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Q.No. (2) 1549139/2021.

Verified that the Document is admitted to Registration. The Signature (Seal) and the endorsement stamp affixed to this document are the part of this Document.



Additional Registrar of Assurances Kolkata

3 SEP 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 24th day of August Two Thousand Twenty One

Visit Case No. 1238 of 2021

J (1) - 250/-

J (2) - 100/-

Total - 350/-

Realised On 24/08/2021

37878

NAME: AWANI KUMAR ROY
10, Kiron Shankar Roy Road, Advocate
1st Floor, Kolkata-700 001
- 9 JUL 2021
SURANJAN MAIKHERJEE
Licensed Stamp Vendor
C. O. Court
22, K. S. Roy Road, Kolkata

9 JUL 2021

9 JUL 2021



ADDITIONAL
24-AUG-2021

BETWEEN 1) **NATURAL MULTISTORIED PVT. LTD.** (CIN NO.U45400WB2010PTC153442) (PAN NO.AADCN4182E) 2) **DAISY INFRAPROJECTS PVT. LTD.** (CIN NO.U45400WB2011PTC165354) (PAN NO.AADCD9179P), 3) **ACQUET TRADING PVT. LTD.** (CIN NO.U51909WB1994PTC065062) (PAN NO.AAECA4630K), 4) **CARAVAN HOLDINGS PVT. LTD.** (CIN NO.U70101WB1989PTC047478) (PAN NO.AACCC3096P), 5) **DEEPTI PROMOTERS PVT. LTD.** (CIN NO.U70101WB1991PTC050644) (PAN NO.AABCD1745R), 6) **LAKSHMINARAYAN PROJECTS PVT. LTD.** (CIN NO.U70109WB1984PTC037901) (PAN NO.AAACL9170H), 7) **AMARAVATI HEIGHTS PVT. LTD.** (CIN NO.U45400WB2011PTC165352) (PAN NO.AAJCA6815D), all are the Companies incorporated under the Companies Act, 1956 and all are existing company within the meaning of Companies Act, 2013 and all having its registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row, represented by its Authorized Signatory **MR. MANISH KUMAR SHARMA** (PAN NO. ARKPS6486P), son of Sri Mahesh Kumar Sharma, working for gain at 9A, Lord Sinha Road, Kolkata - 700 071, hereinafter collectively referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective successors or successor-in-interest and/or assigns) of the **ONE PART**.

AND



[Handwritten signature]

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

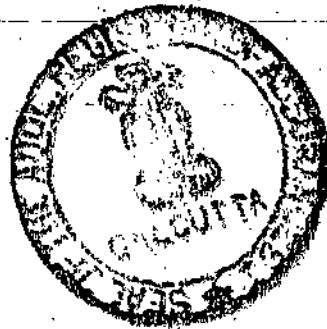
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M/S. GOLDSMITH COMMERCIAL PRIVATE LIMITED (CIN NO. U70200WB2009PTC137276) (PAN NO.AADCG6790M), a company incorporated under the Companies Act, 1956 and existing company within the meaning of Companies Act, 2013 and having its registered Office AT 9/12, Lal Bazar Street, 3rd Floor, Room No. 3049B, Kolkata - 700001, P.O. - G.P.O., P.S.- Hare Street , represented by its Director, **SRI KARAN KOCHAR (PAN NO. ALMPK8040M)**, son of Jagat Kochar, residing at 82, Bidhan Nagar Main Road, Segment - II, Flat No. 13B, Kolkata - 700067, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors or successor-in-interest and/or assigns) of the **OTHER PART**.

PART-I # DEFINITIONS AND INTERPRETATION:

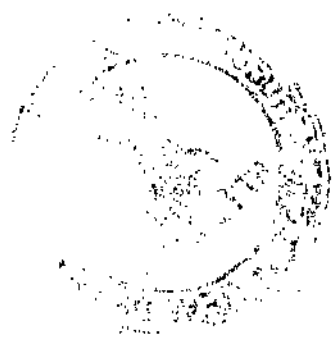
1. **DEFINITIONS:** In this agreement unless there be something contrary or repugnant to the subject or context:

(A) **"Appropriate Authority"** shall according to the context mean any government, semi government, judicial, quasi judicial and/or local authority or body or service provider connected with the sanctioning or approval of the Building Plans and giving permissions, no objections, clearances and other certificates in several matters referred to herein. Appropriate Authority shall also mean such authority and/or competent body from which all statutory compliances, permissions and No Objections are to be obtained in order to cause development of and over the First Schedule Property.



DEPARTMENT OF
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- (B) **"Architect"** shall mean such Architect who may be from time to time appointed by Developer for the Building Complex.
- (C) **"Building Complex"** shall mean the said Property and the New Building to be constructed thereon and include all Transferable Areas therein and also include the Common Areas and Installations.
- (D) **"Building Plans"** shall mean the Building Permit and/or Plans issued and sanctioned by any Appropriate Authority for construction of New Building at said Property and shall include all modifications and/or additions and/or alterations thereto made in terms hereof as also all extensions and / or renewals thereof.
- (E) **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees thereof; collection and disbursement of the common expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.
- (F) **"Common Expenses"** shall mean and include all expenses to be incurred for the management maintenance upkeep and administering of the New Building and the said Property and in particular the Common areas and Installations and rendition of services in common to the Transferees therein and other Common Purposes.



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- (G) **"Developer's Allocation"** shall mean all Transferable Areas and all other areas spaces and rights, save and except the Owner's Allocation, in the Building Complex and the said Premises, including all Parking Spaces / Rights, **together with** remaining undivided proportionate share in the land of the said premises and also the undivided proportionate share in the Common Areas and Installations, on, over and with regard to the First Schedule Property.
- (H) **"Owner's Allocation"** shall mean all Transferable Areas and all other areas spaces and rights, save and except the Developer's Allocation, in the Building Complex and the said Premises, including all Parking Spaces / Rights, **together with** remaining undivided proportionate share in the land of the said premises and also the undivided proportionate share in the Common Areas and Installations, on, over and with regard to the First Schedule Property.
- (I) **"Encumbrances"** shall include but not limited to mortgages, charges, liens, hypothecations, lispendens, attachments, leases, tenancies, thika tenancies, alignment, occupancy rights, uses, debutters, trusts, wakf, acquisition, requisition, vesting, claims, demands and liabilities whatsoever or howsoever, on, over and with regard to the First Schedule Property.
- (J) **"Force Majeure"** shall mean the events and reasons specified below; resulting in delay in compliance of the obligations of the parties hereunder or arising out herefrom, i.e. to say :
- i. Fire, Flood, Earthquake, storm, lightning causing damage to the New Building or such other unforeseen natural

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OF RECORD
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calamities;

- ii. Riots, civil commotion and disturbances, insurgency, enemy action or war;
- iii. Non determination of appropriate authority having jurisdiction and functioning for according of sanction to building plans.
- iv. Injunctions/orders of any government, municipality, panchayet and other Appropriate Authorities restraining the construction of the New Building at the said Property;
- v. Covid-19 or any other pandemic which cause importation of total closure of all essential services.
- vi. Injunctions/restraint orders from any Court or Tribunal restraining the construction of the New Building at the said Property or any litigation which may affect the title of the said Property;

Provided That no reason shall be force majeure if the same is directly or indirectly attributable to any negligence or willful act or omission of the concerned party.

(K) **"New Building or Building/s"** shall mean the building or buildings and other structures to be constructed at the said Property in pursuance hereof.

(L) **"said Premises/Property"** shall mean the land comprised in

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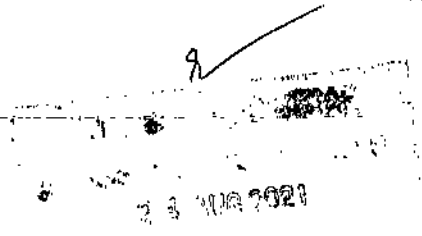


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OF ASSURANCE IN ILIATA
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several R.S. Dag numbers in several R.S. Khatian numbers as mentioned hereinafter, in the District of North 24 Parganas, (morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written).

- (M) **"Proportionate"** with its grammatical variation, in relation to any Unit shall mean the proportion which the built-up area of the concerned Unit bears to the built-up area of all the Units in the New Building.
- (N) **"Security Deposit"** shall mean the amount to be deposited by the Developer with the Owners for the purposes as hereinafter stated to be returned without interest and/or adjusted from the Owners allocation as per discretion of the respective Owners in terms of **clauses and sub- clauses**.
- (O) **"Specifications"** shall mean the specifications and/or materials to be used for construction of the New Building as mentioned in the **FOURTH SCHEDULE** hereunder written and in case of non-availability of the prescribed materials as mentioned in Forth Schedule, materials superior than whatever is mentioned to be used.
- (P) **"Transfer"** shall include transfer by sale or lease and/or by any other lawful means adopted to alienate or part with possession of the Transferable Areas or any part or share thereof.
- (Q) **"Transferable Areas"** shall include Units, open and covered Parking Spaces and all other constructed and open areas thereat and all other properties, benefits rights and/or privileges

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at the Building Complex capable of being commercially exploited or transferred for consideration in any manner including by adding to the chargeable super built-up area or otherwise.

- (R) **"Transferees"** shall mean and include all such persons company, firm, body, corporate organization etc to whom any Transferable Areas are lawfully transferred or agreed to be so done.
- (S) **"Units"** shall mean all the saleable spaces and/or constructed areas in the building complex be it flats, apartments, spaces, covered spaces or the like for use as residence, or any other purpose capable of being independently and exclusively held used occupied and enjoyed by any person and shall include the open terrace if any attached to any unit.
- (T) **"Parking Spaces"** shall mean the spaces in the ground floor (and the basement, if any) of the new Building and also at the open space at the ground level in the said Property developed and built, by the Developer for parking of motor cars and other vehicle therein or thereat by the Owners, Developer and transferees (if they purchase) and parking space shall also include any Mechanized Parking System if erected or installed by the Developer at any part of the said Property, to be used by the above.
- (U) **"Built-up Area"** in respect of any unit shall mean the plinth area of such unit and include, interalia, the area of the balconies (if any) attached thereto, the thickness of the external and internal walls thereof and the columns therein **PROVIDED**

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THAT if any walls or column be common between two units then only one-half of the area under such walls or column be included in each such unit.

- (V) **"Completion of Building"** shall mean, imply and include not only completion of development and construction of building over, on and in respect of the First Schedule Property in respect of all the flats, units, saleable areas and the entire First Schedule Property.

II Interpretation:

1. **Statutes:** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time.
2. **Party:** In this Agreement, any reference to a Party is to a party to this Agreement. The Owners and the Developer in this agreement wherever the context so permits are collectively referred to as the 'parties' and individually as a 'party'.
3. **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.
4. **Headings:** In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.
5. Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time



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to time be amended, varied, altered, modified, supplemented or novated in writing.

