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Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheet attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

29 NOV 2022

THIS AGREEMENT made this 29<sup>th</sup> day of November Two Thousand and Twenty Two BETWEEN (1) RISHI TRADECOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner,

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NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 Rs. \_\_\_\_\_  
 14 JUN 2022  
 SURANJAN MUKHERJEE  
 Licentiate in Law  
 C. C. Court  
 2 & 3, K. S. Roy Street, Kolkata

DSP LAW ASSOCIATES  
 Advocates  
 10 Nicco House  
 2 Hara Street  
 Kolkata-700001

14 JUN 2022  
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REGISTRAR  
 OF ASSURANCES, KOLKATA  
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# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



291120222019529135

## GRIPS Payment Detail

GRIPS Payment ID:	291120222019529135	Payment Init. Date:	29/11/2022 15:42:14
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4091552066525	BRN Date:	29/11/2022 15:43:38
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: RAHUL BAGARIA  
Mobile: 9007017454

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230195291368	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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





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



192022230195291368

GRN Details

GRN:	192022230195291368	Payment Mode:	SBI Epay
GRN Date:	29/11/2022 15:42:14	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4091552066525	BRN Date:	29/11/2022 15:43:38
Gateway Ref ID:	202233308422531	Method:	State Bank of India New PG CC
GRIPS Payment ID:	291120222019529135	Payment Init. Date:	29/11/2022 15:42:14
Payment Status:	Successful	Payment Ref. No:	2003351651/7/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RAHUL BAGARIA
Address:	FLAT 19F ZEN KOLKATA, West Bengal, 700046
Mobile:	9007017454
Contact No:	9007017454
Depositor Status:	Buyer/Claimants
Query No:	2003351651
Applicant's Name:	Mr Subhash Naskar
Identification No:	2003351651/7/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	29/11/2022
Period To (dd/mm/yyyy):	29/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003351651/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2003351651/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
		<b>Total</b>		<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.



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Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAFCR4754E, **(2) ASAL DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAJCA8753E, **(3) ATITHI TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAJCA8752F, **(4) NIKHIL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AADCN4829L, **(5) ORANGESKY DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AABCO5419R, **(6) POWERFUL TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAGCP2158M, **(7) ACTUAL COMMODEAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAJCA8581E, **(8) LIFEMAKE REAL ESTATES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AACCL5844J, **(9) NIRMALKUNJ DEALCOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAECN5028J, **(10) LOOKLIKE DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court house corner, Tobacco House, 1<sup>st</sup> Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AACCL5843R all Owners (1) to (10) represented by their Authorized Signatory Mr. Navin Jhunjhunwala son of Mr. Sushil Kumar Jhunjhunwala of P-199, CIT Road, Scheme-VII, Post Office : Kankurgachi, Police Station Manicktalla, Kolkata-700054, (having PAN ACTPJ8281H and Aadhaar No. 771653099512), **(11) VINIMAY TRADECOM LLP** a Limited Liability Partnership having its Registered Office at Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AAVFV7709C represented by its Authorized Signatory Mr. Rahul Bagaria son of Ashok Kumar Bagaria of Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AFUPB7544K



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and Aadhaar No. 217803624678, **(12) FORTNOX BUILDWELL LLP** a Limited Liability Partnership having its Registered Office at Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AAIFF5215C and **(13) STARNOX DEAL TRADE LLP** a Limited Liability Partnership having its Registered Office at Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AETFS5708L both Owners (12) and (13) represented by its Designated Partner Mr. Rahul Bagaria son of Ashok Kumar Bagaria of Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AFUPB7544K and Aadhaar No. 217803624678, hereinafter collectively referred to as "the **OWNERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns ) of the **ONE PART AND RISHINOX BUILDWELL LLP**, (having PAN AAVFR1692Q) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit 306, DLF Galleria, New Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata-700156 represented by its Authorised Signatory Biswajit Bhattasali son of Birendra Chandra Bhattasali of Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, Kolkata 700119, Police Station Khardah, Post Office Patulia (having PAN AKXPB8344H) hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

#### **PART-I # DEFINITIONS:**

1. Unless in this Agreement there be something contrary or repugnant to the subject or context:-
  - (a) "**Agreed Ratio**" shall mean the ratio of sharing or distribution between the Owners and the Developer which shall be 25% (Twenty Five per cent) belonging to the Owners and 75% (Seventy Five per cent) belonging to the Developer;
  - (b) "**RVOne Project Land**" shall mean the adjoining property being Municipal Holding No. 31 Jessore Road (North), Police Station Madhyamgram (formerly Barasat) in the District of North 24 Parganas as delineated in the plan annexed hereto duly bordered thereon in "Violet" and on which Phase 1 Project is being developed by the Developer hereto under the RVOne Development Contracts.
  - (c) "**Appropriate Authorities**" shall mean the Central or State Government or any Department thereof and/or its officers and also all other State Executives Judicial or Quasi Judicial authorities and persons and includes any Local Authority, Government Company, Statutory Bodies or authorities, Madhyamgram Municipality, municipal authorities, Planning Authority,





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Development Authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Commissioner, Collector, other authorities under the West Bengal Land Reforms Act or Estate Acquisition Act or other statute, Zilla Parishad, KMDA, MED, Planning Authority, Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Highway Authority, Authorities under the Promoter Laws, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Courts, Tribunals, Judicial and Quasi Judicial authorities and forums, Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever.

- (d) **"Building Complex"** shall mean the New Buildings at the said Premises together with the Common Areas and Installations and wherever the context so permits or intends shall include the said Premises.
- (e) **"Building Plans"** shall mean the one or more plans for construction of the New Buildings at the said Premises to be sanctioned by the Madhyamgram Municipality or any other Appropriate Authorities by way of addition or alteration of the Building Permit No. COM-60/MM/2018-2019 dated 05/09/2018 already sanctioned (with any prior modifications/alterations already made) or otherwise and include all further modifications and/or alterations as may be made thereto.
- (f) **"Common Areas and Installations"** shall according to the context mean and include the areas installations and facilities comprised in and for the New Buildings and/or the said Premises and/or any part or parts thereof as may be expressed or intended by the Developer from time to time for use in common with rights to the Developer to keep any part or parts of the Common Areas and Installations as being meant for use by the specified category of Transferees and/or such other persons as the Developer may deem fit and proper. A tentative list of the proposed Common Areas and Installations is mentioned in Sl. No. A and B of the **SECOND SCHEDULE** hereunder written but the same is subject to modifications or changes as may be made by the Developer therein.
- (g) **"Completion of Construction"** in connection with the Building Complex shall mean that the New Buildings are constructed and made habitable together with application for Completion Certificate being filed in respect thereof.
- (h) **"Developer's Realization Share"** shall mean 75% (Seventy Five per cent) of the Realizations.

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- (i) **“Internal Agreed Proportion”** shall mean the proportion of sharing of the Owners’ share of Realization inter se amongst the Owners as mentioned in the **FOURTH SCHEDULE** hereto.
- (j) **“New Buildings”** shall mean the one or more several buildings to be constructed from time to time at the said Premises.
- (k) **“Owners’ Realization Share”** shall mean 25% (Twenty Five per cent) of the Realizations.
- (l) **“Parking Spaces”** shall mean the spaces for parking of cars and/or two wheelers at the Building Complex.
- (m) **“Pass Through Charges”** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- (n) **“Promoter Laws”** shall mean the Real Estate (Regulation and Development) Act, 2016 and include the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- (o) **“Phase I Project”** shall mean the building complex ‘Rishi Ventoso’ at the RVOne Project Land and wherever the context so permits shall include the Specified RVOne Common Areas and Facilities.
- (p) **“Realization”** shall mean the amounts that may from time to time be received against Transfer of the Units and Parking Spaces and other Transferable Areas from time to time including consideration, price, PLC, Floor Rise etc., but shall not include any Pass Through Charges or Extras and Deposits.
- (q) **“said Premises”** shall mean immovable property with a land area of 1.31 acre more or less under Ward No.12 of the Madhayamgram Municipality in the District of North 24 Parganas comprised in divided and demarcated portions of L.R. Dag Nos. 2198 and 2220 recorded in L.R. Khatian Nos. 14155, 14156, 14157, 14158, 14160, 14208, 14209, 14210, 14211, 14212, 14213, 14214 and 14215 (formerly entire R.S. Dag Nos. 831 and 832 recorded in R.S. Khatian Nos. 660 and 930) in Mouza Udayrajpur, Police Station Madhyamgram (formerly Barasat), North 24 Parganas fully described in the **FIRST SCHEDULE** hereunder written.
- (r) **“Specified RVOne Common Areas and Facilities”** shall mean certain areas, installations and facilities mentioned in Sl. No. D of the **SECOND SCHEDULE** hereunder written at portions of the Phase I Project and which the Developer may, at its sole discretion, allow all or any of the co-owners/co-allottees of the Building Complex to use in common with the co-owners/co-allottees of the Phase I Project.

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- (s) "**Specified RVTwo Common Areas and Facilities**" shall mean certain areas, installations and facilities mentioned in Sl. No. C of the **SECOND SCHEDULE** hereunder written at portions of the Building Complex and which the Developer may, at its sole discretion, allow all or any of the co-owners/co-allottees of the Phase I Project to use in common with the co-owners/co-allottees of the Building Complex.
- (t) "**shares in land**" shall mean the proportionate undivided share in the land of whole or part of the said Premises attributable to any Unit.
- (u) "**Specifications**" shall mean certain requirements as regards the construction, erections, fittings, fixtures, installations etc., as regards the Building Complex as per particulars mentioned in the **THIRD SCHEDULE** hereto.
- (v) "**Transfer**" with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- (w) "**Transferable Areas**" shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- (x) "**Transferees**" shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.
- (y) "**Units**" shall mean the independent and self-contained flats and other constructed spaces in the New Buildings at the said Premises capable of being exclusively held used or occupied by a person.

**PART-II # RECITALS:**

2. **WHEREAS** the Owners have purchased the said Premises wherein the Owner Nos. 1 to 9 and 11 each have undivided 7.57% share, Owner No. 10 has undivided 6.64% share and Owner No. 12 and 13 each have undivided 8.83% share. The facts about the Owners deriving title to the said Premises is mentioned in **FIFTH SCHEDULE** hereto.
- 2.1. **AND WHEREAS** the Owners Nos. 1 to 10 hereto were also the owners of the RVOne Project Land and have by a Development Agreement dated 30<sup>th</sup> May 2018 and registered with Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2018, pages 235521 to 235564 being No. 190405720 for the year 2018 as supplemented by a Declaration dated 08.08.2018 alongwith a connected Power of Attorney dated 13<sup>th</sup> August 2018 and registered with Additional Registrar of Assurances-III, Kolkata in Book IV Volume No. 1903-2018 Pages 143000 to 143040





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Being No. 190305037 for the year 2018 (hereinafter collectively referred to as “the **RVOne Development Contracts**”), granted exclusive right of development of the RVOne Project Land to the Developer herein. The Developer has already commenced and carried out substantial construction on the RVOne Project Land and also entered upon several agreements with buyer/transferees of flats, units and other constructed areas thereat. However no deed of conveyance has been executed and registered in favour of any buyer/transferee.

