl No: 27, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-104	RS-72	Bastu	Bastu	1 Bigha 2 Katha		7,88,11,907/-	Property is on Road
	Grand Total :				**36.3Dec**	**0 /-**	**788,11,907 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	10,78,312/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: No door and windows Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: No door and windows				
	Total :	**2000 sq ft**	**0 /-**	**10,78,312 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ROTOTRON CONTAINERS PRIVATE LIMITED** 80, GOLAGHATA ROAD, City:- South Dum Dum, P.O:- SHREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NATURAL MANAVSTHAL PRIVATE LIMITED** 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr OM PRAKASH SAHAL Son of Late MAHABIR PRASAD SAHAL Date of Execution - 22/02/2023, , Admitted by: Self, Date of Admission: 22/02/2023, Place of Admission of Execution: Office			
		Feb 22 2023 4:42PM	LTI 22/02/2023	22/02/2023
	80, GOLAGHATA ROAD, City:- South Dum Dum, P.O:- SHREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BJxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROTOTRON CONTAINERS PRIVATE LIMITED (as DIRECTOR)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr MUKESH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA Date of Execution - 22/02/2023, , Admitted by: Self, Date of Admission: 22/02/2023, Place of Admission of Execution: Office			
		Feb 22 2023 4:36PM	LTI 22/02/2023	22/02/2023
	9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NATURAL MANAVSTHAL PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:-Howrah, P.O:- BAKSARA, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110			Partha Nandy
	22/02/2023	22/02/2023	22/02/2023
Identifier Of Mr OM PRAKASH SAHAL, Mr MUKESH KUMAR SHARMA			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	ROTOTRON CONTAINERS PRIVATE LIMITED	NATURAL MANAVSTHAL PRIVATE LIMITED-36.3 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	ROTOTRON CONTAINERS PRIVATE LIMITED	NATURAL MANAVSTHAL PRIVATE LIMITED-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 190202340 / 2023

On 22-02-2023

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

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

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

Presented for registration at 14:47 hrs on 22-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr MUKESH KUMAR SHARMA ,.

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 7,98,90,219/-

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

Execution is admitted on 22-02-2023 by Mr OM PRAKASH SAHAL, DIRECTOR, ROTOTRON CONTAINERS PRIVATE LIMITED (Private Limited Company), 80, GOLAGHATA ROAD, City:- South Dum Dum, P.O:- SHREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 22-02-2023 by Mr MUKESH KUMAR SHARMA, DIRECTOR, NATURAL MANAVSTHAL PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,112.00/- (B = Rs 1,000.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2023 1:29PM with Govt. Ref. No: 192022230296634871 on 15-02-2023, Amount Rs: 1,028/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2048509661 on 15-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 165671, Amount: Rs.100.00/-, Date of Purchase: 02/01/2023, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2023 1:29PM with Govt. Ref. No: 192022230296634871 on 15-02-2023, Amount Rs: 75,071/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2048509661 on 15-02-2023, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 81136 to 81190

being No 190202340 for the year 2023.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2023.02.24 17:25:12 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/02/24 05:25:12 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)