PART-II # RECITALS:

WHEREAS:

- A. The said Owners herein, jointly collectively and proportionately are the owners of All That the piece and parcel of land ad-measuring 40 Cottahs 3 Chittacks 3 Sq.ft. out of 44 Cottahs 5 Chittacks which is more-fully and particularly described in the FIRST SCHEDULE hereunder written and the same is hereinafter referred to as the "Said Premises/Property" is being developed being the subject matter of these presents. The short description of the Title of the Owners are mentioned in the FIFTH SCHEDULE hereinafter written. The said premises as mentioned in the First Schedule is the subject matter of Development.
- B. The Parties being desirous of developing the said Premises approached each other and the Parties, relying on, each others, as hereinafter contained and also on each other's assurances has agreed to execute these presents. The Developer has agreed to undertake development of the said Premises, deposit the security deposit amount and to solely incur all costs charges and expenses for undertaking development/construction of the New Building/s at the said Premises for mutual benefit and for the consideration and on the terms and conditions hereinafter contained:

PART - III # WITNESSETH

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed, declared, confirmed and recorded by and between the parties hereto as follows: -



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1. A. DECLARATION BY THE OWNERS

- A.1.1** The Owners confirm, declare, represents and warrant that they absolutely own the said Premises and each and every part thereof, are in khas possession, control and enjoyment thereof without any dispute and free from all type of encumbrances and are entitled to develop the same and make construction of building/ buildings and that Owners are not suffering from any inability or infirmity of any nature whatever.
- A.1.2** The Owners are absolutely entitled to enter into this Development Agreement and there is no restraint of any Court, Tribunal, statutory authority or quasi judicial authority or any other authority whatever against the Owners from entering into and executing this Development Agreement and other Deed(s) and Power(s) of Attorney in respect of the said Premises in favour of the Developer.
- A.1.3** The Owners' title to the said Premises is clear and marketable and free from all charges, mortgages, encumbrances, claims or demands of whatsoever nature.
- A.1.4** The Owners confirm and state as on date there is no existence of any Agreement for Sale or Development or any other agreement in respect of the said Premises with any other person or party.
- A.1.5** No notice or notification for acquisition or requisition under the Land Acquisition Laws or any other Act or statute for the time being in force, has been received or served affecting the said Premises or any part thereof and the Owners are entitled to develop and/or cause to be developed the same.
- A.1.6** There are no statutory claims, demands, attachments, or prohibitory orders made or issued by the Taxation Authorities

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or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said Premises.

A.1.7 That no litigation or suit or proceeding is pending in any Court of Law in respect of the said Property or any part thereof or any undivided share therein nor has any decree, judgment or any other order / interim order been made or passed affecting the said Property or any part thereof in any manner whatsoever.

A.1.8 The said Property is not subject to or affected by any right of way, water, light, support, drainage or any other easement with any other property nor is affected by any partition wall, common wall, drains, ways, paths or passages.

A.1.9 The Owners shall not do or cause to be done any act, deed, matter or thing whereby or by means whereof the title to the said Premises or any part thereof or the right, title and interest of the Developer under this Development Agreement are jeopardized or encumbered or affected.

A.1.10 Subject to the terms hereof, the Developer shall or may at all times after delivery of possession of the said Premises by the Owners to the Developer in terms hereof, peaceably and quietly hold use and qualifiedly possess for the purpose of development of the said Premises, benefits, advantages and rights hereby granted without any lawful eviction, interruption claim or demand whatsoever from or by the Owners or any person or persons claiming under it.

1B. DECLARATION BY THE DEVELOPER

The Developer states, represents, assures and declares as follows:-

B.1.1. That the Developer has all relevant statutory qualification under the prevailing Laws, to execute these presents and the Developer further undertakes to continue and retain its status



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during the pendency of these Presents. The Developer will obtain from time to time all necessary permissions, statutory clearances, Licenses necessary for construction of the building as per sanction plan.

B.1.2. That the Developer fully satisfied itself based on the representation of the owners and owner's documents of Title and Ownership of the Owners herein over the **SAID PROPERTY**

B.1.3. That the Developer has done complete physical and map wise survey and also checked the physical ad-measurement and also the co-ordinates of the Said Property and after being satisfied with all above, executes these Presents.

B.1.4. That the Developer has the requisite financial, as well as infrastructural capability to execute, instrument, cater to and complete development and construction of the entire Project, over, on and in respect of the Said Property.

B.1.5. That the Developer declares that their shareholders or directors have no criminal proceeding pending against them or has been in any way related to or is a part of any illegal or immoral activity.

2. The Developer will only be solely responsible for the Compliance of All the Act, Rules and Regulation and law of land including the provisions of Real Estate (Regulation and Development) Act,2016 and West Bengal Real Estate (Regulation and Development) Rules,2021.

3. COMMENCEMENT AND TENURE: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution of this Agreement and shall remain valid and in force till all obligations of the parties towards each and other stand fulfilled and performed.



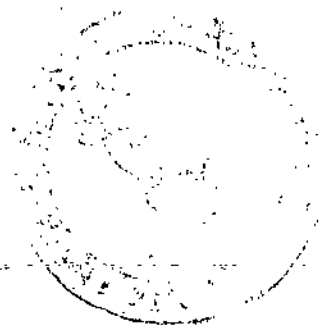
ADDITIONAL RECEIPT
OF ASSURANCES
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3A. GRANT OF DEVELOPMENT RIGHTS

3.1 The Owners do and each one of them doth hereby exclusively grant to the Developer and the Developer hereby acquires and accepts from the Owners, the exclusive right of the developer to develop and exploit commercially the said premises by constructing New Building/s thereat for mutual benefit and for the consideration and on the terms and conditions herein contained, and such grant, amongst others does include-

- a) the right to use the entire sanction able area of the said Premises in the manner and to the extent as may be permitted by the relevant provisions of relevant statutes for the time being in force;
- b) benefit of all exemptions, approvals, orders under Urban Land (Ceiling & Regulation) Act, 1976 and all other statutory approvals and permissions obtained or that may be obtained in respect of the said Premises and;
- c) right to appropriate the sale proceeds of the building/buildings to be constructed or any other space therein at the said Premises, save and except the owners allocated area.
- d) The Developer shall have the right and authority to obtain the deeds of Conveyance/transfer in respect of all its entitlement of land share in different proportionate undivided shares in favour of the Developer and/or the various Transferee agreeing to purchase various Transferable Areas in the Building Complex and nominated by the Developer and the Owners shall be bound to and agrees to convey the same.
- e) The Owners' Allocation shall be constructed and completed by the Developer at the Developer's cost as per the Building Plans and the Specifications mentioned in the **FOURTH**

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SCHEDULE or the alternative substitutes thereof available at the market,

- f) The Developer's Allocation shall be constructed by the Developer and the Developer shall own hold and possess the same with right to Transfer the same without fetters or hindrance or objection or hindrance from the Owners.
- g) Each of the promises herein shall be the consideration for the other.
- h) It is expressly agreed that the consideration for the sale and transfer of the undivided proportionate share in the land comprised in the said Property forming part of the Developer's Allocations belonging to the Developer shall be the costs of construction of the Owners' Allocation and deposit of Security Deposit subject to compliance of all obligations of the Owners as herein stated.

4. OWNER'S AND DEVELOPER'S ALLOCATION

4.1 Owners' Allocation / Consideration:

4.1.1 In consideration of the Owners granting exclusive development rights to the Developer and to appropriate all sale proceeds and other amounts arising there from, the Developer has agreed to provide to the Owners and the Owners shall be entitled to receive from the Developer the constructed area and Car Parking area more fully and particularly described in the **SECOND SCHEDULE** hereunder written in the new buildings to be constructed at the said Premises. . .

4.2 Developer's Allocation:

4.2.1 Save and except the Owners' Allocation, and the common areas all other flats, units, parking spaces (as specifically mentioned in the **Third Schedule** below at the foot of these presents) in the

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new buildings together with remaining undivided proportionate share in the land of the said Premises shall belong to the Developer solely absolutely and exclusively. The Developers area are more-fully and particularly described in the **Third Schedule** hereunder written. It is clarified that the Developer shall be absolutely entitled to cause sale, transfer, receive, hold and enjoy the same without any right dispute and claim of the Owners.

5. CONDITIONS PRECEDENT TO DEVELOPMENT

5.1 It shall be the Owners and Developers joint obligation and co-operations to comply with the following obligations to make the said Premises suitable for development.

- a) If necessary to obtain change in classification of the land (i.e. obtain conversion) as be required for enabling development of the said Premises;
- b) To ensure that the title of the said premises shall always remain free from all type of encumbrances charges, liens and lispences;
- c) To ensure vacant and peaceful possession to deliver and remain with the Developer and the Owner jointly for the purpose of construction and undertakes not to disturb and/or create any obstruction in respect of possession and construction by the developer;
- d) Owners will render full co-operation to the Developer to ensure compete Development of the said premises and sign from time to time and deliver all such, papers,



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documents, affidavit, declaration as may relevantly require as per and in tune with these presents.

- e) The Developer will assist to obtain the necessary no objection or other requisite permission from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in the name of owners as be required for enabling development of the said premises.

6. COVENANTS AND RESPONSIBILITIES OF THE DEVELOPER

- a. Simultaneously with the execution hereof, the Owners have put the Developer in possession of the said Premises for the purpose of complying with the terms hereof. The Developer shall thereafter be entitled to commence the work of development and construction as per building plan as may be sanctioned and complete the construction and to sell dispose of the units, flats, shops, showrooms and other saleable and constructed areas and rights by sale on what is commonly known on as ownership basis, lease, leave and/or license etc., as shall be decided by the Developer in consultation with the owners **And** the Developer shall be entitled to enter into agreements for sale/transfer or otherwise deal with the building(s) or any part thereof and receive consideration money, advances, deposits securities etc. from intending purchasers and/or acquirers / transferees. On or before the booking of the area the owners and Developer will jointly decide the minimum rate per Sq.ft. and the same may be revised from time to time.
- b. The Developer shall develop, construct and complete building or buildings entirely and solely at its own costs and expenses. The

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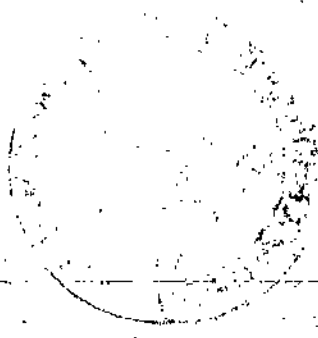


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OF ASSURANCE
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Developer undertakes to obtain completion certificate in respect of the said premises within one year from completion of the building complex.

- i) in accordance with plans and with amendments, alterations and additions, if any, as be prepared by the Developer and sanctioned by the appropriate authority from time to time; and
 - ii) in compliance with the rules and regulations, bye-laws and other statutory provisions applicable in respect of the development and construction of building / buildings; and
 - iv) by using good quality of constructional materials, and taking due care and diligence and following prudent norms in constructing and completing the construction on the said Premises in accordance with the plans to be sanctioned.
- c. The fees and all other charges payable to the Architect and Engineers and Consultants will be exclusively paid and borne by the Developer.
- d. The building/buildings(s) shall be constructed on the said Premises as per the building plans to be sanctioned by the appropriate authority within one year from this day subject to the owner's title and other permissions obtained without any encumbrances. Developer shall be entitled to obtain all modifications and/or additions and/or alterations thereto made in terms hereof as also all extensions and/or renewals thereof. In default the Developer and owners will mutually will decide the damages for such delay.
- e. Subject to Force Majeure and other inevitable causes beyond

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ADDITIONAL POSTAGE
NECESSARY IF MAILED
IN THE UNITED STATES
24 AUG 2021

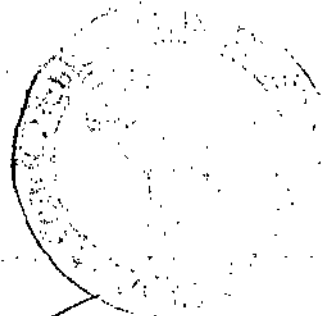
the control of the Developer and subject to the Owners not being in default in compliance of their obligations hereunder the development and construction of the building / buildings(s) shall be completed within a period of 5 (five) years from the date of plan being sanctioned. In case the Developer herein fails to complete construction and development in respect of the entire First Schedule Property within 5 years from the date of sanctioning of plan and after receipt of vacant possession, then an additional grace period of 6 months shall be allotted and thereafter if in case the Developer herein still fails to complete construction and development and as discussed above within the aforesaid grace period of Six months then in such case such damages is to be paid by the Developer to the Owners as agreed on and from the date of completion of 5 years 6 months till the date of receiving the owner's allocation and/or offered by the Developer to take possession and if the Developer fails and/or refuses to cause payment of the above, then in such case the owners adjust such damages from the security deposit.