2.2. **AND WHEREAS** the Developer had ever since taking up the development project at the RVOne Project Land envisaged inclusions, from time to time, of additional adjoining areas to the RVOne Project Land and construction of projects thereon as additional phase of the project on the RVOne Project Land. Accordingly the Developer had already secured consents in writing from more than two-third of the buyers/transferees, for the time being, of the building complex project on the RVOne Project Land specifying, inter alia, as follows:-

- (a) The Promoter may acquire contracts for development and/or transfer in respect of further or other lands adjacent or adjoining or connected directly or indirectly to the RVOne Project Land (“**Future Phase Lands**”).
- (b) Subject to any modifications that may be made by the Promoter, certain common areas in Phase I Project shall have common enjoyment by owners and occupiers of the Building Complex and also any future lands connected to the Building Complex and vice-versa
- (c) The Building plans in respect of Building Complex and any additional future phase land shall be sanctioned by the concerned authority by including the entrance and access of the Phase I Project and if necessary by revision of the already sanctioned plans of the Phase I Project without affecting any sanctioned area of the Phase I Project.
- (d) The Building Complex shall be registered as a separate project under the Real Estate (Regulation and Development) Act, 2016.

2.3. **AND WHEREAS** the Owners hereto have with consent and concurrence of the Developer thereafter purchased the said Premises with an intent to cause development of the same through the Developer and for such purpose permitting the Developer to obtain sanctioned building plans by modification of the previously sanctioned plans in respect of the RVOne Project Land and utilizing any unutilized FAR in respect of the RVOne Project Land in the Building Complex and by using the Specified RVOne Common Areas and Facilities in such manner as the Developer may deem fit and proper.

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- 2.4. **AND WHEREAS** pursuant to discussions between the parties, the Owners and the Developer have agreed to enter into this agreement whereby the Developer has agreed to develop the said Premises and to carry out the planning and implementation of the Building Complex and construct new buildings thereon upon obtaining sanctioned plans by way of addition and alteration of the existing sanctioned plans of the project at RVOne Project Land or otherwise and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Building Complex and be entitled to the Developer's Realization Share in consideration thereof and the Owners have agreed to Transfer the Shares in Land attributable to the concerned Units to the Transferees thereof upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Premises and be entitled to the Owner's Realization Share in consideration thereof and the parties have agreed to enjoy the commercial benefit in respect of the Building Complex in the Agreed Ratio on the terms and conditions hereinafter contained:

**PART-III # WITNESSETH:**

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

**3. DEVELOPMENT AND CONSTRUCTION:**

3.1. In the premises aforesaid:-

- (a) The Owners have agreed to appoint the Developer as developer of the Building Complex and the Developer has agreed to be so appointed; and
- (b) the Developer shall be entitled to utilize the frontage of the RVOne Project Land and the unutilized FAR, if any, available in respect of the RVOne Project Land in the Building Complex and accordingly cause the plans for construction of the New Buildings at the Building Complex to be sanctioned by way of addition or alteration to the existing building plans sanctioned for the project at RVOne Project Land; and
- (c) the Developer shall do and carry out the planning and implementation of the Building Complex and to construct new buildings on the said Premises and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Building Complex and be entitled to the Developer's Realization Share in consideration thereof; and

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- (d) the Developer shall be entitled to offer the use of the Specified RVOne Common Areas and Facilities to all or any of the owners or occupiers of the Building Complex as the Developer may deem fit and proper; and
- (e) the Developer shall be entitled to offer the use of the Specified RVTwo Common Areas and Facilities at the Building Complex to the all or any owners or occupiers of the project at RVOne Project Land as the Developer may deem fit and proper; and
- (f) the Owners have agreed to Transfer the Shares in Land attributable to the concerned Units to the Transferees thereof upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Premises and be entitled to the Owner's Realization Share in consideration thereof; and
- (g) the parties have agreed to enjoy the commercial benefit in respect of the Building Complex in the Agreed Ratio;

all on the terms and conditions hereinafter contained

#### 4. LAND RELATED OBLIGATIONS:

- 4.1. In connection with the said Premises, the Owners shall, at their own costs and expenses, comply with the following obligations:-
- (a) The said Premises and each part thereof is and shall be free of and from of Encumbrances and in case any Encumbrance arises or is detected in respect of the said Premises or any part thereof or in case any defect or deficiency in the title of the said Premises arises or is detected or there is any claim of possession or occupation by any person in respect of the said Premises, the same shall be rectified and cured by the Owners;
  - (b) The Owners would caused to be mutated their name in records of the Madhyamgram Municipality and the concerned B.L.&L.R.O.;
  - (c) In case the records of the B.L. &L.R.O, Municipality, or any other concerned authority require any correction or rectification or change, the Owners shall cause the same;
  - (d) The Owners shall apply for and obtain any approval, permission, No Objection Certificates and/or clearances that may be required for making the said Premises fit for sanction of plans and its development as envisaged herein and also those that may be required in respect of the ownership and title of the said Premises;

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- (e) The Owners shall pay and clear upto date Khajana and Municipal Tax, if any outstanding;
- (f) The Owners shall actively co-operate and assist the Developer in obtaining sanction of the Building Plans for the New Buildings at the Building Complex on the basis of frontage of the RVOne Project Land and by being able to utilize the unutilized FAR of the RVOne Project Land at the Building Complex;
- (g) The Owners shall actively co-operate with and assist the Developer in securing consent of the transferees of the project at RVOne Project Land as may be required in connection with the development, Transfer and enjoyment of the Building Complex at the said Premises.

5. **SECURITY DEPOSIT:** The Developer has agreed to pay the Owners a sum of Rs. 26,00,000/- (Rupees Twenty Six Lakh) only to be paid in future in the Internal Agreed Proportion, as security deposit (hereinafter referred to as "the **Security Deposit Amount**"). The said Security Deposit amount shall be free of interest and refundable by the Owners to the Developer upon completion of the Building Complex

6. **TITLE DEEDS:**

- 6.1. All original documents of title relating to the said Premises exclusively shall be kept with a joint escrow holder of the parties but neither party shall part with the same except in accordance with the terms and conditions hereof and shall keep the same safe, unobliterated and uncanceled.
- 6.2. The Owners shall as and when required by the Developer be entitled from time to time and at all times to produce, give copies and extracts of and from the said original documents of title before Appropriate Authorities, Transferees and intending Transferees, Banks and/or Financial Institutions providing finance to the Developer and buyers/transferees and all other persons and authorities as may be required and/or found necessary by the Developer and the Owners agrees to produce and/or deliver the deeds and provide copies thereof and co-operate with the Developer fully in this regard.

7. **ADJOINING AREAS, AMALGAMATION, SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**

- 7.1. The Developer shall be free to connect, combine or include the RVOne Project Land or any other adjoining or adjacent properties or area in the proposed development and to give or take such rights in connection therewith as the Developer may deem fit and

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proper. All benefits and obligations arising from such combining or inclusion shall exclusively belong to the parties hereto in the Agreed Ratio. In this regard it is further agreed and understood between the parties hereto as follows:-

- (a) The Developer shall, at its own costs and expenses be entitled to acquire lands or landed properties adjacent and/or adjoining to the Subject Property (hereinafter referred to as "**Adjacent Areas**") whether by acquiring (in its names and/or in the names of any group company/associate/sister concern/nominee) the same and/or entering upon any development agreement or negotiation or contract with the owners of the same.
- (b) The Developer shall be entitled to amalgamate or merge the RVOne Project Land and/or any other Adjacent Areas or any part thereof with the said Premises in such manner and to such extent as be deemed fit and proper by the Developer and to allow the utilization of the frontage, entry/exit points, passages, pathways, access-ways at the said Premises for any sanction, construction, use and enjoyment of the RVOne Project Land and/or the Adjacent Areas or any constructions and developments thereon.
- (c) In particular the Developer shall be entitled to use the entry/exit gate opening on the East of the Phase I Project and the portion of driveway and passage from the said entry/exit gate to the Phase II Land as shown in Appendix 1 hatched in Grey/Black and hereinafter referred to as "**the Common Accessway**";
- (d) The Developer shall be entitled to show the frontage or any other beneficial characteristics of the RVOne Project Land and/or the Adjacent Areas and to utilize any additional constructed area that may be allowed or sanctioned in respect of the land at RVOne Project Land in the said Premises and/or the New Buildings or Building Complex thereon (by way of additional storey, additional building or otherwise) owing to any amalgamation or link with the RVOne Project Land and/or the Adjacent Areas;
- (e) The Developer shall be entitled to combine and/or connect the Building Complex with the project at RVOne Project Land and/or the Adjacent Areas or any part thereof or any developments thereon and/or to share any portion, area, utility, facility, accessway, entry/exit points, clubs or any common or other facility (including the Common Areas and Installations) between the occupants of the Building Complex and Phase I Project and/or the Adjacent Areas in such manner and to such extent as the Developer may deem fit and proper.
- (f) For the purpose of amalgamation of the said Premises with the RVOne Project Land and/or the Adjacent Areas or any part thereof, as the case be, to cause and

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ensure common ownership of both by registered documents or enter upon amalgamation deed/agreements etc.,

- 7.2. The Developer shall at its own cost and expenses cause the Building Plans to be prepared and send a copy of the same to the Owners. The Owners shall within 15 days of receiving the proposed plans offer their suggestions, if any, thereon to the Developer for the consideration of the Architects. The decision of the Architect as to the incorporation of the suggestion of the Owners to the proposed plans shall be final and binding on the parties.
- 7.3. The Developer shall submit and cause the Building Plans to be sanctioned by the Appropriate Authorities within 6 (six) months from the date of finalization of such plans.
- 7.4. The Developer shall be entitled from time to time to cause modifications and alterations to the new building plans or revised building plans in such manner and to such extent as the Developer may, deem fit and proper but with the consent of the Architects.
- 7.5. The Developer shall cause survey and soil testing work at the said Premises and other preparatory works relating to the sanction of plans for the New Buildings.

#### **8. CONSTRUCTION OF THE BUILDING COMPLEX:**

- 8.1. The Developer shall construct or cause to be constructed the Building Complex at the said Premises in accordance with the Building Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the Appropriate Authority in force at the relevant time and in due compliance of the legal requirements.
- 8.2. The Developer shall construct or cause to be constructed the Building Complex in a good and workman like manner with good quality of materials and in accordance with the Specifications save as may be modified or altered by mutual consent or approval of the Owners.
- 8.3. The Developer shall obtain necessary completion certificates in respect of the New Buildings.
- 8.4. The Developer shall apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities required for the construction and use of the Building Complex, at its own cost from the Appropriate Authorities.
- 8.5. The Developer shall be authorised and empowered in its own name and also in the name of the Owners, insofar as may be necessary, to apply for and obtain all

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- permissions, approvals and clearances from the Appropriate Authorities for the construction of the Building Complex and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the said Premises or any portion thereof and/or for obtaining any utilities and permissions.
- 8.6. The Developer shall be entitled to procure (either in its name or in the names of the Owners as may be deemed fit and proper by the Developer at its sole discretion and convenience) all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks, lift, water pump, sanitary fittings etc.), construction equipments and/or any type of machinery required (viz. crusher, mixer, tools etc.) for construction of the Building Complex and to return the same upon completion of the necessary works or if it is found to be defective or procured in excess.
- 8.7. The Architects and the entire team of people required for execution of the Building Complex shall be such person as may be selected, engaged and/or appointed by the Developer in its sole discretion. The Developer shall be entitled from time to time to appoint or approve engineers, consultants, planners, advisors, designers, experts and other persons as may be necessary. The Developer shall appoint engage and/or employ contractors for the Building Complex and may directly or through any Contractors appoint/approve sub-contractors, engineers, labourers, mistries, caretakers, guards and other staff and employees and at such remuneration, costs, charges and/or expenses and on such terms and conditions as be deemed necessary by the Developer and wherever required, to revoke such appointments from time to time or at any point of time. The Owners shall not in any way be liable or responsible for any salaries, wages, remuneration, costs or expenses nor for any act or omission (right or wrong, sufficient or insufficient) of any person appointed by the Developer and/or otherwise doing any act, deed or thing in respect of the rights or obligations of the Developer hereunder.
- 8.8. The construction work shall be carried out in phases as per the discretion of the Developer.
- 8.9. The Developer shall look after, supervise, manage and administer construction of the Building Complex.
- 8.10. The Developer agrees to provide or cause to be provided all requisite workmanship, materials, technical knowhow for the Building Complex.
- 8.11. All fees, costs, charges and expenses for preparation and/or sanctioning of Building Plans and/or any modification, alteration and/or revision thereof and/or for any Clearances or approvals obtained for the same and/or for survey, soil testing, construction and Completion of the Building Complex and for all the obligations of

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the Developer hereunder shall be borne and paid by the Developer and the Owners shall not be required to pay or contribute any amount on such account.