- f. The delivery of the Owners' Allocation shall be by way of 15 days notice, in writing, to be sent by the Developer to the Owners upon construction and completion and the Units comprised in the Owners' Allocation shall be deemed to be completed in case the same be completed in all respect as per the specification for construction of Units as contained in the **SECOND Schedule** in default Owners shall be deemed to have taken possession of the Owners' Allocations on expiry of such notice period of 15 days.
- g. The Developer shall be entitled to construct boundary walls or fencing to secure the said Premises or any part thereof as and

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ADDITIONAL REGISTRATION
OF ASSURANCES
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when deemed fit and proper by the Developer.

- h. All constructions to be made on the said Premises shall be at the sole risk and responsibility of the Developer and furthermore all building materials, plants and machineries, installations and fitting etc. which may be brought or kept or functioning at the said Premises shall remain at the sole risk and responsibility of the Developer and/or its agents, representatives and contractors, hence the Developer indemnifies the Owners in all respect of the above.
- i. The Developer shall ensure that the standard of construction, finish and general appearance of the building/buildings(s) and the material and fittings to be used in the construction of the building/buildings(s) shall be of standard good quality.
- j. The Developer shall not suspend, discontinue or abandon the development of the said Premises and/or construction of the building/buildings(s) except on account of "force majeure" and reasons beyond its control and under no circumstances the Developer herein shall in any way totally assign this Agreement to any other person or persons, company or Companies, firm(S), organization without the written consent of each, every and all the owners.
- k. For the purpose of construction and development at the said Premises, the Developer shall be entitled to appoint, engage and employ such Architect, Contractors, Sub-contractors, Engineers, Labourers, Mistries, Care-takers, Guards and other Staff and employees at such remuneration and on such terms



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ADDITIONAL RECORDS
OF ASSURANCES - DATA
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and conditions as may be deemed necessary by the Developer. Such persons and/or employees shall be the persons under appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries wages, remuneration etc and also shall not be responsible for their inaction, foul play, mischief and/or accidents occurring to them.

1. Under all circumstances notwithstanding anything mentioned hereinbefore or hereinafter either in these presents or in any other document of whatsoever nature and character the Developer further covenants that in case, the Developer due to whatsoever reasons is unable to complete construction and development, on, over and in respect, of the entire said premises, or is unable to comply with and/or doesn't comply with the terms and conditions as laid down in the Agreements for Sale/ Sale Agreements/ Memorandum of Understanding executed by and between the Developer and the prospective Transferees/ Purchasers and/ or Transferees/ Purchasers of the Developer's Allocation (keeping the Owners as parties in such Agreement or not) then in such case or cases, the Developer shall be solely bound to settle all such claims as put forwarded by all such transferees/ Purchasers and/or prospective transferees and Purchasers and indemnify the Owners herein against all such, claims, litigations pressed and/or initiated by any such aforesaid third party prospective Transferees/Purchasers, and/or Transferees/Purchasers and/or stranger party against the Owners and the project on the premises.



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ADDITIONAL RE
OF ASSURANCE DATA
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m. It is agreed that for convenience, administrative or otherwise, the Developer shall be at liberty at its sole discretion to:-

i) Form Association / Corporate Body/Bodies for the management, maintenance and otherwise control and regulation of the affairs of each or one or more building/buildings constructed on the said Premises as may be permissible and conveniently possible, or

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

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

n. The Developer shall remain responsible for compliance of the following during the course of development of the said Premises:

a) due compliance of all statutory requirements, whether local or central, and shall also remain responsible for any



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deviation in construction which may not be in accordance with the Plan and shall keep the Owner saved and harmless and fully indemnified from and against all costs charges actions suits and proceedings and all consequences thereof.

b) for any accident and/or mishap taking place while undertaking construction and completion of the New Building/s at the said Premises and to keep the Owner saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings and all consequences thereof.

c) compliance of any enforceable codes of practice of the Municipal Corporation or other authorities affecting the premises for the development and/or sanction of building plan/s.

d) make proper provision for security of the said Premises during the course of development.

e) not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Premises or any part or portion thereof.

f) not to do or commit any act which may impose or confer upon the Owner any financial liability or obligation in respect of wrong done by the Developers at the said Premises.

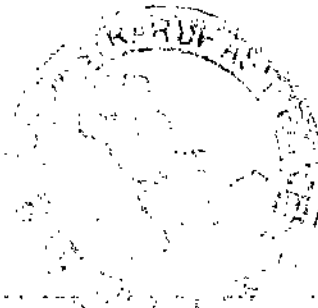


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g) The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the New Building/s of the said Premises.

h) If any accident or mishap takes place during construction until completion of the New Building/s due to negligence of the Developer or the Architect or their labourers or contractors, if any claim is made the same, shall be on account of the Developer and Owners shall not be responsible nor shall be liable to pay such claim.

- o. **MODIFICATIONS AND ALTERATIONS:** The Developer shall also be entitled from time to time to cause modifications and alterations to the sanctioned or revised building plans in such manner and to such extent as the Developer may deem fit and proper **Provided That** in case due to any such modification or alteration the total constructible area gets reduced, the Developer shall obtain the prior express consent of the Owners in respect thereof.
- p. **GREEN BUILDING FAR:** The Developer shall be at liberty (and not obliged) to apply for additional FAR on account of Green Building/Metro Corridor and include the same in the planning and preparation of Building Plans or in any modifications or alterations thereof. Any such inclusion shall be subject to sanction by the Appropriate Authorities. The additional fees and charges payable appropriate authority to sanction extra FAR on account of Green Building (sanction fee) shall be borne and paid



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by the Developer. The construction cost for extra FAR shall be borne and paid by the Developer. The area of extra FAR to be shares by both the Owners and Developer in the same ratio.

- q. Legible, Copies of Memorandum of Understanding, Paper work, communication caused, Tax receipts, sanction plan, owner's share, permissions, NOC, and important permission shall be sent to Mr. Manish Kumar Sharma or such authorized persons whose name will be intimated to be Developer in writing on behalf of the Owners within 15 days of receipt of the same.
- r. The Developer shall indemnify the Owners for any loss or damages cost and charges suffered by the Owners after this day only due to any act or deal by the Developer relating to the Schedule Property.

EXECUTION OF SUPPLEMENTAL DOCUMENTS, POWER OF ATTORNEYS AND FURTHER ACTS

7.1 Simultaneously with the execution of this Development Agreement, the Owners shall execute the following documents.

7.1.1 A Power of Attorney in favour of the Developer and/or its nominees and the said Power of Attorney shall for all intents and purposes be deemed to have been given pursuant to this agreement. Such power is a comprehensive general Power of Attorney (with power of substitution and delegation) authorizing and permitting the Attorney to inter alia, deal with trespassers at the said Premises, cause mutation of Owners' names, partition of the said Premises, obtain conversion in the nature of



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use of land, approach statutory authorities for obtaining all sanction, modification, alteration, re-validation etc., of plans, modified plans and developmental permissions in respect of the said Premises, to commence and carry out and complete development and construction and completion of building/buildings

- 7.1.2** Simultaneously with the execution of these presents the owners herein are executing and registering power of attorney giving respective powers and authorities to the Developer as per terms of these presents.
- 7.2** Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement.
- 7.3** It is understood that from time to time to facilitate the uninterrupted construction of the New Building/s by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be reasonably required to be signed or made by the Owners relating to which specific provisions may not have been made herein. Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and



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expenses of the Developer.

8. BASIC UNDERSTANDING

- 8.1** The Parties herein do agree that in addition to making of payment of entire security deposit, the drawing and sanctioning of plan, procurement of all 'NOC's and permissions from all Statutory Bodies, and for construction thereafter making, entire construction of building(s) (consisting of Owners allocation, Common areas and Developer's allocation) and development of land, procurement of Occupancy Certificate and thereafter Completion Certificate over, on and in respect of the said property shall be caused/ done solely by the Developer at its own initiative, cost and expenses as the consideration for securing absolute rights to cause of sale of Developers allocation, along with undivided proportionate share in land underneath in the said property.
- 8.2** The parties agree that, the Developer at its own discretion, shall cause sale of its allocation to Third Parties/ Stranger Parties of its choice and similarly the owners herein (having intra owners mechanism and understanding) at their respective individual and/ or collective discretion and choice shall cause sale of their allocation to Third Parties/ Stranger Parties i.e. each of the parties shall directly receive respective consideration price or prices on sale of their respective allocation from their respective Third Party purchasers.
- 8.3** The parties agree that, in case there is discrepancy of retainment of proportionate contiguous flat wise and/or unit wise demarcation of each parties allocation over, on in respect of



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the sanctioned plan, and/or over, on and in respect of constructed area and/or developed area in the buildings erected on the said property, then in such case, parties in consultation with each other would carve out a small portion from the total area to cause joint sale of such without disturbing the mechanism of unilateral sale of their remaining parties.

- 8.4 In case of contractual compliance of these presents from the part of the Developer, the Owners either shall return back such amount as he/they, has/have received as Security Deposit, on the date of receiving possession of the owner's allocation.

(9) SECURITY DEPOSIT

The Developer shall simultaneously with the execution hereof deposit with the Owners a sum of Rs. 21,00,000/- (Rupees Twenty One Lacs) only as refundable Deposit without interest (hereinafter called "the **Deposit Amount**"). Such Security Deposit will be made as follows:-

(10) OWNERS OBLIGATIONS

- (A) The Owners do hereby and each one of them doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the sanction/modification/ alteration of Building Plans in terms hereof, construction of the Building Complex at the said Premises by the Developer and/or sale of the Developer's Allocation and not to do any act deed or thing whereby any right of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with



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the modification/alteration of Building Plans, construction of the Building Complex or selling or otherwise transferring the Developer's Allocation.

- (B) Each and every representation made by the Owners in this Agreement are all true and correct and the Owners agree and covenant to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the Owners.
- (C) The Owners shall remain liable to rectify and clear defects deficiencies encumbrances, if any, in the title at their own costs within 90 days of such claim till the completion of the Project. The Owners hereby covenant to ensure that the title to the said Property remains good and marketable title till completion and sale and transfer of all units, flats and other saleable and constructed areas and rights at the said Premises. In case if the Development and construction work in any way suffer or selling of the Developer's area effected then in such an event the owners shall jointly and severally liable to compensate the Developer within 30 days of such claim.
- (D) The Owners after execution of these present hand over to Awani Kumar Roy, Advocate of 10, Kiran Shankar Roy Road, First Floor, Kolkata-700001 in order to store, preserve and keep custody of all original relevant documents, certificates, papers, Deeds and receipts to offer inspection of same from time to time to the purchasers or purchaser's bank (financial institution)



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and/or to do all other act for implementation of this Agreement. On and after completion of project and on receiving completion certificate, all such aforesaid originals shall be handed over lawfully to the Owner's Association of the new building / complex.

- (E) The Owners shall at the request of the Developer sign and execute from time to time all applications for mutation the plans and other applications for layouts, sub-division, construction of the building/buildings and structures on the said Premises for being sanctioned by the appropriate authorities provided that, all costs, charges and expenses including Architect's fees in this connection shall be exclusively borne and paid by the Developer alone.
- (F) The Owners agree to render qualified assistance and Co-operation that may be required by the Developer from time to time to arrange finance from Bank, Financial Institution or otherwise and to carry out the development work in and upon the said Premises and construction and completion of building/s and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matter relating to or arising there-from **Provided That** the Owners shall not be liable to incur any financial obligations in that behalf and subject to Owner's rights, interest title and privileges over, on and in respect of the owner's share of the said property are in no way encumbered and/or effected.
- (G) The Owners shall, as and when required by and at the request



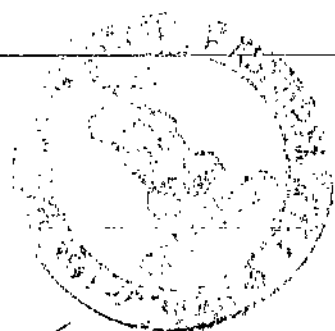
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of the Developer, execute and register sale deed or deeds or other documents of transfer for sale and transfer of units, flats, parking spaces along with proportionate land underneath in favour of the Developer and/or its nominee or nominees (being the buyers/purchasers of units, flats and other saleable and constructed areas and rights at the said Property and in the building/s thereat to be constructed by the Developer) in such share or shares and/or part or parts as the Developer may require or nominate from time to time, without raising any objection whatsoever and all costs charges and expenses in respect thereof shall be borne and paid by the Developer, but such aforesaid deeds and documents shall pertain to area allocated from Developer's allocation only.

11. TRANSFER AND MANNER:

11.1 TRANSFER:

11.1.1 Mode of Sale: The Owners and Developer decided to sale the entire Project jointly. The Transfer of the Building Complex and all Transferable Areas therein both owners and Developer's allocation shall be under the control and management of the Developer. The parties shall Transfer the Transferable Areas to the Transferees selected by the Developer or otherwise (owners), wherein the proportionate shares in the land attributable to the concerned Transferable Areas shall be Transferred or agreed to be Transferred by the Owners in the manner hereinafter provided and the constructed areas and all other rights, title or interest shall be Transferred or agreed to be so done by the Developer and the Owners collectively (jointly) in the manner hereinafter provided. The net sale proceeds (after deducting the expenses for brokerage and advertisement) for the constructed



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area and proportionate shares in the land attributable to the concerned Transferable Areas allotted to the owners as per Second Schedule and any other right, title or interest thereunder received from the intending purchaser shall by Transferred to the owners as and when sale proceeds in installment received

11.2 MANNER OF TRANSFER: The parties agree to the following terms and conditions in respect of the Transfer:-

11.2.1 Authority of Developer: As stated herein, the Developer shall have the sole and exclusive rights to conduct the day to day Transfer in respect of the Building Complex and all Transferable Areas therein at the rates and subject to the conditions hereinafter contained. However the Developer will have to prepare the Agreement for Sale and other documents to be entered into with the intending Purchasers with approval of the owners.

11.2.2 Rate and Price for Transfer: The Developer in consultation with the owners shall have exclusive right from time to time decide the rate and/or price for Transfer of the Transferable Areas.

11.2.3 Publicity and Branding: The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex in all media. The branding in respect of the Complex shall be done by the Developer using its/group own name and brand and those of the marketing agents and other connected persons if and as the Developer may decide.



- 11.2.4 Marketing Agents:** The Developer may select, appoint or discontinue the Marketing Agents, brokers, sub-brokers and other agents for Transfer of the Transferable Areas at such charges and terms and conditions as they may deem fit and proper the cost and charges whereof be shared between the parties in accordance with their shares.
- 11.2.5 Signature to Deeds of Conveyance:** The final Transfer deeds or conveyances relating to Transfer of the Units, Parking Spaces and other Transferable Areas shall be executed by the Developer upon receipt of full payment and as Constituted Authority of the Owners.
- 11.2.6** The Developer shall deliver possession of the Transferable Areas directly to the Transferees thereof.
- 11.3 ADVOCATES:** All documents of transfer or otherwise shall be such as be drafted by Awani Kumar Roy of 10, Kiran Shankar Roy Road, Kolkata-700001 and any other Adovcate appointed by the Developer and owners jointly.
- 11.4 MARKETING AND ADVERTISEMENT:** The Developer will solely be responsible in the strategic planning and marketing and advertising throughout the continuation of the project till last unit/flat is constructed and sold.
- 11.5 INTEREST ETC., TO TRANSFEREES ETC.:** Any liability arising out of the delay in completion of the project including liability towards third parties which include Purchaser, perspective Purchasers shall be borne exclusively by the Developer subject to force majeure clause.



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The delay mentioned in the foregoing clause will be subject to the force majeure clause as above.

11.6 LOANS BY TRANSFEREES: The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas launched from banks, institutions and entities granting such loans. The Owners and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as be required in this regard by such banks, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Project/Subject Property except the Unit and appurtenances under Transfer and save those occasioned due to cancellation of the agreement with the Transferee.

11.7 The Owners hereby agree and permits the Developer to obtain loans and finance for development of the subject property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors charging the Developer's Allocation share of realizable amount from the intending purchaser after the Sanction Plan and without creating any financial obligation upon the owners. The entire repayment obligation along with the obligation to pay interest in respect of the same shall be that of the Developer only and the Owners shall be kept fully indemnified by the Developer. The Owners agree from time to time to provide consents, confirmation and no objections or other documents as may be required for such charge to be created



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by the Developer and also agree to sign necessary documents and other agreements with the bankers or financiers in connection with the above. Since owners are not liable to pay or effected by such loan obtain by Developer from Bank and owners can only grant NOC and other supporting document for mortgage or charge the amount payable to the Developer in terms of this Agreement out of sale proceeds.

11.8 DEFAULTS OF OWNERS: In case the Owners fail and/or neglect to make out a marketable title to the Subject Property or any part thereof or in case the Owners fail to comply with any of their obligations mentioned in this Agreement in the manner or within the period stipulated therefor, the Developer shall give a notice, in writing, to the Owners giving time of **60 days** to remedy the default or breach and in case the Owners remedy the same within such **60 days**, the Developer will settle the same on account of the owners.

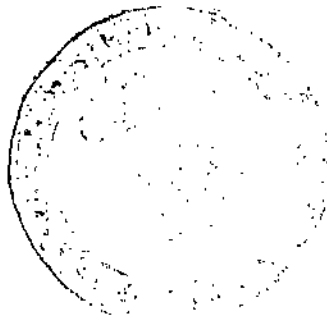
11.9 MODUS OF DISTRIBUTION:

11.9.1 The Developer and owner's representative will open a separate Bank Account for this Project and all the amounts to receive from the intending Purchaser will be deposited in the said account.

11.9.2 From the said account the owners share to be paid first.

11.9.3 From the said account the Developer shall be entitled to receive the Realizations of its share (including booking amounts, earnest money, part payments, consideration),

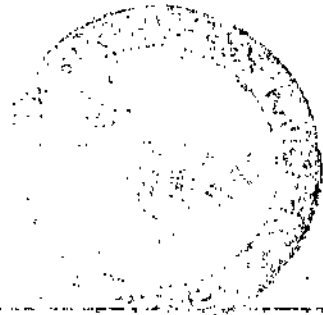
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Extras, Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Building Complex.

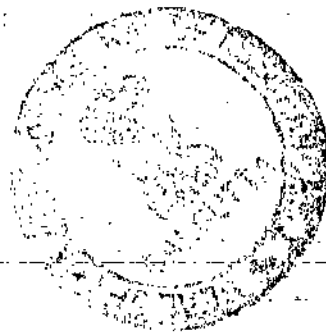
- 11.9.4** The entire Goods and Service Tax shall be transferred to a bank account of the Developer for the Developer to comply out the formalities. In case the Goods and Service Tax is superseded or replaced by any other tax or any additional taxes are imposed, then the same shall also be transferred to the specified bank account of the Developer and the Owners will not be responsible in any manner to this regard before any authorities.
- 11.9.5 EXTRAS AND DEPOSITS:** All Extras and Deposits that may be agreed to be charged by the Developer directly from any Transferee shall be taken and deposited by the Developer in the Bank account. The Developer shall be free to add or alter the particulars of Extras and Deposits as mentioned in the **SCHEDULE** hereunder written and owners have no claim over the same.
- 11.10 ACKNOWLEDGMENTS:** The Developer shall be and is hereby authorized to issue receipts on behalf of itself and the Owners for the amounts so received which shall fully bind both the Owners and the Developer.
- 11.11 MONTHLY REPORTS:** The Developer shall prepare and maintenance monthly account statements in respect of debits and credits pertaining to Transfer of Transferable



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Areas relating to the accounts maintained by the Developer and the Special Account as contemplated above.

- 11.12 ERRORS AND OMISSIONS:** All payments made by the parties to each other shall be subject to any errors or omissions and the consequent accounting and settlement when detected.
- 11.13 ACCOUNTS:** The Developer shall maintain proper separate accounts pertaining to all the transactions relating to Transfer of the Building Complex and the Extras, Deposits and other amounts received by the Developer in connection therewith.
- 11.14 RECORDS AND INSPECTION:** The records of Transfer (including Marketing Costs) of the Complex shall be kept at the place of business of the Developer at its office at 9A, Lord Sinha Road. The Owners shall have at all times full and free access and liberty to inspect such separate Books of Accounts of the Developer relating to transactions for Transfer of the Complex.
- 11.15 FINAL ACCOUNTS:** 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.
- 11.16 ACCEPTANCE OF ACCOUNTS:** The accounts 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



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objection from any party is received in respect thereon within **60 days** of such given date.

11.17 ADDITIONAL BANK ACCOUNTS: In case the Developer so requires, one or more additional bank accounts may be opened in the same or any other bank.

11.18 OWNERS' LIABILITIES TOWARDS EXTRAS AND DEPOSITS: The Owners shall not be liable to make any contribution on account of Extras and Deposits in respect of the Transferable Areas that are agreed to be sold/transferred in as much as the same would be collected from the Transferees thereof.

12. RIGHTS OF THE DEVELOPER

- (a) carry out all the infrastructure and related work/ constructions for the Project, including gifting of land to any Governmental Authority, (only after specifically getting written consent from the owners herein) leveling, water storage facilities, water mains, sewages, septic tank storm water drains, recreation garden, electrical sub-stations and all other common areas and facilities for the total built up area to be constructed on the Land as may be required by any Approvals, layout plan, or order of any Governmental Authority;
- (b) launch the Project and in respect of the Developer's area make booking, take advances and, or, make sale of all the Unit(s) and to exercise full, exclusive and irrevocable right and authority for marketing, leasing, licensing or sale in respect of the Developer's



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allocation in the Project to be developed on the Land by way of sale, lease, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such customers, and on such marketing, leasing, licensing or sale, to receive Sale Proceeds as per the terms herein and give receipts and hand over Lease Hold Right, possession, use or occupation of the built up area on the Land in respect of the Developer's allocation;

- (c) apply for and obtain any Approvals in its name or in the name of the Owners, including levelling, any temporary connections of water, electricity, drainage and sewerage, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical transformer and all other common areas and facilities as may be required by any Approval, layout plan, or order in the name of the Owners for the purpose of development and construction of the Project or for any other exploitation of the Development Rights in the Project;
- (d) apply in the name of the Owners to the Authorities concerned for grant of subsidies and/or benefits as will be available on development of the said Project;
- (e) The Developer with the prior approval of owners shall be at liberty to sell transfer lease out and deal with the units, flats, shops, showrooms etc., and other saleable and constructed areas and rights at the said Premises and/or to enter into any package deal or arrangement for allotment of building/buildings and structures to be constructed on the said Premises at such



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price and on such terms and conditions and provisions as the Developer may in consultation with the owners decide. All such allotments shall, however, be made by the Developer at its risk, the intention being that the Developer shall alone be liable and responsible to such party or parties in connection with all dealings between the Developer and such party or parties.