- 8.12. The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Building Complex and obtaining inputs, utilities and facilities therein.
- 8.13. The Developer shall deal with the Appropriate Authorities in all manner and for all purposes connected with the development or Transfer of the Building Complex or anyway connected therewith.
- 8.14. The Developer shall not violate any Municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The Owners will not be responsible for any laches and/or lapses on the part of the Developer.
- 8.15. The Developer shall comply with the provisions of the Promoter Laws.
- 8.16. The Owners shall fully cooperate with and assist the Developer and shall sign execute register and deliver all papers, plans, agreements, deeds, affidavits, indemnities, undertakings, declarations, powers etc., as may be required by the Developer therefor and do all acts deeds and things as may be required by the Developer therefor and also for the purposes herein contained.

## **9. TRANSFER:**

- 9.1. The Developer shall Transfer the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex on the terms and conditions hereinafter contained.
- 9.2. The Owners agree to sell and transfer the shares in Land attributable to the Units to the Transferees thereof in such parts or shares as the Developer may nominate or require. However, the sale and/or transfer shall be done and completed only upon Completion of Construction of the concerned Transferable Areas and delivery of possession or execution of the deeds of conveyance in respect of the Transferable Units in favour of the Transferees and any agreement for sale that may be required to be entered with the Transferees will also expressly mention about this stipulation.
- 9.3. The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other Transferable Areas in the Building Complex in all media. The Developer shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Buildings at such remuneration and on such terms and conditions as it may deem fit and proper.
- 9.4. The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas will be transferred by the Developer

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shall be such as be determined by the Developer from time to time in consultation with the Owners. The Developer shall negotiate and settle the terms of payment and other terms of Transfer with intending Transferees.

- 9.5. The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Transferee and if necessary to cancel revoke or withdraw any such booking.
- 9.6. The Developer shall receive the entire Realizations (including earnest money, part payments) Extras and Deposits, Pass Through Charges and other amounts on any account receivable from the Transferees in its own name and shall give receipts for the same which shall fully discharge the payee thereof.
- 9.7. The agreements, receipts, confirmations, applications, final sale deeds or deeds of transfer and other documents relating to Transfer of the Units, Parking Spaces and other saleable/transferable areas shall be executed by the Developer and the Owners.
- 9.8. The Owners may if so required by the Developer authorize and empower the Developer for execution and/or registration of the agreements, sale deeds and other contracts and documents by executing one or more powers of attorney in favour of the Developer.
- 9.9. All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates, Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata 700001 or any other law firm as may be mutually decided by the Owners and the Developer.
- 9.10. Marketing Costs: All costs of brokerage, commission and like other amounts relating to Transfer as also any interest, damage or compensation payable to any Transferee or other person relating to the Building Complex shall be payable by the Developer.

#### **10. REALIZATION AND DISTRIBUTION:**

- 10.1. The Owners shall be entitled to the Owners' Realization Share in the Internal Agreed Proportion and the Developer shall be entitled to the Developer's Realization Share out of the Realizations or any part thereof.
- 10.2. The Developer shall pay to the Owners, the Owners' Realization Share (in the Internal Agreed Proportion) as and by way of land cost, on periodic basis.
- 10.3. All payments made by the Developer to the Owners shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Transferee and/or any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the Owners herein shall be adjustable out of the future payments to be made by the Developer to

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the Owners and in case no such future payment is due, the same shall be paid by the Owners to the Developer.

- 10.4. The Developer shall maintain proper accounts pertaining to the transactions specified hereunder and in general to the Building Complex. The Owners shall have at all times full and free access and liberty to inspect such separate Books of Accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Building Complex.
- 10.5. After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 10.6. The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 45 (forty five) days of such given date.
- 10.7. Any Pass Through Charges and Extras and Deposits that will be taken from the Transferees shall be taken and utilized separately by the Developer and the Owners shall have no concern therewith.

## 11. TIME FOR COMPLETION:

- 11.1. Subject to force majeure and subject to the Owners not being in default in compliance of their obligations hereunder, the Developer shall Complete the Construction within 60 (sixty) months from the date of sanction of Building Plans with an extension period of 6 (six) months.
- 11.2. Force majeure shall mean general riot, war, tempest, civil commotion, strike or any other acts of God, cyclone, epidemic, pandemic, shortage of materials, litigations, changes in law and any other reason beyond the control of the Developer.

## 12. DEFAULTS:

- 12.1. 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 to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.

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- 12.2. The parties will refer to any disputes or differences between them to the Arbitration Tribunal as morefully provided hereinafter and accept and abide by the award made therein.

**13. UNSOLD AREAS:**

- 13.1. In case upon expiry of 180 (One Hundred Eighty) days from the date of Completion of Construction of the Building Complex there be or remain unsold Transferable Areas or in case at any time prior thereto, the parties by mutual consent agree to divide and allocate separate areas in the Building Complex, then the following allocations and terms and conditions shall apply:-

- (a) The Owners (in the Internal Agreed Proportion) and the Developer would be allocated and be entitled to identified units or portions of the Transferable Areas remaining unsold as per the Agreed Ratio.
- (b) The location of the Units and other Transferable Areas to belong to the Owners in their Internal Agreed Proportion and the Developer would be mutually finalized by the parties and the areas to be allotted separately to the Owners and the Developer respectively shall thenceforth be the Owners' Allocation and the Developer's Allocation respectively. The Owners shall be entitled to deal with and/or Transfer the Owner's Allocation and to receive and Appropriate the Realizations in respect thereof exclusively and the Developer shall be entitled to deal with and/or Transfer the Developer's Allocation and to receive and Appropriate the Realizations in respect thereof exclusively. The Owners would jointly be entitled to proportionate undivided share in the land and the Common Areas and Installations as properties attributable and appurtenant to the separately allotted Owners' Allocation and would be liable to convey and transfer their proportionate share in the land to the Transferees nominated by the Developer in respect of the separately allotted Developer's Allocation;

**14. GENERAL:**

- 14.1. As a purpose incidental to carrying out the development of the said Premises in terms hereof, the Owners shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owners to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the said Premises shall not be given or intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2 (47)(v) of the Income Tax Act 1961. It is expressly agreed and declared that the

Handwritten signatures of the parties involved in the agreement.



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possession, juridical or otherwise, of the said Premises shall always remain vested in the Owners until such time the development is completed by the Developer along with necessary occupancy certificate and notified thereabout to the Owners. After issuance of such Completion Certificate and being notified thereabout as aforesaid, the Owners or persons permitted by them shall be in possession of the separately allocable areas allocated to the Owners and the Developer shall be in possession of the separately allocable areas allocated to the Developer and the Owners and the Developer shall be in joint possession of the remaining unsold and/or undelivered Units.

- 14.2. The parties shall respectively discharge statutory compliances in respect of Goods and Service Tax collections or payments and any other statutory compliance in respect of this agreement.
- 14.3. The Owners agree and covenant with the Developer not to cause any interference or hindrance in the development and/or Transfer of the Building Complex at the said Premises and not to do any act deed or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with the construction of the Building Complex or Transfer the same or doing and carrying out the other acts contemplated herein.
- 14.4. Neither party can without the consent of the other assign this agreement. Further, during the subsistence hereof, the Owners shall not appoint any other person as Developer of the said Premises or confer any right, authority or obligation as conferred hereunder upon the Developer or expressed or intended so to be hereunder.
- 14.5. The parties shall form Maintenance Company and/or one or more Association for the Common Purposes of management and maintenance of the Building Complex and collection and disbursement of common expenses and till such time as the Association or Maintenance Company is formed and handed over the charge of administering the Common Purposes or such other time as the Developer may desire, the Developer or its nominee shall be in charge of the administration for the Common Purposes
- 14.6. All calculations pertaining to carpet area, built-up area, super built-up area and other areas shall be done on uniform principles by the Developer in respect of the Units and other concerned areas of the Building Complex. The Developer shall decide the exact nature of the Common Areas and Installations in the Building Complex and shall be entitled to add or alter the same from time to time and to identify and transfer exclusive areas in the Building Complex to the intending buyers and transferees thereof.
- 14.7. For all or any of the purposes mentioned herein, the Owners shall fully co-operate with the Developer in all manner and sign execute submit and/or deliver all applications papers documents as may be required of by the Developer from time to time at the cost and expenses of the Developer.

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- 14.8. It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this Agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.
- 14.9. The Owners do hereby also agree to pledge their deeds as collateral and permit the Developer to obtain loans or finances in respect of construction of the Building Complex and also to get the Building Complex at the said Premises approved from Banks and/or the Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) to enable the persons interested in acquiring and owning Units, Parking Spaces and other Transferable Areas comprised in the Building Complex to take loans from any such Banks or Financial Institutions.

**15. POWERS OF ATTORNEY AND OTHER POWERS:**

- 15.1. The Owners shall execute and/or register one or more Power or Powers of Attorney in favour of the Developer or its authorized representatives namely Mr. Biswajit Bhattasali and Mr. Rahul Bagaria or any other authorized representatives granting all necessary powers and authorities with regard to the purposes provided in this Agreement or arising herefrom. If any further powers or authorities be required by the Developer at any time for or relating to the purposes mentioned above, the Owners shall grant the same to the Developer and/or its authorized representatives.
- 15.2. While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any such act, deed, matter or thing which would in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- 15.3. It is clarified that nothing contained in the Power or Powers of Attorney to be so granted shall in any way absolve the Owners from complying with their obligations hereunder nor from compensating the Developer against any loss or damage, if any, that may be suffered by the Developer owing to delay or default in such compliance of their obligations.
- 15.4. The Power or Powers of Attorney shall form a part of this Agreement and shall subsist during the subsistence of this Agreement.
- 15.5. It is understood that to facilitate the construction and Transfer of the Building Complex, various acts deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and 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

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- mentioned herein. The Owners hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.
- 15.6. The Building Complex shall be known by such name as be such as decided by the Developer.
- 15.7. Nothing in this Agreement is intended to or shall be construed as a transfer or assignment of the said Premises or any part thereof or any right, title or interest therein or the possession thereof in favour of the Developer. Notwithstanding anything to the contrary contained elsewhere in this Agreement, it is expressly made clear that the transfer of possession and/or title is not intended to and shall not take place by virtue of this Agreement.
- 15.8. In case of any dispute difference or question arising between the parties under this Agreement or with regard to the provisions of this Agreement or interpretation of the terms and conditions or provisions herein contained or anything done in pursuance hereof, the same shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996 and the award made upon such arbitration shall be final and binding on the parties hereto. The Arbitrator/s shall be at liberty to proceed summarily and make interim awards.
- 15.9. Courts having territorial jurisdiction on the said Premises alone shall have the jurisdiction to entertain try and determine all actions suits proceedings arising out of these presents between the parties hereto (including the arbitration proceedings).
- 15.10. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if sent by prepaid registered post with acknowledgment due to the above address of the party to whom it is addressed or such other address as be notified in writing from time to time.

**PART-IV # SCHEDULES**

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(said Premises)**

**ALL THAT** piece and parcel of land containing an area of 1.31 Acre or 131 satak more or less comprising of (a) 0.72 Acre or 72 Satak more or less in the entire R.S Dag No. 831 under R.S Khatian No. 660 {presently corresponding to portion of (i) L.R Dag No. 2198 (containing 5 satak) and (ii) L.R. Dag No. 2220 (containing 67 satak)} and (b) 0.59 Acre or 59







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Satak more or less being the entire R.S Dag No.832 under R.S Khatian No.930 (presently corresponding to portion of L.R Dag No. 2220) all under L.R. Khatian Nos. 14155, 14156, 14157, 14158, 14160, 14208, 14209, 14210, 14211, 14212, 14213, 14214 and 14215 together with several rooms, dwelling houses, sheds, structures and premises on portions thereof both in Mouza Udayrajpur J.L. No. 43, Police Station – Madhyamgram (formerly Barasat) under Ward No.12 of the Madhyamgram Municipality) in the District of North 24 Parganas and shown in the plan annexed hereto duly bordered thereon in “**RED**” and butted and bounded as follows:

- On the **North** : Partly by Vivekananda Sarani and partly by remaining portion of L.R. Dag No. 2220;
- On the **South** : Partly by each of L.R. Dag Nos. 2218, 2221, 2225 and 2226;
- On the **East** : By L.R. Dag no. 2219; and
- On the **West** : Partly by the remaining portion of L.R. Dag No. 2220 and partly by each of L.R. Dag Nos. 2198 and 2221.

**OR HOWSOEVER OTHERWISE** the said Property now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned** that the area of the constructions on the said Property comprising of several residential rooms, dwelling houses having cemented flooring is about 1400 Square Feet more or less which is more than 48 years old.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Tentative Common Areas and Installations)**

- A. Common Areas & Installations at any Block:**
1. Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the installation of two lifts at the Designated Block.
  2. Electrical installations with main switch and meter and space required therefore in the Building.
  3. Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Building.
  4. Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.

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5. Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas and Installations of the designated Block.

**B. Common Areas & Installations at the Building Complex:**

1. Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed (and if installed then at extra costs as specified herein).
2. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
3. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.
4. Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas and Installations of the Building Complex

**C. Specified RVTwo Common Areas and Facilities**

1. Landscaped Garden with Trees & Plants,
2. Badminton Court,
3. Open Children Play Area,
4. Multi-Purpose/Additional Community - Hall.
5. STP- Sewage Treatment Plant
6. Rainwater Harvesting System
7. Water feature

**D. Specified RVOne Common Areas and Facilities**

1. The entry/exit gate opening on the EAST and the portion of driveway and passage from the said entry/exit gate to the Phase II Land as shown in Appendix 1 hatched in Grey/Black;
2. Infinity Splash Pool with first time installation OF Jacuzzi and Kids Pool & changing rooms
3. Faux Green Roof with Sitting Area/Adda Zone
4. Open Air Mini Amphitheatre
5. Wooden Terrace Deck for Meditation Zone Water Feature
6. Senior citizen's area- on rooftop
7. Gym with first time installation of equipments, airconditioner and piped music system.





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8. Community hall with first time installation of airconditioners and music system
9. Indoor Games Room with first time installation of initial equipments for indoor games, piped music system and airconditioners
10. Children Play Area with first time installation of airconditioners
11. Toddler Play area with first time installation of equipments

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Specifications)**

- A. **STRUCTURE:** The building shall be constructed with RCC framed in accordance with the plan and drawing prepared by the Architects and sanctioned by the appropriate authority.
- B. **FLOORING:** Flooring in the rooms of the Units shall be of vitrified tiles.
- C. **UNIT:**
  1. Flooring : Floor tiles.
  2. Walls : Plaster of Paris.
  3. Windows : Aluminium Sliding Glass windows.
  4. Electrical : Copper concealed insulated wiring, semi-modular switches.
  5. Plumbing : concealed pipes, white sanitary wares in toilet.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**(INTERNAL AGREED PROPORTION)**

Sl. No.	Name of the Owners	%AGE OF EACH OWNERS OUT OF TOTAL 100%
1.	Rishi Tradecom Private Limited	7.57%
2.	Asal Dealcom Private Limited	7.57%
3.	Atithi Tradecom Private Limited	7.57%
4.	Nikhil Vinimay Private Limited	7.57%

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5.	Orangesky Dealers Private Limited	7.57%
6.	Powerful Tradecom Private Limited	7.57%
7.	Actual Commoddeal Private Limited	7.57%
8.	Lifemake Real Estates Private Limited	7.57%
9.	Nirmalkunj Dealcomm Private Limited	7.57%
10.	Looklike Dealcom Private Limited	6.64%
11.	Vinimay Tradecom LLP	7.57%
12.	Fortnox Buildwell LLP	8.83%
13.	Starnox Deal Trade LLP	8.83%

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**(Devolution of Title)**

- A. One Sambhulal Basu was the sole and absolute owner of the said Premises and his name also appeared in the R.S. Records of Rights under R.S. Khatian Nos. 660 and 930.
- B. By a Sale Deed dated 20<sup>th</sup> September 1974 and registered with the Registrar of Assurances, Calcutta in Book I Volume No.242 Pages 29 to 38 Being No.5781 for the year 1974, the said Sambhulal Basu for the consideration therein mentioned sold conveyed and transferred unto and to one Gouri Auddy **ALL THAT** the said Premises, absolutely and forever.
- C. The said R.S. Dag Nos. 831 (containing an area of 0.72 acre) and 832 (containing an area of 0.59 acre) alongwith other dags were renumbered into L.R. Dag Nos. 2198 and 2220 out of which the area comprised in R.S. Dag No. 831 were recorded in two L.R. Dag Nos. being L.R. Dag No. 2198 (which contained 5 satak) and L.R. Dag no. 2220 (which contained 67 satak) and the entire area comprised in R.S. Dag No. 832 was recorded in L.R. Dag no. 2220.
- D. By a Sale Deed dated 11<sup>th</sup> June 1979 and registered with Registrar of Assurances, Calcutta in Book I Volume No. 141 Pages 120 to 128 Being No. 3200 for the year 1979, the said Gouri Auddy for the consideration therein mentioned sold conveyed and transferred unto and to one Krishna Chandra Dutta (Spice) Private Limited **ALL THAT** the said Premises, absolutely and forever.

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- E. By a Sale Deed dated 27th July 2022 and registered with Additional Registrar of Assurances-IV, Kolkata in Book I Volume No. 1904-2022 Pages 814149 to 814190 Being No. 190412445 for the year 2022, the said Krishna Chandra Dutta (Spice) Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to the Vendors hereto **ALL THAT** the said Premises , absolutely and forever.
- F. The Vendors hereto have caused to be mutated their names as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian Nos. 14155, 14156, 14157, 14158, 14160, 14208, 14209, 14210, 14211, 14212, 14213, 14214 and 14215 in respect of the said Premises.

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

**SIGNED SEALED AND DELIVERED** on behalf of the withinnamed **OWNERS** at Kolkata in the presence of:

*Dilip kr. mahata*  
*CEO Dep Law Associates*  
*2, More Street*  
*Kol-01*

*Pratik Bagaria*  
*Adv*  
*2 More Street*  
*Kol-01*

1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
3. ATTHI TRADECOM PRIVATE LIMITED
4. NIKHIL VINIMAY PRIVATE LIMITED
5. ORANGESKY DEALERS PRIVATE LIMITED
6. POWERFUL TRADECOM PRIVATE LIMITED
7. ACTUAL COMMODOIAL PRIVATE LIMITED
8. LIFEMAKE REAL ESTATES PRIVATE LIMITED
9. NIRMALKUNJ DEALCOMM PRIVATE LIMITED
10. LOOKLIKE DEALCOM PRIVATE LIMITED

*[Handwritten Signature]*

Authorized Signatory

For VINIMAY TRADECOM LLP

*[Handwritten Signature]*  
 Authorized Signatory

For FORTNOX BUILDWELL LLP

*[Handwritten Signature]*  
 Designated Partner

For STARNOX DEAL TRADE LLP

*[Handwritten Signature]*  
 Designated Partner



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ಇಲಾಖೆ  
29 NOV 2022

ADDITIONAL DISTRICT  
OFFICER  
MYSURU

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

*Dilip kr. maloto*  
*Pratik Bagaria*  
*Adv.*

**RISHINOX BUILDWELL LLP**

*Binwaji Bhatnagar*  
Authorized Signatory

**Drafted by me**  
*Pratik Bagaria*, Advocate  
**For DSP Law Associates**  
4D, Nicco House  
1B & 2, Hare Street  
Kolkata-700001  
F-1415/2010