- (f) The Developer shall with effect from the date hereof be entitled to prepare and lawfully get the necessary plan or plans for construction of building/s and drainage lay out plan drawings etc., sanctioned by the appropriate authorities and pay fees, charges and expenses and other charges connected therewith.
- (g) The Developer shall be entitled to enter into separate contracts in its own name with building/buildings contractor, architects and others for carrying out the said development at its risk and costs and in case any litigation and/or claim and/or proceeding accrues from any of the aforesaid due to breach and/or non performance and/or negligence of any of the contracting parties, then under all circumstances the Developer shall indemnify the owner herein.
- (h) The Developer shall have the liberty to advertise and invite buyers, negotiate with the prospective buyers/purchasers and take booking of any constructions, units, flats, shops, showrooms and other saleable and constructed areas and rights with or without parking space and other areas and enter into all agreement and other documents for sale and disposal as may be mutually agreed by the Developer with the prospective buyers/purchasers and to receive earnest money or other sums from



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time to time and/or consideration money and other amounts against such sale and/or disposal and appropriate the same.

- (i) The Owners shall not create any encumbrance or charge or third party right / interest or impediment of any nature whatsoever or enter into any agreement which shall have the effect of causing impediment for the development of the Said Premises. The Owners shall not enter into any agreement or contract for sale, lease, mortgage, charge or otherwise in respect of the Said Premises at any time during the continuation of this Development Agreement, unless so required by the Developer for its own benefit.
- (j) The incidence of GST (Goods and Service Tax) or other levy or tax, if and as applicable, will be the obligation of the Purchaser/ Lessees/Transferees of units, flats, shops, showrooms and other saleable and constructed areas and rights at the said Premises. In any event the Owners shall not have any responsibility for the same and intending Purchaser or Developer will pay the same.
- (k) **Documentation:** The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for the New Buildings shall be prepared by Awani Kumar Roy, Advocate of 10, Kiran Shankar Roy Road, First Floor, Kolkata-700001 (**"Project Advocate"**). The same shall contain similar rights and obligations regarding the usage and enjoyment of all the constructed spaces of the New Buildings which will also be adopted by the Owners in case of sale of their area. The fees and cost of preparation, stamping, registration and other charges of the Agreements for Sale and the Deeds of Conveyance



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NECESSARY
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shall be borne and paid by the Unit Owners of all the constructed spaces of the New Buildings.

13. AGREEMENTS WITH INTENDING PURCHASERS

13.1. *The Developer shall be entitled on a principal to principal basis, and also as an agent of the Owners, to sell, convey, lease, transfer, deal with and/or dispose of the entire constructed area on the said Premises and/or the units, flats and other saleable and constructed areas and rights therein, and execute and enter in the agreements with intending purchasers or lessees or transferees at its own risk and obligations and in its own name. The Developer shall be at liberty to enjoin the Owners also in all such agreements and conveyances and sign and execute the same on behalf of the Owners as his/their constituted attorney or agent.*

14. DEVELOPMENT OF THE SAID PROPERTY IN ACCORDANCE WITH LAW;

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



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15. CONVEYANCES IN FAVOUR OF PURCHASERS OF UNITS/FLATS

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

16. MISCELLANEOUS

16.1. This Development Agreement shall not be construed as a partnership and this agreement shall be construed as an agreement between two principals i.e. between the Owners on the one hand and the Developer on the other hand presently for the development of the said Premises and construction and transfer of building/buildings on the terms conditions and consideration herein stated.

16.2. Each party shall pay and discharge their respective liabilities and obligations including the capital gains tax / income tax liabilities that may arise or be derived, or received



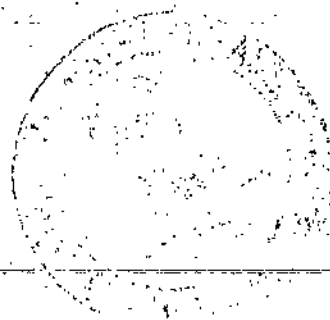
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by them. The Owners and the Developer will indemnify and keep indemnified the other from and against any such liability on account of income tax and other liabilities for direct and/or indirect taxes.

16.3. It is further expressly clarified that notwithstanding any subsequent death or incapacity etc. of any of the Owners, this agreement as executed by the Owners shall remain valid and effective and automatically bind all the heirs, executors, administrators, legal representatives, members and successors of the Owners as if they were parties hereto.

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

16.5. The Developer shall have lien on the undivided share in the Premises and also on the constructed areas in the building for all money paid brought incurred invested and/or introduced by the Developer in relation to this agreement and/or the development of the said Property and constructions of buildings and all connected purposes including obtaining sanction of the building plans and electricity connection and supply and water connection supply till all the units comprised in the Owners' Allocation is delivered to Owners and the Developer's Allocation are fully transferred by the Developer and the Owners have executed the conveyances transferring the undivided share in the land and constructed area in favour of the Developer or the persons appointed or nominated by the



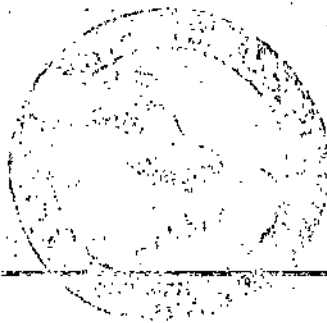
24 AUG 2021

Developer.

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

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

16.8. There is neither now nor hereafter shall be any privity of contract between the Owners on the one hand and the prospective buyers/acquirers of construction, units, flats and other saleable and constructed areas and rights on the other hand. The Owners shall not be responsible in any way whatsoever to such prospective purchasers either in respect of



24 AUG 2021

any agreement which may be entered into by the Developer with any prospective purchasers or parties or for any payment which the Developer may receive from such nominee or assignee and/or prospective purchaser or party under any agreement or otherwise which may be entered into between the Developer and such purchaser.

16.9. It is expressly agreed that in case any of the purchaser of units, flats and other saleable and constructed areas and rights in and upon the said Premises or any part thereof commits any default or breach of their respective agreement then in such event the Developer shall be at liberty to deal with the said situation and shall be entitled to terminate such agreement and to deal with such units, flats and other saleable and constructed areas and rights of such defaulting purchaser or party in such manner as the Developer may deem fit and proper.

16.10. The Owners shall not create any encumbrance or charge or third party right/interest or impediment of any nature whatsoever or enter into any agreement which shall have the effect of causing impediment for the development of the Said Premises. The Owners shall not enter into any agreement or contract for sale, lease, mortgage, charge or otherwise in respect of the Said Premises at any time during the continuation of this Development Agreement.

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



ADMITTED FOR ENTRY
24 AUG 2021

this Development Agreement.

18. The incidence of GST (Goods and Service Tax) or other levy or tax, if and as applicable, will be the obligation of the Purchaser/Lessees/Transferees of units, flats and other saleable and constructed areas and rights at the said Premises. In any event the Owners shall not have any responsibility for the same.

19. It is expressly agreed between the parties hereto that -

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

(b) The day to day operation and management of the development and construction of work shall be under the control of the Developer without any interference of the Owners. However the owners are entitled to inspect the said constructions work and give suggestion if any to the



8
ADDITIONAL REGISTRAR
OF ASSAM
24 AUG 2021

Developer.

(c) The Developer shall be entitled to assign or transfer part of its rights benefits and obligations under this agreement to any third party.

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

21. ARBITRATION

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



ADDITIONAL REGISTRATION
OF ASSOCIATES
24 AUG 2021

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

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

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

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

22. BINDING EFFECT

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

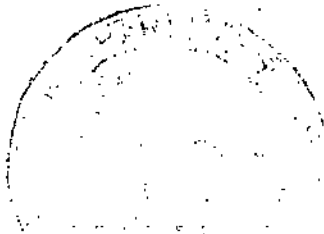
23. ENTIRE AGREEMENT

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

24. SEVERABILITY

If any provision of this Agreement is invalid, unenforceable or prohibited by Applicable Law, this Agreement shall be considered divisible as to such provision and such provision

11.5



24 AUG 2021

26. FURTHER ASSURANCES

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

27. JURISDICTION

The Courts having territorial jurisdiction over the said Premises and/or the Hon'ble High Court at Calcutta alone shall have the jurisdiction to entertain, try and determine all actions and suits (including the arbitration proceedings) arising out of this Development Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(said property) The Subject matter of development

ALL THAT the piece and parcel of land measuring about 40 Cottahs 3 Chittacks 3 Sq.ft. (out of 44 Cottahs 5 Chittacks) equivalent to 73 Satak (excluding an area of 4 Cottahs on the back side of Dag No. 515/726). The said land is in Dag No. 515 having an area 37 Satak and 515/726 having an area of 29 Satak (aggregating to 66 Satak) (Part) R.S. Khatian No. 191Ka and 194, L.R. Khatian No. 2382, 2384, 2378, 2383, 2380, 2381 and 2379, under Mouza - Talbanda above Plots are adjacent to each other and/or in one Block, J.L. No. 28, under P.S. Ghola, District 24 Parganas hereto and border butted and bounded by.



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24 AUG 2021

- ON THE NORTH BY** - Sodepur Barasat Road
- ON THE EAST BY** - Partly by Panchayet Road and partly by the remaining land at Dag No. 515 and Dag No. 515/726.
- ON THE SOUTH BY** - Partly by Dag No. 515/726 owned by the Vendor
- ON THE WEST BY** - Partly by Dag Nos. 475, 725, 514, 512, 511.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNER'S ALLOCATION)

ALL THAT 30% of the total F.A.R. sanction by the appropriate Authority with 30% of the Car Parking Space together with 30% of the proportionate share of land together with proportionate share in the common amenities and facilities in the said premises more fully and particularly described in the First Schedule hereinabove written.



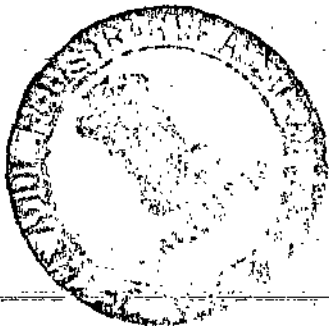
ADDITIONAL RESOURCES
OF ASSOCIATED STATES
24 AUG 2021

THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT the balance 70% of the total FAR/constructed area with 70% of the Car Parking Space and proportionate 70% share in the land together with proportionate share in the common area facilities and amenities in the said premises morefully and particularly herein above written in these presents.

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

- (I) **FOUNDATION & STRUCTURE:** The building is designed and will be built on R.C.C. foundation resting on bored piles and R.C.C. frame structure with necessary brick work and wood work as per the drawings and specification provided by the Architecture.
- (II) **DOORS:** Sal wood door frame with 35mm thick flush shutters having spirit polish teak veneer finished on one side of the door except for Kitchen, Bedrooms, and toilet doors which will have commercial faced, inner sides painted with matching enamel paint. Entrance door shall have night latch, and a magic eye. Bedroom and kitchen doors shall have mortice lock and doorstopper and the toilet doors will have bathroom latch.
- (III) **WINDOWS:** All windows will be standard section 1.5 mm, Powder coated Aluminum /UPVC window with glass insert in each shutter fitted with matching fittings.
- (IV) **FLOORING:** The flooring of the entire flats will be finished in vitrified tiles of approved make.



ADDITIONAL REGISTRAR
OF ASSURANCE DATA
24 AUG 2021

(V) TOILETS:

- (a) Designer ceramic tiles on the walls upto door height.
- (b) Water closets - European type commode with low level cistern.
- (c) Standard hand basin.
- (d) Sunk bathing tray.
- (e) All the piping shall be in the concealed system.
- (f) Hot and cold water line with provision for installation of geysers.
- (g) Sleek C.P. fittings.
- (h) Glass mirror and Shelf, nickled soap tray and towel rail
- (i) Anti Skid Vitrified tiles on floor.

(VI) KITCHEN:

- (a) Granite top cooking platform with one stainless steel sink with proper Tap fittings.
- (b) Wall of Kitchen will be covered with ceramic tiles up to a height of two feet above the counter.
- (c) Separate CP fittings for Drinking water connection.