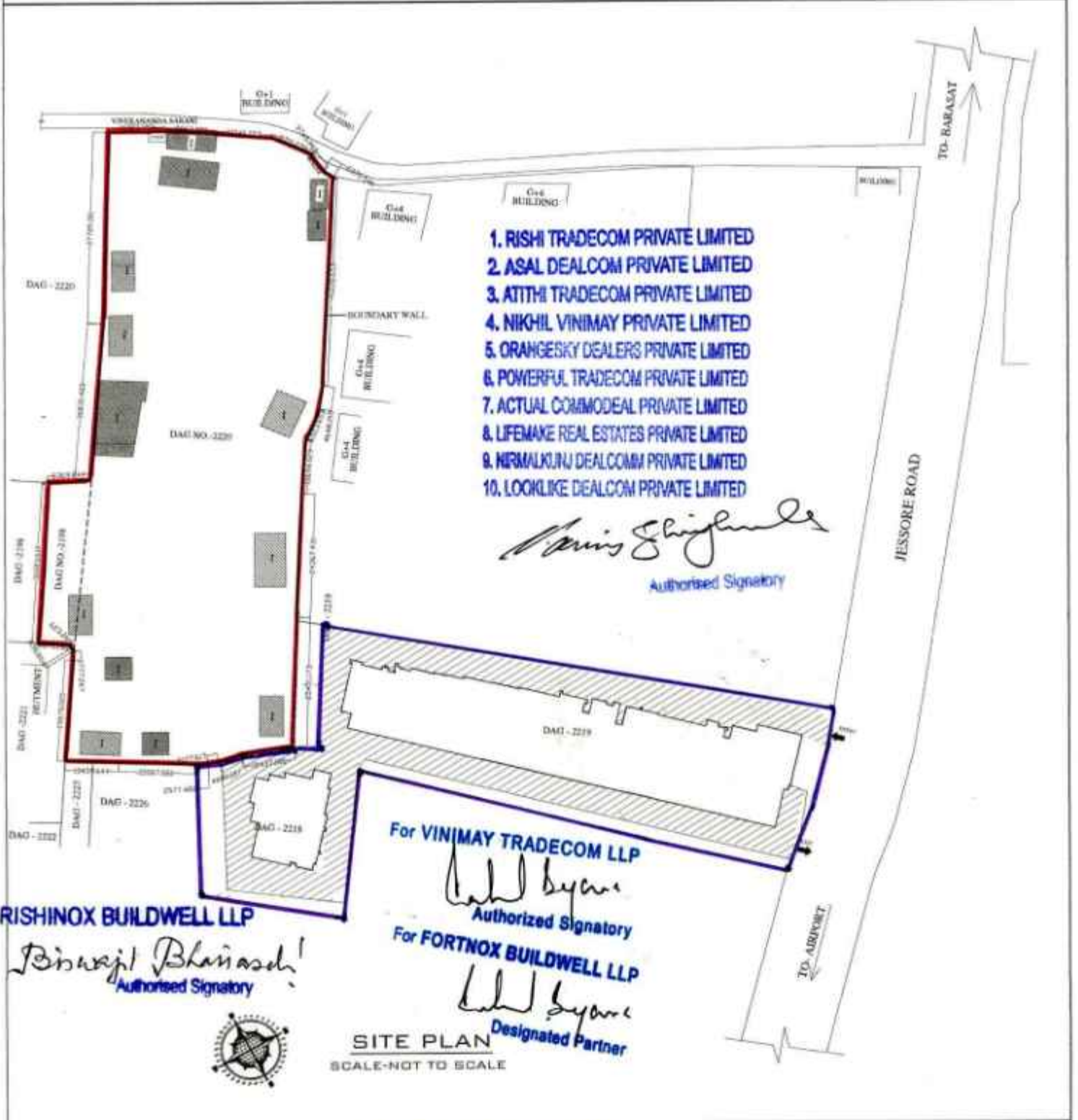




2

ADDITIONAL REGISTRAR  
OF ASSAM KOLKATA  
29 NOV 2022

131 SATAK LAND IN L.R. DAG 2198 & 2220 AT MOUZA- UDAYRAJPUR, J.L NO.-43, P.S. MADHYAMGRAM (FORMERLY BARASAT DIST. NORTH 24 PARGANAS UNDER MADHYAMGRAM MUNICIPALITY.



1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEAL.COM PRIVATE LIMITED
3. ATTHI TRADECOM PRIVATE LIMITED
4. NIKHIL VINIMAY PRIVATE LIMITED
5. ORANGESKY DEALERS PRIVATE LIMITED
6. POWERFUL TRADECOM PRIVATE LIMITED
7. ACTUAL COMMDEAL PRIVATE LIMITED
8. LIFEMAKE REAL ESTATES PRIVATE LIMITED
9. NIEMALKUNJ DEALCOMM PRIVATE LIMITED
10. LOOKLIKE DEAL.COM PRIVATE LIMITED

*Arnis Ghoshal*  
 Authorized Signatory

**RISHINOX BUILDWELL LLP**  
*Biswajit Bhattacharya*  
 Authorized Signatory

For **VINIMAY TRADECOM LLP**  
*Arnis Ghoshal*  
 Authorized Signatory

For **FORTNOX BUILDWELL LLP**  
*Arnis Ghoshal*  
 Designated Partner














**SITE PLAN**  
 SCALE-NOT TO SCALE










For **STARNOX DEAL TRADE LLP**  
*Arnis Ghoshal*  
 Designated Partner














2

ADDITIO REGISTRAR  
OF ASS. KOLKATA  
29 NOV 2022

		<i>Finger prints of the executant</i>				
 <p><i>[Signature]</i></p> <p><i>[Signature]</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <p><i>[Signature]</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <p><i>[Signature]</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	





2

ADDITIONAL REGISTRAR  
OF ASSURANCES KOLKATA  
29 NOV 2022

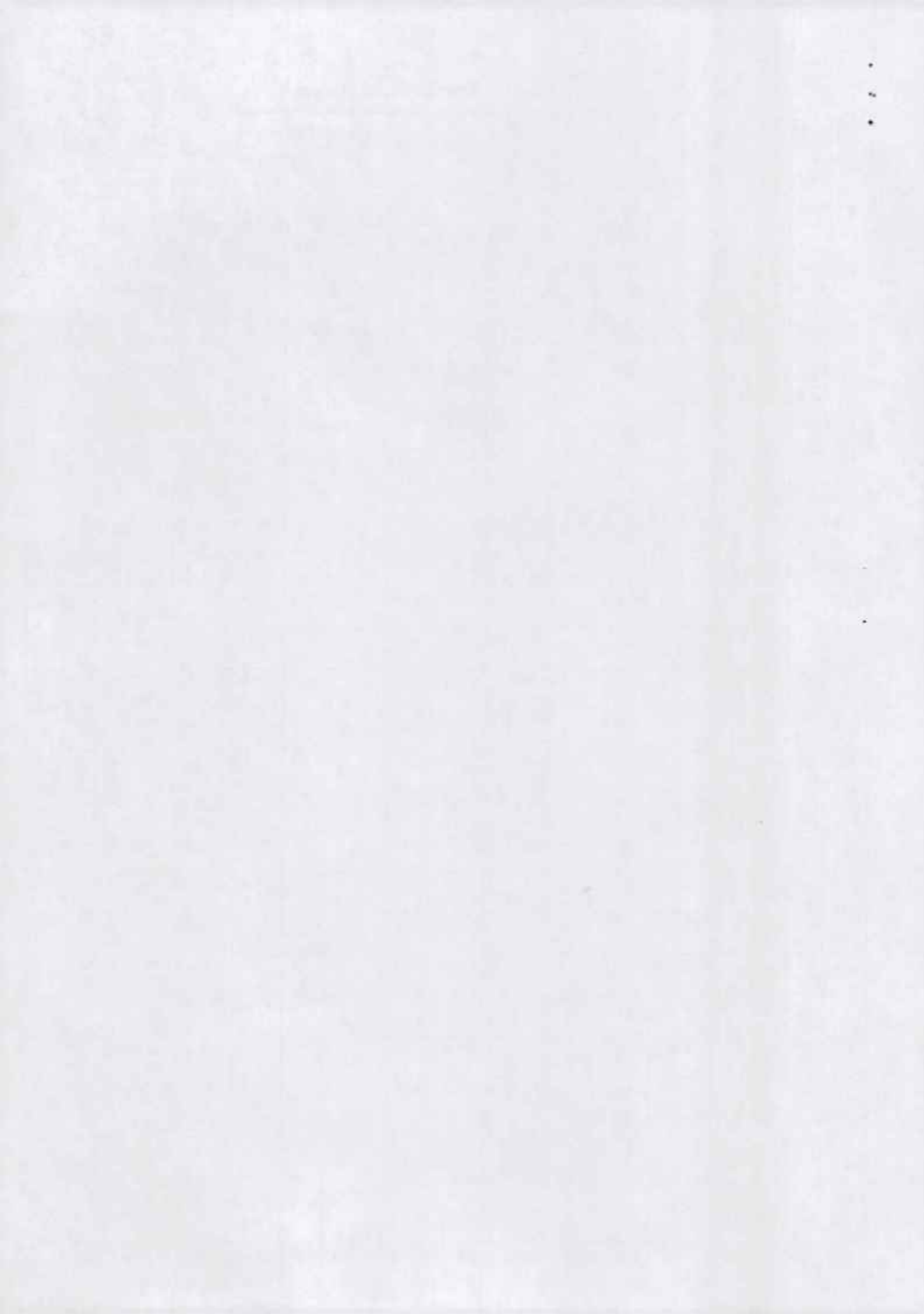
## Major Information of the Deed

Deed No :	I-1904-19231/2022	Date of Registration	29/11/2022
Query No / Year	1904-2003351651/2022	Office where deed is registered	
Query Date	26/11/2022 6:53:18 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhash Naskar 1B And 2, Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 8,03,59,941/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,030/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Vivekananda Sarani, Mouza: Udayrajpur, Premises No: 14, , Ward No: 12 JI No: 43, Pin Code : 700129

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-2198 (RS :-)	LR-14215	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L2	LR-2220 (RS :-)	LR-14215	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L3	LR-2198 (RS :-)	LR-14212	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L4	LR-2220 (RS :-)	LR-14212	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L5	LR-2198 (RS :-)	LR-14209	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L6	LR-2220 (RS :-)	LR-14209	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L7	LR-2198 (RS :-)	LR-14214	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L8	LR-2220 (RS :-)	LR-14214	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L9	LR-2198 (RS :-)	LR-14160	Bastu	Danga	0.0044 Acre		3,12,840/-	Property is on Road
L10	LR-2220 (RS :-)	LR-14160	Bastu	Bastu	0.1112 Acre		67,20,378/-	Property is on Road
L11	LR-2198 (RS :-)	LR-14157	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L12	LR-2220 (RS :-)	LR-14157	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L13	LR-2198 (RS :-)	LR-14158	Bastu	Danga	0.0032 Acre		2,27,520/-	Property is on Road