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

(VIII) ELECTRICAL WIRING & FITTINGS AND GENERATOR POWER:

- (a) Total concealed wiring for all the rooms provided with electrolytic copper conductors.
- (b) Air-conditioning plug point in all bedrooms.



ADDITIONAL RECORDS
OF ASSURANCES DATA
24 AUG 2021

- (c) Geyser point in all toilets.
- (d) Light and plug point in dining/drawing and bedrooms as per architectural drawings.
- (e) Proper provision of Electrical Switches and Boards for Fridge/ Microwave and /or other Kitchen appliances.
- (f) Electric call bell at main entrance door.
- (g) Telephone point in living room and all bedrooms.
- (h) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.
- (i) Connection of Intercom/EPAX in the building to each individual flat.
- (j) Through Generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 1(one) watt per Square foot of the built-up area of the said Unit controlled by electric circuit breaker.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

- A. By a registered Patta dated 18.07.1928 and registered in the Office of Barrackpur and recorded in Deed being No. 1086 for the year 1928 one Sri Mani Ram Mandol, therein referred to as the landlord (who was holding the land under the Zamindari of Amulya Charan Ghosh) granted a patta in favour of Binod Bihari Mondal, therein referred to as a patta holder, the said Sri Amulya Charan Ghosh granted the Mekarari Patta in respect of a land measuring 36 Sataks lying and situated in Mouza Talbanda, P.S. - Ghola, District -24 Parganas (North) and in favour of the aforesaid Patta holder. Subsequently after

24 AUG 2021

coming into the force of Estate Acquisition Act the Binod Bihari Mondal became the Raiyat under the State of West Bengal.

- B. By a Deed of Sale/Kobala dated 31.10.1944 and made by and between Binod Bihari Mondal therein referred to as the Vendor of the One Part and Sri Gour Mohan Ghosh, son of Lalit Mohan Ghosh therein referred to as the Purchaser of the Other Part and registered at the Office of Sub-Registrar Barrackpur in Book No. 1, Volume No. 13 Pages 274 to 276, Being No. 909 for the year 1944 the Vendors therein for the consideration and on the terms as contained therein duly sold and conveyed to the purchaser therein ALL THAT the piece and parcel of land measuring 36 Sataks situated under Dag No. 515/726, R.S. Khatian No. 191ka and 194 under Mouza - Talbanda, Touzi No. 193, J.L. No. 28, Resa No. 104, under P.S. Ghola, District 24 Parganas (North) more fully and particularly described in the Schedule thereunder written and morefully described in the First Schedule hereunder written.
- C. By virtue of Deed of Partition dated 5.7.1974 made between Sri Kali Mohon Ghosh, therein described as the First Party and Sri Gour Mohan Ghosh therein described as the Second Party and Sri Krishna Mohan Ghosh therein described as the Third Party and Sri Chandra Mohon Ghosh therein described as the Fourth Party and Sri Indra Mohan Ghosh therein described as the Fifth Party and Smt. Annapurna Ghosh therein described as the Sixth Party and Smt. Jayanti Pal therein described as the Seventh Party and Sova Ghosh therein described as the



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Eight Party which was registered at the Office of the Sub-Registrar Barrackpur in Book No.I, Volume No. 56, Pages - 42 to 62, Being No. 2661 for the year 1974 the parties themselves partition the various properties as fully mention therein. By and under the said Deed of Partition the said Gour Mohan Ghosh was absolutely allotted to the exclusion of other ALL THAT a land measuring 37 Satak morefully described in the Second Schedule hereunder written.

D. Thus Sri Gour Mohan Ghosh, son of Lalit Mohan Ghosh, residing at Village Talbanda, P.S. - Kharda, District 24 Parganas (North) hereinafter referred to as the Vendor) became the Owners of the said 36 Satak of land and 37 Satak of land having a total measurement of 73 Sataks equivalent to 44 Cottahs 5 Chittack morefully and particularly described in the First and Second Schedule hereunder written and hereinafter collectively referred to as the said premises.

E. By an Indenture of Sale dated 15th March, 2012 and registered with the office of the Additional Registrar of Assurance II Kolkata, in Book No. I, CD Volume No. 12, Pages 464 to 4669 being Deed No. 03317 for the year 2012 made by and between Sri Gour Mohan Ghosh, therein referred to as the Vendor/Owner of the One Part and Natural Multistoried Pvt. Ltd. and Others therein collectively referred to as the Purchasers of the Other Part, the Vendor therein for the consideration and on the terms and conditions as mentioned therein duly transferred, sold and conveyed upon the purchasers All That the piece and parcel of land measuring 40



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24 AUG 2021

Cottahs 3 Chittacks 3 Sq.ft. out of 44 Cottahs 5 Chittacks more or less all situated at Dag No. 515 and 515/726 under L.R. Khatian No. 126, Mouza - Talbanda, J.L. No. 28, P.S. Ghola, District North 24 Parganas.

F. The short details of the respective Owners' mutation of the said property is as follows :-

<u>L.R. Khatian</u>	<u>Name</u>	<u>L.R. Dag No. 515</u>	<u>L.R. Dag No. 515/726</u>
2382	Natural Multistoried Pvt. Ltd.	0.05	0.05
2384	Daisy Infra Project Pvt. Ltd.	0.05	0.04
2378	Acquet Trading Pvt. Ltd.	0.05	0.04
2383	Caravan Holdings Pvt. Ltd.	0.05	0.04
2380	Deepti Promoters Pvt. Ltd.	0.06	0.04
2381	Lakshmi Narayan Projects Pvt. Ltd.	0.06	0.04
2379	Amaravati Heights Pvt. Ltd.	0.05	0.04

Total 0.66 Acres i.e. 40 Cottahs 3 Chittacks 3 Sq.ft.

The conversion of the said land was also made dated 18.04.2017 from Danga/Bagan to Bastu.



ADDITIONAL RECEIPT
OF REGISTERED DATA
24 AUG 2021

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

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

WITNESS:

1. Partha Nandy
101, K.S. Roy Road
2. Ashoke Das
101, S. Roy Road.
Kolkata-700001

- 1) NATURAL MULTISTORIED PVT. LTD.
- 2) DAISY INFRAPROJECTS PVT. LTD.
- 3) ACQUET TRADING PVT. LTD.
- 4) CARAVAN HOLDINGS PVT. LTD.
- 5) DEEPTI PROMOTERS PVT. LTD.
- 6) LAKSHMINARAYAN PROJECTS PVT. LTD.
- 7) AMARAVATI HEIGHTS PVT. LTD.

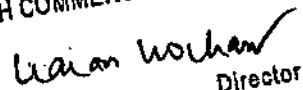

MR. MANISH KUMAR SHARMA
Authorized Signator

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

WITNESS:

1. Partha Nandy
 2. Ashoke Das
- Drafted*
Identified by me
Manish Kumar Ray

GOLDSMITH COMMERCIAL PVT. LTD.


Director

SIGNATURE OF THE DEVELOPER

Advocate

High Court
Calcutta

WB/1927/1978



ADDITIONAL REGISTRAR
OF ASSURANCE & DATA
24 AUG 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>208</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Walter Walker</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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ADDITIONAL REQUIREMENTS
OF ASSURANCES - DATA
24 AUG 2021




Government of West Bengal

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

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




Signature / LTI Sheet of Query No/Year 19012001549139/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
					



4
ADDITIONAL REGISTRAR
OF COMPANIES
24 AUG 2021





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MANISH KUMAR SHARMA 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S.-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Land Lord [NATURAL MULTISTORIED PRIVATE LIMITED] ,[DAISY INFRAPROJECTS PRIVATE LIMITED] ,[ACQUET TRADING PRIVATE LIMITED] ,[CARAVAN HOLDINGS PRIVATE LIMITED] ,[DEEPTI PROMOTERS PRIVATE LIMITED] ,[LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED] ,[AMARAVATI HEIGHTS PRIVATE LIMITED]			 24/8/2021



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24 AUG 2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr KARAN KOCHAR 82, ULTADANGA MAIN ROAD, NATURAL VIEW, City:- , P.O:- ULTADANGA, P.S:- Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700067	Representative of Developer [GOLDSMITH COMMERCIAL PRIVATE LIMITED]			<i>Karan Kochar</i> 24/8/21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, , P.O:- BAKSARA, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN:- 711110	Mr MANISH KUMAR SHARMA, Mr KARAN KOCHAR			<i>Partha Nandy</i> 24/8/21

Debasis Patra
(Debasis Patra)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



24 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANISH KUMAR SHARMA

MAHESH KUMAR SHARMA

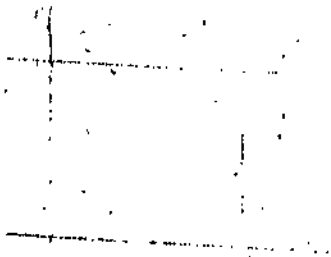
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भारत सरकार
GOVERNMENT OF INDIA

 Mahesh Kumar Sharma
Date of Birth: 24/03/1982
AHTA/14413

8034 7212 7979


मेरा आधार, मेरी पहचान

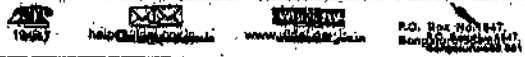
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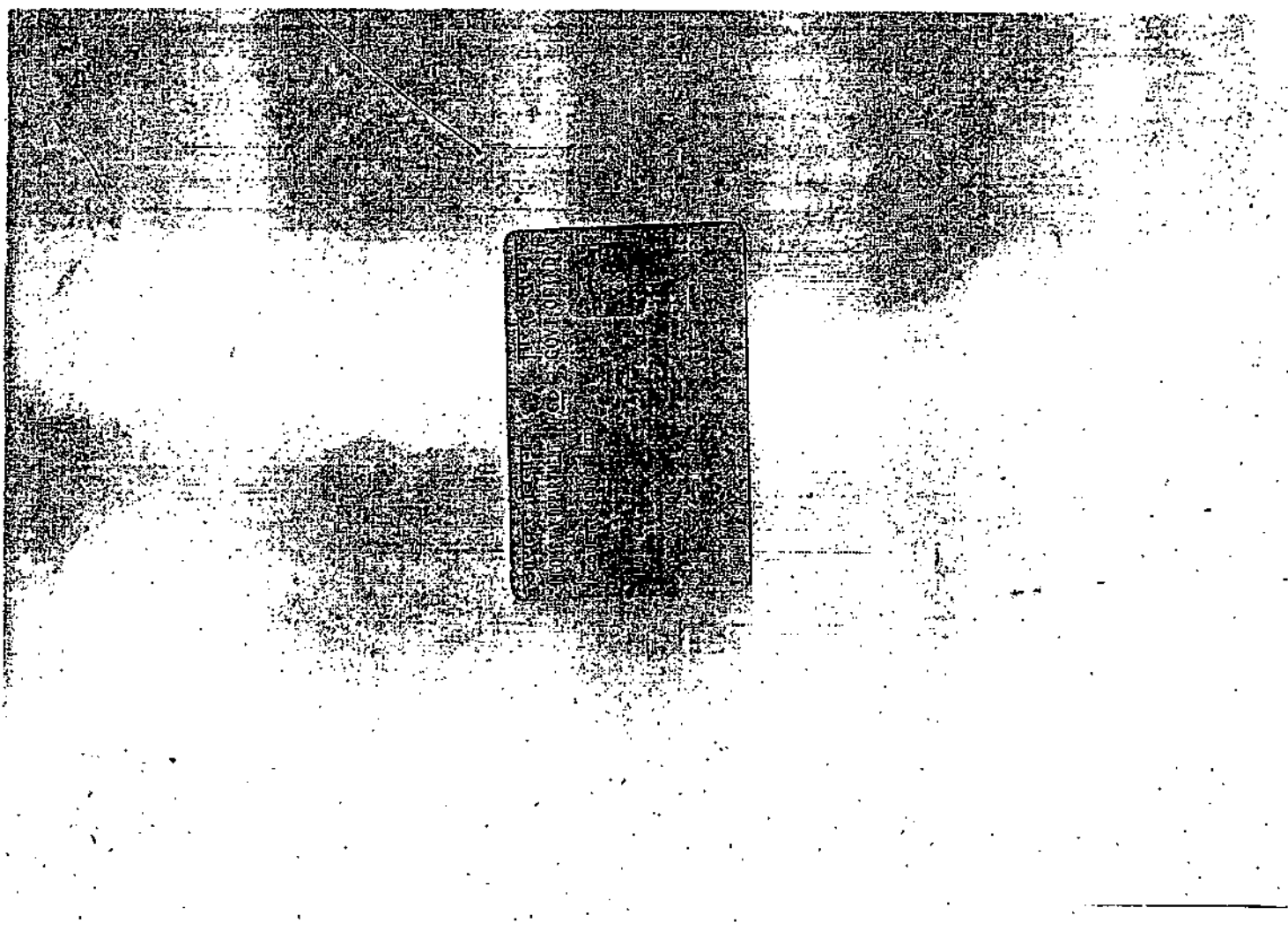
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GOVERNMENT OF INDIA