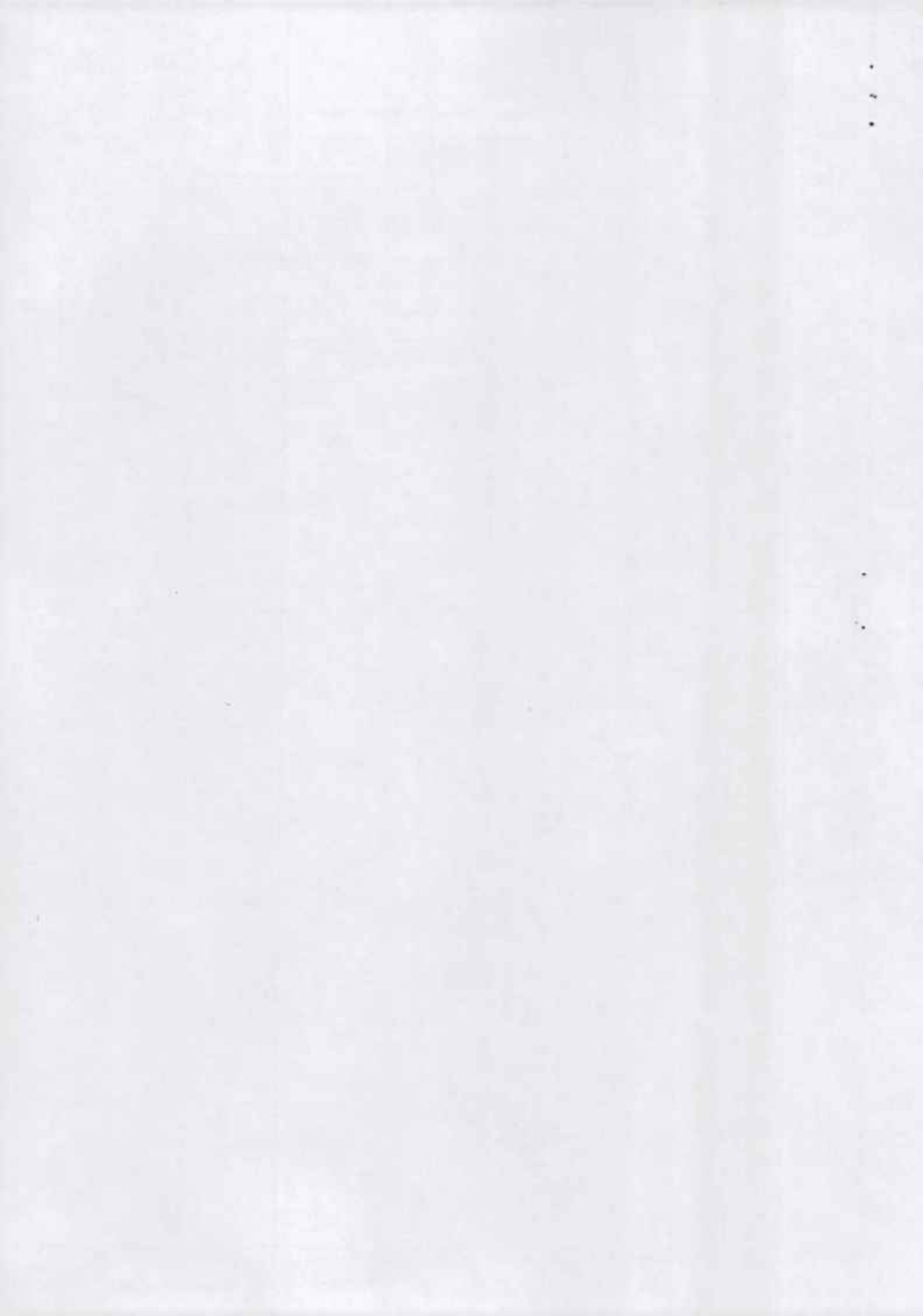


L14	LR-2220 (RS :-)	LR-14158	Bastu	Bastu	0.0836 Acre		50,52,370/-	Property is on Road
L15	LR-2198 (RS :-)	LR-14155	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L16	LR-2220 (RS :-)	LR-14155	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L17	LR-2198 (RS :-)	LR-14210	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L18	LR-2220 (RS :-)	LR-14210	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L19	LR-2198 (RS :-)	LR-14213	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L20	LR-2220 (RS :-)	LR-14213	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L21	LR-2198 (RS :-)	LR-14156	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L22	LR-2220 (RS :-)	LR-14156	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
L23	LR-2198 (RS :-)	LR-14208	Bastu	Danga	0.0044 Acre		3,12,840/-	Property is on Road
L24	LR-2220 (RS :-)	LR-14208	Bastu	Bastu	0.1112 Acre		67,20,378/-	Property is on Road
L25	LR-2198 (RS :-)	LR-14211	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road
L26	LR-2220 (RS :-)	LR-14211	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road
		<b>TOTAL :</b>			<b>131Dec</b>	<b>0 /-</b>	<b>797,03,166 /-</b>	
		<b>Grand Total :</b>			<b>131Dec</b>	<b>0 /-</b>	<b>797,03,166 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26	1400 Sq Ft.	0/-	6,56,775/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1400 sq ft</b>	<b>0 /-</b>	<b>6,56,775 /-</b>	





**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RISHI TRADECOM PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>ASAL DEALCOM PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>ATITHI TRADECOM PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>NIKHIL VINIMAY PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>ORANGESKY DEALERS PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>POWERFUL TRADECOM PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>ACTUAL COMMDEAL PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>LIFEMAKE REAL ESTATES PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>NIRMALKUNJ DEALCOMM PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>LOOKLIKE DEALCOM PRIVATE LIMITED</b> 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>VINIMAY TRADECOM LLP</b> Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>FORTNOX BUILDWELL LLP</b> Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>STARNOX DEAL TRADE LLP</b> Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AExxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative












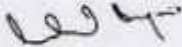


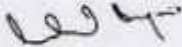


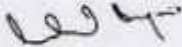




**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>RISHINOX BUILDWELL LLP</b> Unit 306, DLF Galleria, New Town, Rajarhat, City:- , P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Navin Jhunjunwala</b>                      Son of Sushil Kumar Jhunjunwala                      Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office                 </td> <td>                       Nov 29 2022 4:41PM                 </td> <td>                       LTI                      29/11/2022                 </td> <td>                       29/11/2022                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Navin Jhunjunwala</b> Son of Sushil Kumar Jhunjunwala Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office	 Nov 29 2022 4:41PM	 LTI 29/11/2022	 29/11/2022	P-199, CIT Road, Scheme-VII, City:- Kolkata, P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RISHI TRADECOM PRIVATE LIMITED (as Authorised Signatory), ASAL DEALCOM PRIVATE LIMITED (as Authorised Signatory), ATITHI TRADECOM PRIVATE LIMITED (as Authorised Signatory), NIKHIL VINIMAY PRIVATE LIMITED (as Authorised Signatory), ORANGESKY DEALERS PRIVATE LIMITED (as Authorised Signatory), POWERFUL TRADECOM PRIVATE LIMITED (as Authorised Signatory), ACTUAL COMMODEAL PRIVATE LIMITED (as Authorised Signatory), LIFEMAKE REAL ESTATES PRIVATE LIMITED (as Authorised Signatory), NIRMALKUNJ DEALCOMM PRIVATE LIMITED (as Authorised Signatory), LOOKLIKE DEALCOM PRIVATE LIMITED (as Authorised Signatory)		
Name	Photo	Finger Print	Signature									
<b>Navin Jhunjunwala</b> Son of Sushil Kumar Jhunjunwala Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office	 Nov 29 2022 4:41PM	 LTI 29/11/2022	 29/11/2022									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Rahul Bagaria</b>                      Son of Ashok Kumar Bagaria                      Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office                 </td> <td>                       Nov 29 2022 4:42PM                 </td> <td>                       LTI                      29/11/2022                 </td> <td>                       29/11/2022                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Rahul Bagaria</b> Son of Ashok Kumar Bagaria Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office	 Nov 29 2022 4:42PM	 LTI 29/11/2022	 29/11/2022	Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VINIMAY TRADECOM LLP (as Authorized Signatory), FORTNOX BUILDWELL LLP (as Designated Partner), STARNOX DEAL TRADE LLP (as Designated Partner)		
Name	Photo	Finger Print	Signature									
<b>Rahul Bagaria</b> Son of Ashok Kumar Bagaria Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office	 Nov 29 2022 4:42PM	 LTI 29/11/2022	 29/11/2022									





3	Name	Photo	Finger Print	Signature
	<b>Biswajit Bhattasali</b> <b>(Presentant)</b> Son of Birendra Chandra Bhattasali Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office	 <small>Nov 29 2022 4:41PM</small>	 <small>L1 29/11/2022</small>	 <small>29/11/2022</small>
Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, City:- , P.O:- Patulia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKxxxxxx4H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RISHINOX BUILDWELL LLP (as Authorised Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Dileep Mahato (Alias Name: Dilip Kumar Mahato)</b> Son of Late N Mahato Zava Tola, City:- , P.O:- Tariyani Chapra, P.S:-BELSAND, District:-Sitamarhi, Bihar, India, PIN:- 843316	 <small>29/11/2022</small>	 <small>29/11/2022</small>	 <small>29/11/2022</small>
Identifier Of Navin Jhunjunwala, Rahul Bagaria, Biswajit Bhattasali			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	FORTNOX BUILDWELL LLP	RISHINOX BUILDWELL LLP-11.12 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec

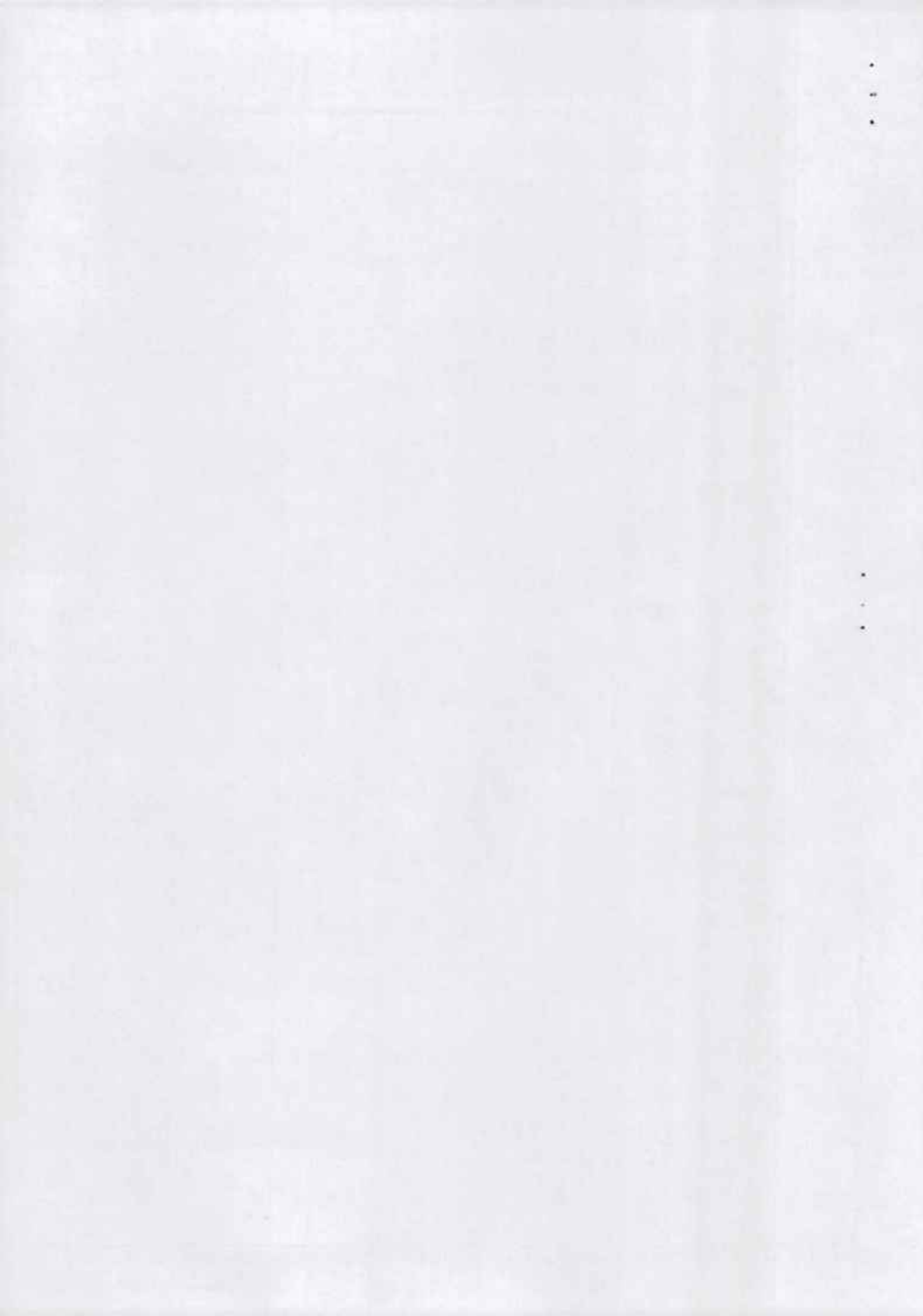
**Transfer of property for L13**

Sl.No	From	To. with area (Name-Area)
1	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.32 Dec



Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-8.36 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	STARNOX DEAL TRADE LLP	RISHINOX BUILDWELL LLP-0.44 Dec





Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	STARNOX DEAL TRADE LLP	RISHINOX BUILDWELL LLP-11.12 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	VINIMAY TRADECOM LLP	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	VINIMAY TRADECOM LLP	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	FORTNOX BUILDWELL LLP	RISHINOX BUILDWELL LLP-0.44 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft



4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
11	VINIMAY TRADECOM LLP	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
12	FORTNOX BUILDWELL LLP	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
13	STARNOX DEAL TRADE LLP	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Vivekananda Sarani, Mouza: Udayrajpur, Premises No: 14, , Ward No: 12 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2198, LR Khatian No:- 14215	Owner:ঋষি ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	RISHI TRADECOM PRIVATE LIMITED
L2	LR Plot No:- 2220, LR Khatian No:- 14215	Owner:ঋষি ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বান্ধ, Area:0.09540000 Acre,	RISHI TRADECOM PRIVATE LIMITED
L3	LR Plot No:- 2198, LR Khatian No:- 14212	Owner:একচুয়াল কমডিল প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	ACTUAL COMMODEAL PRIVATE LIMITED
L4	LR Plot No:- 2220, LR Khatian No:- 14212	Owner:একচুয়াল কমডিল প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বান্ধ, Area:0.09540000 Acre,	ACTUAL COMMODEAL PRIVATE LIMITED