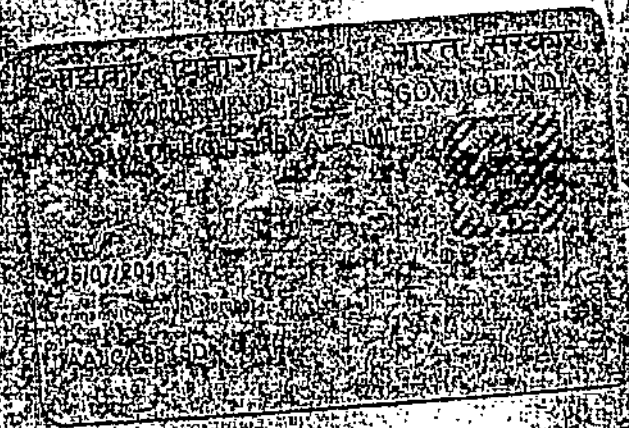
आधार
Address :

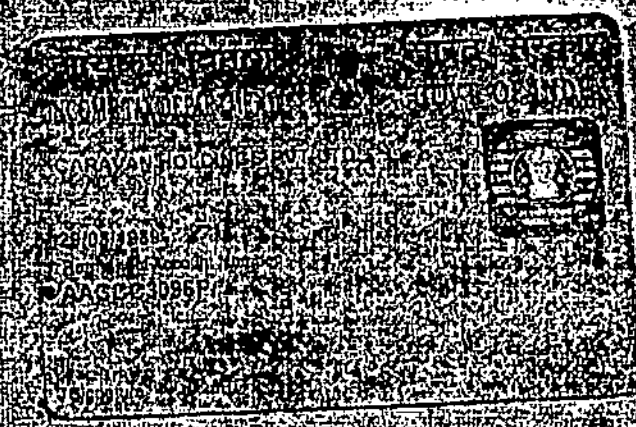
S/O: Mahesh Kumar Sharma, Alipore Heights, Flat-8 A, 5/B, Judges Court Road, Alipore, Kolkata, West Bengal - 700027

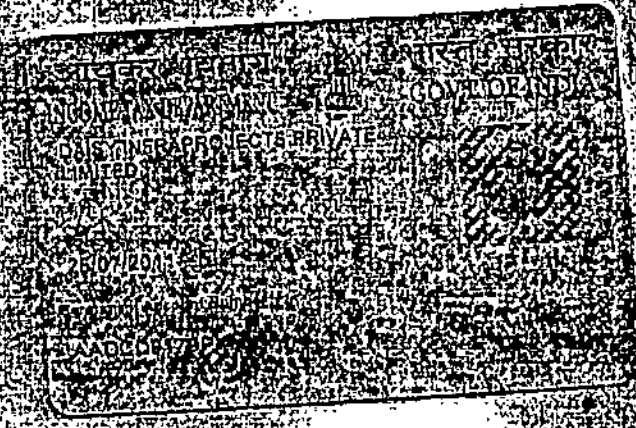












PERMANENT ACCOUNT NUMBER
AABCD1745R
DEEPTI PROMOTERS PRIVATE LIMITED
COMMISSIONER OF INCOME TAX

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF CARAVAN HOLDINGS PVT. LTD HELD AT ITS REGISTERED OFFICE AT 9A, LORD SINHA ROAD, KOLKATA-700 071 ON THE 20TH DAY OF AUGUST, 2021 AT 11.45 A.M.

"Resolved that Mr. Manish Kumar Sharma, one of the Director of the Company be and is hereby authorized to sign, execute, make alteration and/or modification in development agreement, to produce any document before the Registrar and to make the registration of the said development agreement with Goldsmith Commercial Pvt. Ltd(CIN- U70200WB2009PTC137276) having registered office at 9/12, Lal Bazar Street, 3rd floor, R.NO.3049B, Kolkata-700 001 in respect of our land situated at mouza-Talbanda at sodepur (WB) for and on behalf of the Company".

Certified to be true copy.

For Caravan Holdings (P) Ltd.

Mr. K. Sharma

Director

Amravati Heights Pvt. Ltd.

9A, Lord-Sinha Road, Kolkata 700 071, Call : 2282 7233 / 34

NATURAL GROUP
THE REAL REALTORS

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF AMARAVATI HEIGHTS PVT. LTD HELD AT ITS REGISTERED OFFICE AT 9A, LORD SINHA ROAD, KOLKATA-700 071 ON THE 20TH DAY OF AUGUST, 2021 AT 12.45 P.M.

"Resolved that Mr. Manish Kumar Sharma, one of the Director of the Company be and is hereby authorized to sign, execute, make alteration and/or modification in development agreement, to produce any document before the Registrar and to make the registration of the said development agreement with Goldsmith Commercial Pvt. Ltd(CIN- U70200WB2009PTC137276) having registered office at 9/12, Lal Bazar Street, 3rd floor, R.NO.3049B, Kolkata-700 001 in respect of our land situated at mouza-Talbanda at sodepur (WB) for and on behalf of the Company".

Certified to be true copy.

For AMARVATI HEIGHTS (P) LTD.

S. U. Shree mey

Director

Lakshmi Narayan Projects (P) Ltd.

9A, Lord Sinha Road, Kolkata 700 071, Call : 2282 7233 / 34

NATURAL GROUP
THE REAL REALTORS

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF LAKSHMINARAYAN PROJECTS PVT. LTD HELD AT ITS REGISTERED OFFICE AT 9A, LORD SINHA ROAD, KOLKATA-700 071 ON THE 20TH DAY OF AUGUST, 2021 AT 12.30 P.M.

"Resolved that Mr. Manish Kumar Sharma, one of the Director of the Company be and is hereby authorized to sign, execute, make alteration and/or modification in development agreement, to produce any document before the Registrar and to make the registration of the said development agreement with Goldsmith Commercial Pvt. Ltd(CIN- U70200WB2009PTC137276) having registered office at 9/12, Lal Bazar Street, 3rd floor, R.NO.3049B, Kolkata-700 001in respect of our land situated at mouza-Talbanda at sodepur (WB) for and on behalf of the Company".

Certified to be true copy.

FOR LAKSHMINARAYAN PROJECT (P) LTD.

S. U. Sharma
Director

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF DEEPTI PROMOTERS PVT. LTD HELD AT ITS REGISTERED OFFICE AT 9A, LORD SINHA ROAD, KOLKATA-700 071 ON THE 20TH DAY OF AUGUST, 2021 AT 12.15 P.M.

"Resolved that Mr. Manish Kumar Sharma, one of the Director of the Company be and is hereby authorized to sign, execute, make alteration and/or modification in development agreement, to produce any document before the Registrar and to make the registration of the said development agreement with Goldsmith Commercial Pvt. Ltd(CIN- U70200WB2009PTC137276) having registered office at 9/12, Lal Bazar Street, 3rd floor, R.NO.3049B, Kolkata-700 001 in respect of our land situated at mouza-Talbanda at sodepur (WB) for and on behalf of the Company".

Certified to be true copy.

For DEEPTI PROMOTERS (P) LTD.

S. V. Sharma

Director

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF NATURAL MULTISTORIED PVT. LTD HELD AT ITS REGISTERED OFFICE AT 9A, LORD SINHA ROAD, KOLKATA-700 071 ON THE 20TH DAY OF AUGUST, 2021 AT 11.00 A.M.

"Resolved that Mr. Manish Kumar Sharma, one of the Director of the Company be and is hereby authorized to sign, execute, make alteration and/or modification in development agreement, to produce any document before the Registrar and to make the registration of the said development agreement with Goldsmith Commercial Pvt. Ltd(CIN- U70200WB2009PTC137276) having registered office at 9/12, Lal Bazar Street, 3rd floor, R.NO.3049B, Kolkata-700 001 in respect of our land situated at mouza-Talbanda at sodepur (WB) for and on behalf of the Company".

Certified to be true copy.

FOR THE DIRECTOR OF THE COMPANY

A. S. Chatterjee
Director

Acquet Trading Pvt. Ltd.

9A, Lord Sinha Road, Kolkata 700 071, Call : 2282 7233 / 34

NATURAL GROUP
THE REAL REALTORS

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF ACQUET TRADING PVT. LTD HELD AT ITS REGISTERED OFFICE AT 9A, LORD SINHA ROAD, KOLKATA-700 071 ON THE 20TH DAY OF AUGUST, 2021 AT 11.30 A.M.

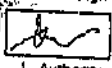

"Resolved that Mr. Manish Kumar Sharma, one of the Director of the Company be and is hereby authorized to sign, execute, make alteration and/or modification in development agreement, to produce any document before the Registrar and to make the registration of the said development agreement with Goldsmith Commercial Pvt. Ltd(CIN- U70200WB2009PTC137276) having registered office at 9/12, Lal Bazar Street, 3rd floor, R.NO.3049B, Kolkata-700 001 in respect of our land situated at mouza-Talbanda at sodepur (WB) for and on behalf of the Company".

Certified to be true copy.

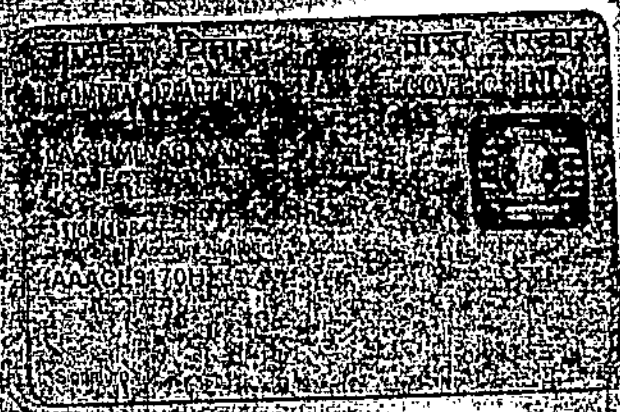
M. V. S. Chatterjee

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

No.	WE-12011-30230	Issue Date	13/04/2011
Name	PARTHA NANDY		
S/DW of	PARUN KUMAR	MO	
Blood Gr.			
Address	210 BAKSARA VILLAGE RD, WARD 9, HOWRAH		
Authorized to Drive	MCWG		
Valid Till	08/09/2030		
NT	00/00/0000		
Y	00/00/0000		
Badge Details	MCWG		
Number			
Dt. of Issue	00/00/0000		
Valid Till	00/00/0000		


 Holder's Sign

 L. Authority
 (HOWRAH)

Partha Nandy



STANDARD BANK OF NEW YORK
AND TRUST COMPANY
NATURAL MILK STORED PRIVATELY
LIMITED
25/08/2010
AABN 4126



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70200WB2009PTC137276

2009 - 2010

में एतद्वारा सत्यापित करता हूँ कि मैसर्स

GOLDSMITH COMMERCIAL PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह
कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक उन्तीस जुलाई दो हजार नौ को मेरे हस्ताक्षर से कोलकाता में जारी किया
जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70200WB2009PTC137276

2009 - 2010

I hereby certify that GOLDSMITH COMMERCIAL PRIVATE LIMITED is this day
incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company
is private limited.