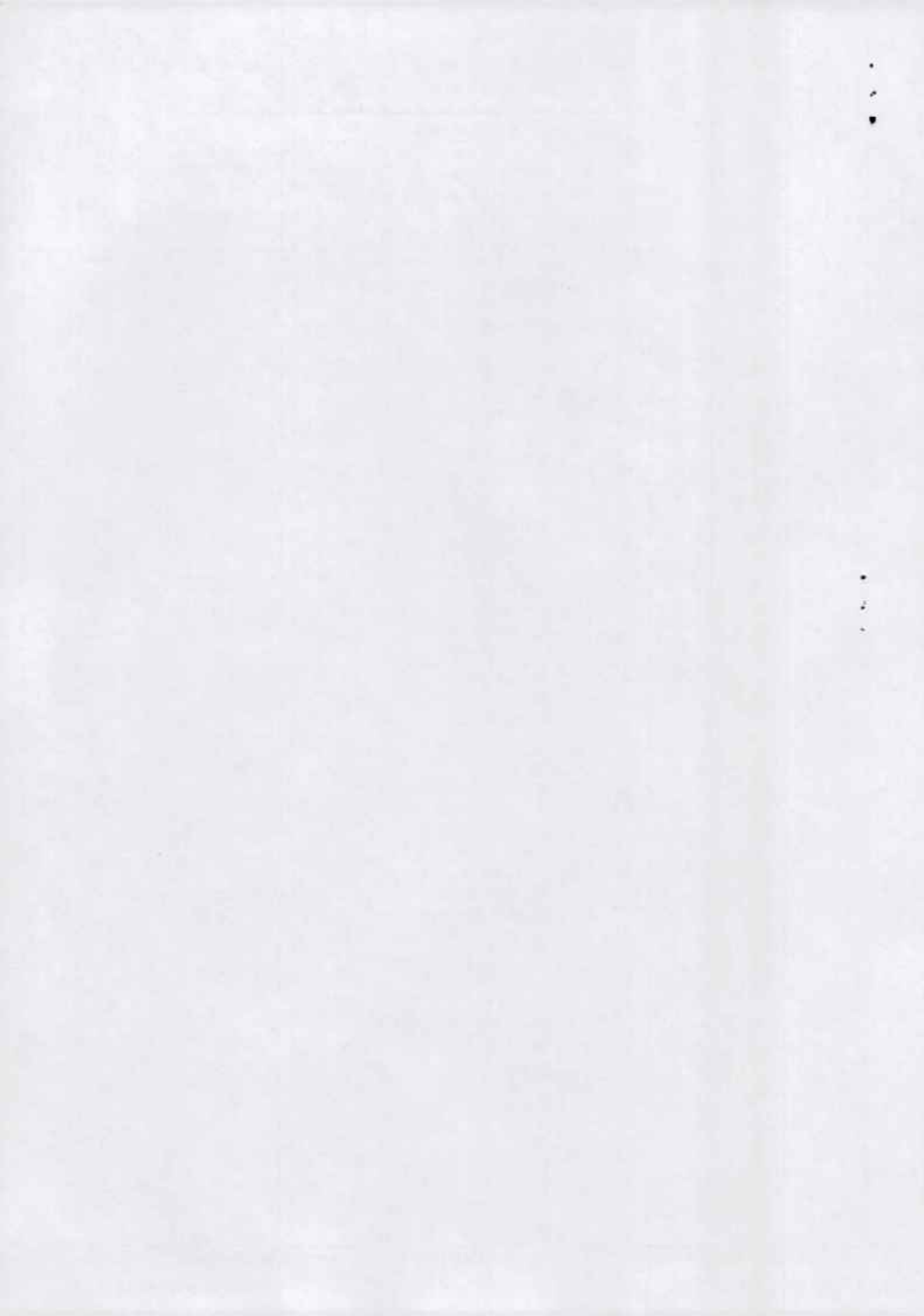


L5	LR Plot No:- 2198, LR Khatian No:- 14209	Owner:আসল ডিলকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওন্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	ASAL DEALCOM PRIVATE LIMITED
L6	LR Plot No:- 2220, LR Khatian No:- 14209	Owner:আসল ডিলকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওন্ড কোর্ট হাউস , Classification:বান্ড, Area:0.09540000 Acre,	ASAL DEALCOM PRIVATE LIMITED
L7	LR Plot No:- 2198, LR Khatian No:- 14214	Owner:অতিথি ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওন্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	ATITHI TRADECOM PRIVATE LIMITED
L8	LR Plot No:- 2220, LR Khatian No:- 14214	Owner:অতিথি ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওন্ডকোর্ট হাউস কর্নার , Classification:বান্ড, Area:0.09540000 Acre,	ATITHI TRADECOM PRIVATE LIMITED
L9	LR Plot No:- 2198, LR Khatian No:- 14160	Owner:ফোর্টনক্স বিল্ডওয়েল এল. এল. সি., Gurdian:ডাইরেক্টর , Address:টাংরা , Classification:ডাঙ্গা, Area:0.00440000 Acre,	FORTNOX BUILDWELL LLP
L10	LR Plot No:- 2220, LR Khatian No:- 14160	Owner:ফোর্টনক্স বিল্ডওয়েল এল. এল. সি., Gurdian:ডাইরেক্টর , Address:টাংরা , Classification:বান্ড, Area:0.11120000 Acre,	FORTNOX BUILDWELL LLP
L11	LR Plot No:- 2198, LR Khatian No:- 14157	Owner:লাইফমেক রিয়েলস্টেট প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওন্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	LIFEMAKE REAL ESTATES PRIVATE LIMITED
L12	LR Plot No:- 2220, LR Khatian No:- 14157	Owner:লাইফমেক রিয়েলস্টেট প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওন্ড কোর্ট হাউস , Classification:বান্ড, Area:0.09540000 Acre,	LIFEMAKE REAL ESTATES PRIVATE LIMITED
L13	LR Plot No:- 2198, LR Khatian No:- 14158	Owner:লুকলাইক ডিলকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওন্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00320000 Acre,	LOOKLIKE DEALCOM PRIVATE LIMITED
L14	LR Plot No:- 2220, LR Khatian No:- 14158	Owner:লুকলাইক ডিলকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওন্ড কোর্ট হাউস , Classification:বান্ড, Area:0.08360000 Acre,	LOOKLIKE DEALCOM PRIVATE LIMITED
L15	LR Plot No:- 2198, LR Khatian No:- 14155	Owner:নিখিল ভিনিময় প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওন্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	NIKHIL VINIMAY PRIVATE LIMITED



L16	LR Plot No:- 2220, LR Khatian No:- 14155	Owner:নিখিল ভিনিময় প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:বাস্ত, Area:0.09540000 Acre,	NIKHIL VINIMAY PRIVATE LIMITED
L17	LR Plot No:- 2198, LR Khatian No:- 14210	Owner:নির্মলকুঞ্জ ডিলকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	NIRMALKUNJ DEALCOMM PRIVATE LIMITED
L18	LR Plot No:- 2220, LR Khatian No:- 14210	Owner:নির্মলকুঞ্জ ডিলকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বাস্ত, Area:0.09540000 Acre,	NIRMALKUNJ DEALCOMM PRIVATE LIMITED
L19	LR Plot No:- 2198, LR Khatian No:- 14213	Owner:অরেঞ্জস্কাই ডিলারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	ORANGESKY DEALERS PRIVATE LIMITED
L20	LR Plot No:- 2220, LR Khatian No:- 14213	Owner:অরেঞ্জস্কাই ডিলারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বাস্ত, Area:0.09540000 Acre,	ORANGESKY DEALERS PRIVATE LIMITED
L21	LR Plot No:- 2198, LR Khatian No:- 14156	Owner:পাওয়ারফুল ট্রেডকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	POWERFUL TRADECOM PRIVATE LIMITED
L22	LR Plot No:- 2220, LR Khatian No:- 14156	Owner:পাওয়ারফুল ট্রেডকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:বাস্ত, Area:0.09540000 Acre,	POWERFUL TRADECOM PRIVATE LIMITED
L23	LR Plot No:- 2198, LR Khatian No:- 14208	Owner:স্টারনক্স ডিল ট্রেড এল.এল.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:ডাঙ্গা, Area:0.00440000 Acre,	STARNOX DEAL TRADE LLP
L24	LR Plot No:- 2220, LR Khatian No:- 14208	Owner:স্টারনক্স ডিল ট্রেড এল.এল.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:বাস্ত, Area:0.11120000 Acre,	STARNOX DEAL TRADE LLP
L25	LR Plot No:- 2198, LR Khatian No:- 14211	Owner:ভিনিময় ট্রেডকম এল.এল.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:ডাঙ্গা, Area:0.00380000 Acre,	VINIMAY TRADECOM LLP





L26	LR Plot No:- 2220, LR Khatian No:- 14211	Owner:ভিনিময় ট্রেডকম এল.এন.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:বাস্ত, Area:0.09540000 Acre,	VINIMAY TRADECOM LLP
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**Endorsement For Deed Number : I - 190419231 / 2022**

**On 29-11-2022**

**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 16:00 hrs on 29-11-2022, at the Office of the A.R.A. - IV KOLKATA by Biswajit Bhattasali

**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 8,03,59,941/-

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

Execution is admitted on 29-11-2022 by Navin Jhunjhunwala, Authorised Signatory, RISHI TRADECOM PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ASAL DEALCOM PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ATITHI TRADECOM PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, NIKHIL VINIMAY PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ORANGESKY DEALERS PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, POWERFUL TRADECOM PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ACTUAL COMMODEAL PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, LIFEMAKE REAL ESTATES PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, NIRMALKUNJ DEALCOMM PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, LOOKLIKE DEALCOM PRIVATE LIMITED (Private Limited Company), 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Dileep Mahato, Dilip Kumar Mahato, Son of Late N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Private Service

Execution is admitted on 29-11-2022 by Rahul Bagaria, Authorized Signatory, VINIMAY TRADECOM LLP (LLP), Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; Designated Partner, FORTNOX BUILDWELL LLP (LLP), Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; Designated Partner, STARNOX DEAL TRADE LLP (LLP), Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by Dileep Mahato, Dilip Kumar Mahato, Son of Late N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Private Service

Execution is admitted on 29-11-2022 by Biswajit Bhattasali, Authorised Signatory, RISHINOX BUILDWELL LLP (LLP), Unit 306, DLF Galleria, New Town, Rajarhat, City:- , P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Dileep Mahato, Dilip Kumar Mahato, Son of Late N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 3:43PM with Govt. Ref. No: 192022230195291368 on 29-11-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4091552066525 on 29-11-2022, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 75,020/-

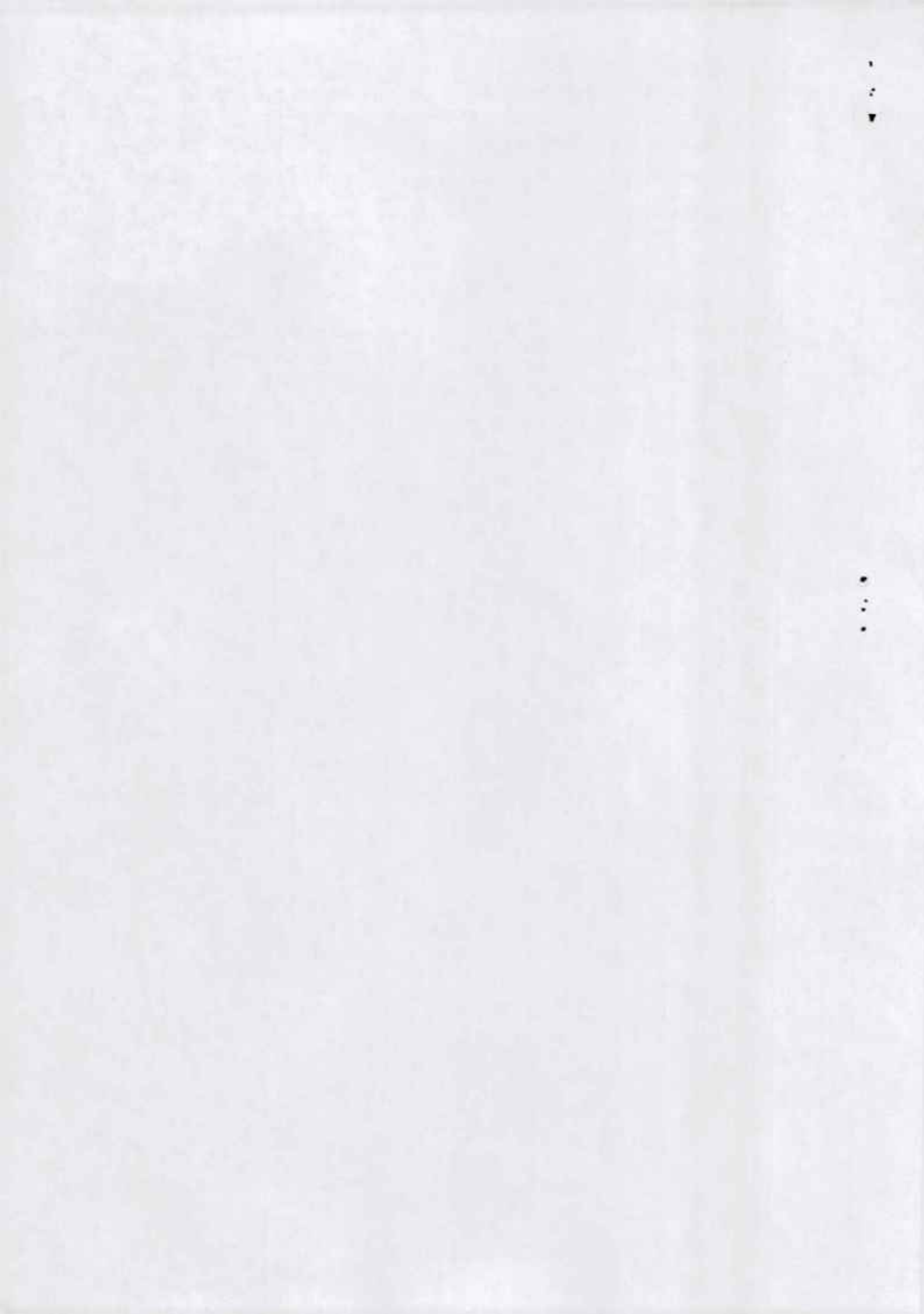
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 46836, Amount: Rs.10.00/-, Date of Purchase: 14/06/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 3:43PM with Govt. Ref. No: 192022230195291368 on 29-11-2022, Amount Rs: 75,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 4091552066525 on 29-11-2022, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1120655 to 1120701  
being No 190419231 for the year 2022.

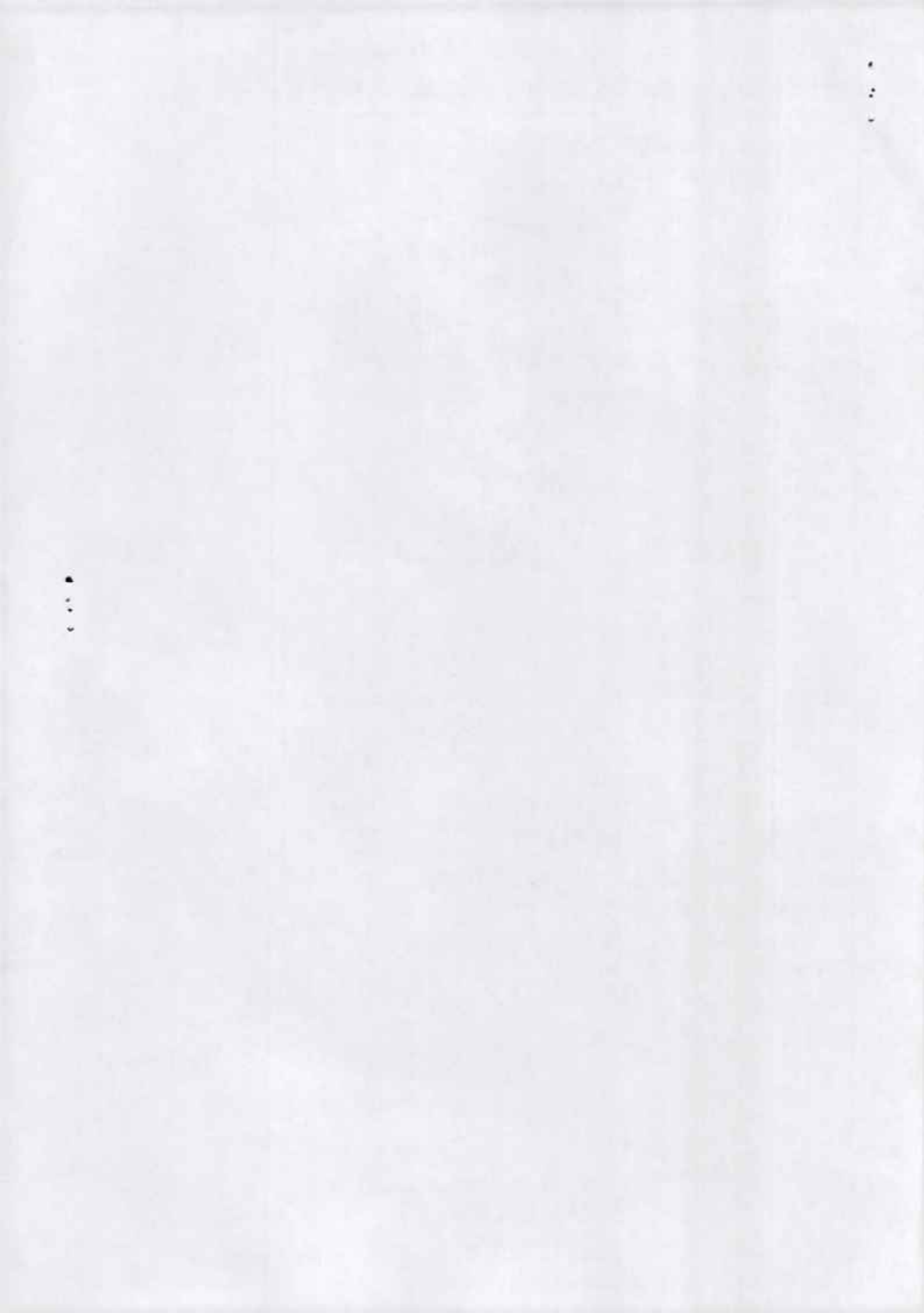


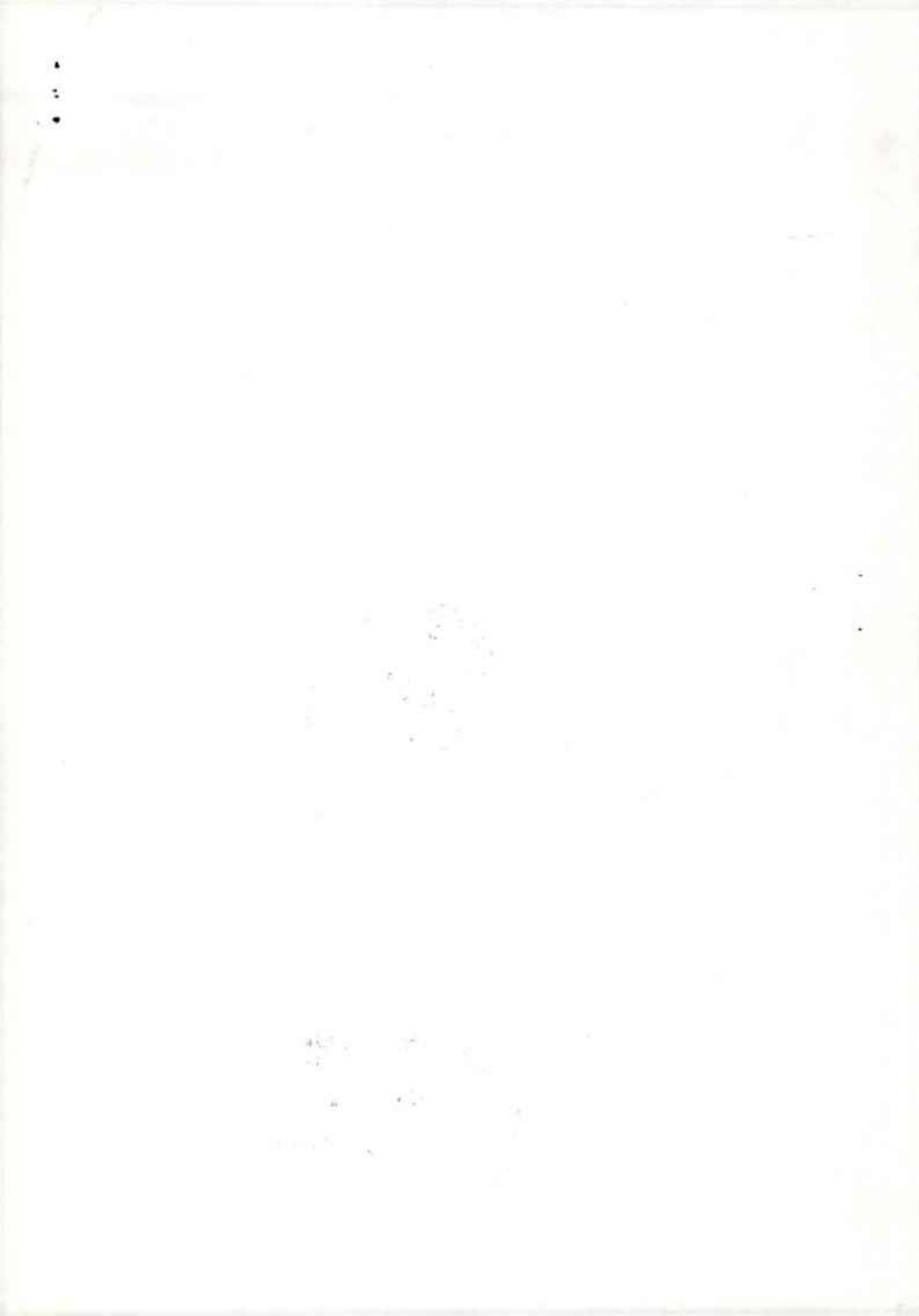
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.12.02 17:30:11 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/02 05:30:11 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)







DATED THIS 29<sup>th</sup> DAY OF November 2022

BETWEEN

RISHI TRADECOM PRIVATE LIMITED &  
ORS.

... OWNERS

AND

RISHINOX BUILDWELL LLP

... DEVELOPER

AGREEMENT

**DSP LAW ASSOCIATES**

**Advocates**

**4D Nicco House,  
1B & 2 Hare Street,  
Kolkata 700001**