Given under my hand at Kolkata this Twenty Ninth day of July Two Thousand
Nine.

(ANIL MOHAN SINGH)

उप कम्पनी रजिस्ट्रार / Deputy Registrar of Companies

पश्चिम बंगाल

West Bengal

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पताका का पता

Mailing Address as per record available in Registrar of Companies office

GOLDSMITH COMMERCIAL PRIVATE LIMITED

2, CHOWRINGHEE APPROACH, ESPLANADE, C/O MOHAN PICTURES,

KOLKATA - 700072,

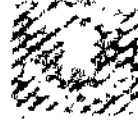
West Bengal, INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOLDSMITH COMMERCIAL PRIVATE
LIMITED

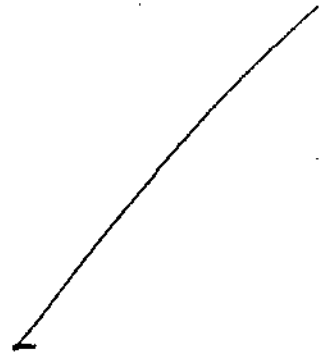


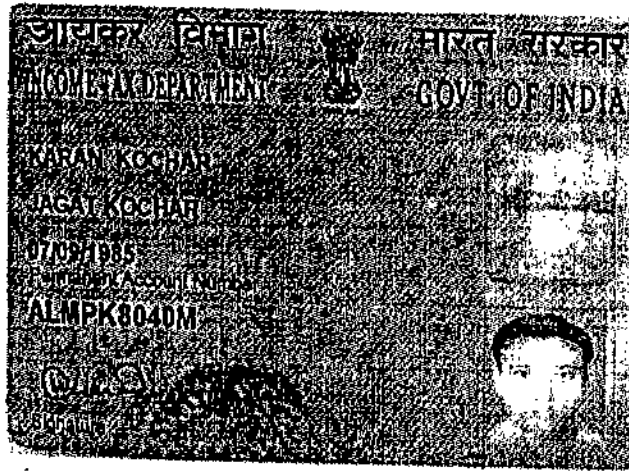
29/07/2009

CHITRE NUMBER

AA00657901

01029200





Daisy Infraprojects Pvt. Ltd.

9A, Lord Sinha Road, Kolkata 700 071, Call : 2282 7233 / 34

NATURAL GROUP
THE REAL REALTORS

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF DAISY INFRAPROJECTS PVT. LTD HELD AT ITS REGISTERED OFFICE AT 9A, LORD SINHA ROAD, KOLKATA-700 071 ON THE 20TH DAY OF AUGUST, 2021 AT 11.15 A.M.

"Resolved that Mr. Manish Kumar Sharma, one of the Director of the Company be and is hereby authorized to sign, execute, make alteration and/or modification in development agreement, to produce any document before the Registrar and to make the registration of the said development agreement with Goldsmith Commercial Pvt. Ltd(CIN- U70200WB2009PTC137276) having registered office at 9/12, Lal Bazar Street, 3rd floor, R.NO.3049B, Kolkata-700 001 in respect of our land situated at mouza-Talbanda at sodepur (WB) for and on behalf of the Company".

Certified to be true copy.

Manish Kumar Sharma



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

GRN Details

GRN: 192021220057084681 Payment Mode: Online Payment
GRN Date: 20/08/2021 19:48:22 Bank/Gateway: HDFC Bank
BRN: 1535129970 BRN Date: 20/08/2021 19:08:07
Payment Status: Successful Payment Ref. No: 2001549139/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: GOLDSMITH COMMERCIAL PVT.LTD
Address: 9/12 LAL BAZAR STREET MERCANTILE BLDG 3049B
Mobile: 9836621880
EMail: KOCHARGROUP@LIVE.COM
Depositor Status: Buyer/Claimants
Query No: 2001549139
Applicant's Name: Mr PARTHA NANDY
Identification No: 2001549139/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001549139/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2001549139/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21021
			Total	40942

IN WORDS: FORTY THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No.	I-1901-05568/2021	Date of Registration	03/09/2021
Query No./Year	1901-2001549139/2021	Office where deed is registered	
Query Date	20/08/2021 2:45:48 PM		1901-2001549139/2021
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 21,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,27,06,106/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 21,105/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Gram Panchayat: BILKANDA-I, Mouza: Talbanda, JI No: 28, Pin Code : 700110

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-515	RS-2380	Bastu	Danga	6 Dec		11,55,100/-	Property is on Road
L2	RS-515	RS-2381	Bastu	Danga	6 Dec		11,55,100/-	Property is on Road
L3	RS-515	RS-2379	Bastu	Danga	5 Dec		9,62,584/-	Property is on Road
L4	RS-515	RS-2383	Bastu	Danga	5 Dec		9,62,584/-	Property is on Road
L5	RS-515	RS-2378	Bastu	Danga	5 Dec		9,62,584/-	Property is on Road
L6	RS-515	RS-2384	Bastu	Danga	5 Dec		9,62,584/-	Property is on Road
L7	RS-515	RS-2382	Bastu	Danga	5 Dec		9,62,584/-	Property is on Road
L8	RS-515/726	RS-2380	Bastu	Danga	4 Dec		7,70,067/-	Property is on Road
L9	RS-515/726	RS-2381	Bastu	Danga	4 Dec		7,70,067/-	Property is on Road
L10	RS-515/726	RS-2379	Bastu	Danga	4 Dec		7,70,067/-	Property is on Road
L11	RS-515/726	RS-2383	Bastu	Danga	4 Dec		7,70,067/-	Property is on Road
L12	RS-515/726	RS-2378	Bastu	Danga	4 Dec		7,70,067/-	Property is on Road
L13	RS-515/726	RS-2384	Bastu	Danga	4 Dec		7,70,067/-	Property is on Road

L14	RS-515/726	RS-2382	Bastu	Danga	5 Dec		9,62,584/-	Property is on Road
		TOTAL :			66Dec	0 /-	127,06,106 /-	
		Grand Total :			66Dec	0 /-	127,06,106 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	NATURAL MULTISTORIED PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	DAISY INFRAPROJECTS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	ACQUET TRADING PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	CARAVAN HOLDINGS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	DEEPTI PROMOTERS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	AMARAVATI HEIGHTS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	GOLDSMITH COMMERCIAL PRIVATE LIMITED 2, CHOWRINGHEE APPROACH, ESPLANE, City:- Kolkata, , P.O:- C R AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr MANISH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6P, Aadhaar No: 80xxxxxxxx7979 Status : Representative, Representative of : NATURAL MULTISTORIED PRIVATE LIMITED (as AUTHORISED SIGNATORY), DAISY INFRAPROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), ACQUET TRADING PRIVATE LIMITED (as AUTHORISED SIGNATORY), CARAVAN HOLDINGS PRIVATE LIMITED (as AUTHORISED SIGNATORY), DEEPTI PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), AMARAVATI HEIGHTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>
2	<p>Mr KARAN KOCHAR Son of Mr JAGAT KOCHAR 82, ULTADANGA MAIN ROAD, NATURAL VIEW, City:- , P.O:- ULTADANGA, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN.No.:: ALxxxxxx0M, Aadhaar No: 41xxxxxxxx0936 Status : Representative, Representative of : GOLDSMITH COMMERCIAL PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, , P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110</p>			

Identifier Of Mr MANISH KUMAR SHARMA, Mr KARAN KOCHAR

Transfer of property for LI

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec

6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec

4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.857143 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec

2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.714286 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	NATURAL MULTISTORIED PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
2	DAISY INFRAPROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
3	ACQUET TRADING PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
4	CARAVAN HOLDINGS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
5	DEEPTI PROMOTERS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
6	LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec
7	AMARAVATI HEIGHTS PRIVATE LIMITED	GOLDSMITH COMMERCIAL PRIVATE LIMITED-0.571429 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Gram Panchayat: BILKANDA-I, Mouza: Talbanda, JI No: 28, Pin Code : 700110

Sch. No.	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	RS Plot No:- 515, RS Khatian No:- 2380		DEEPTI PROMOTERS PRIVATE LIMITED
L2	RS Plot No:- 515, RS Khatian No:- 2381		
L3	RS Plot No:- 515, RS Khatian No:- 2379		

L4	RS Plot No:- 515, RS Khatian No:- 2383		CARAVAN HOLDINGS PRIVATE LIMITED
L5	RS Plot No:- 515, RS Khatian No:- 2378		
L6	RS Plot No:- 515, RS Khatian No:- 2384		
L7	RS Plot No:- 515, RS Khatian No:- 2382		
L8	RS Plot No:- 515/726, RS Khatian No:- 2380		
L9	RS Plot No:- 515/726, RS Khatian No:- 2381		
L10	RS Plot No:- 515/726, RS Khatian No:- 2379		
L11	RS Plot No:- 515/726, RS Khatian No:- 2383		
L12	RS Plot No:- 515/726, RS Khatian No:- 2378		
L13	RS Plot No:- 515/726, RS Khatian No:- 2384		
L14	RS Plot No:- 515/726, RS Khatian No:- 2382		

03-09-2021

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

Presented for registration at 17:10 hrs on 24-08-2021, at the Private residence by Mr MANISH KUMAR SHARMA .

Certificate of Market Value(WB FVV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,27,06,106/-

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

Execution is admitted on 24-08-2021 by Mr KARAN KOCHAR, DIRECTOR, GOLDSMITH COMMERCIAL PRIVATE LIMITED (Private Limited Company), 2, CHOWRINGHEE APPROACH, ESPLANADE, City:- Kolkata, , P.O:- C R AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700072

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

Execution is admitted on 24-08-2021 by Mr MANISH KUMAR SHARMA, AUTHORISED SIGNATORY, NATURAL MULTISTORIED PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, DAISY INFRAPROJECTS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, ACQUET TRADING PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, CARAVAN HOLDINGS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, DEEPTI PROMOTERS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, LAKSHMI NARAYAN PROJECTS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, AMARAVATI HEIGHTS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

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



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

03-09-2021

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 : 46 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,105/- (B = Rs 21,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 21,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/08/2021 7:50PM with Govt. Ref. No: 192021220057084681 on 20-08-2021, Amount Rs: 21,021/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1535129970 on 20-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-,
by Online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 37817, Amount: Rs.100/-, Date of Purchase: 09/07/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2021 7:50PM with Govt. Ref. No: 192021220057084681 on 20-08-2021, Amount Rs: 19,921/-, Bank
HDFC Bank (HDFC0000014), Ref. No. 1535129970 on 20-08-2021, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

@@
DATED THIS 04th DAY OF Aug 2021
@@

BETWEEN

M/S. NATURAL MULTISTORIED PVT.
LTD. & ORS.

..OWNERS

AND

M/S. GOLDSMITH COMMERCIAL
PRIVATE LIMITED

....DEVELOPER

DEVELOPMENT AGREEMENT

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 323856 to 323958
being No 190105568 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.09.21 13:52:24 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2021/09/21 01:52:24 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)