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Certified that the document is admitted to registration. The signature sheets and the concessionary sheets attached with the document are the part of this document.

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District Sub-Registrar:
Alipore, South 24-pargana

28/09/2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made at Kolkata on this 26th day of September, 2022 (Two Thousand Twenty Two)

BETWEEN

13507

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SL. NO.....Dt.....

Name- K. P. MAZUMDER (Adv)

ADD- High Court Calcutta
Kolkata-700001

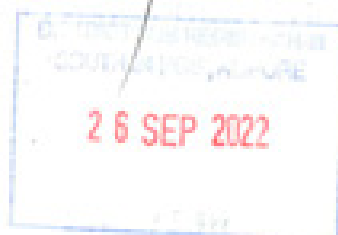
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TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Identified by me
Anoop Mandal
s/o Sujal Mandal
Aacharan, Purua, Jagrajon.
713372, Service,



(1) GREENERY INFTECH PRIVATE LIMITED (PAN: AMUG4006D), (2) SARDEV INFRACON PRIVATE LIMITED (PAN: ABEC8087G), (3) SARDEV PROMOTERS PRIVATE LIMITED (PAN: ABDC8009T), & (4) VIDHVA INFRACON PRIVATE LIMITED (PAN: AMUC35042R) all registered under Companies Act, 1956 having their registered office at 86B2, Topasia Road, Flat no-4D, 3rd Floor, P.O. Golinda Khariik Road, P.S. Topasia, Kolkata - 700046, and represented by their Director **SRI RISHAV JHUNJHUNWALA** (PAN: AOTM5217K), son of Sri Manish Jhunjhunwala, by faith - Hindu, by occupation - Business, residing at Flat no-1B, Kujhori, B9, Tower Plaza, P.O. Gariahat, P.S. Gariahat, Kolkata-700019, hereinafter jointly referred to as the "LAND OWNERS" which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include their successors and permitted assigns of the **FIRST PART**;

AND

GANGULY EVEREA DEVELOPERS LLP (PAN - AATFC8526M), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, and having its registered office at 45Sign Prestige, 159, Garia Station Road, P.O. Garia, P.S. - Seemapur, Kolkata 700084 is presented through its designated partner **SRI AMIT GANGULY** (PAN - AIEPC6376B) son of Late Rajat Ganguly, by faith - Hindu, by occupation - Business, by nationality - India, residing at- 171, Garia Station Road , P.O. - Garia, P.S. - Seemapur, Kolkata 700081, duly authorized vide Resolution dated (M/) / (Z) / hereinafter referred to as the "DEVELOPER" which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns of the **SECOND PART**;

The Land Owners and the Developer may hereinafter individually be referred to as the "Party" and collectively as the "Parties".

Identified by me
Sudhakar Mandar
STO Sujit Mandar
Aacharya, Pimpri, Jyega
713374, Service



DIST. SUB-COMMISSIONER
SOUTH 24 PARGANAS, ALIPORE
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WHEREAS:

- A.** Greenway InfraTech Private Limited, (Landowner no 1) vide a Sale Deed dated 3.1.2021 purchased 5.58 decimal land in R.S. Dag nos 643 & 644, R.S. Khatian no- 774, Mouza - Barhans Partabadi, Holding No- 96 Paschim Mahanagapur, District- 24 Parganas (S), from Janta Vinyay Private Limited and 24 Ojhos companies. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- 1, Volume no 1629/2021, pages 15718 to 15716, being no-221 for the year 2021.
- B.** Greenway InfraTech Private Limited, (Landowner no 1) vide a Sale Deed dated 29.12.2020 purchased 3 decimal land in R.S. Dag nos 599, 602,604 & 619, R.S. Khatian nos. 1016,1327, 1065,1628, &1828, Mouza - Barhans Partabadi, Holding No- 96 Paschim Mahanagapur, District- 24 Parganas (S), from one Sri Shilami Banerjee wife of Sri Gobinda Banerjee. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- 1, Volume no-1629/2021, pages 4519 to 4544, being no-1902 for the year 2020.
- C.** Greenway InfraTech Private Limited, (Landowner no 1) vide a Sale Deed dated 30.12.2020 purchased 3 decimal land in R.S. Dag nos 599, 602,604 & 619, R.S. Khatian nos. 1016,1327, 1065,1628, &1828, Mouza - Barhans Partabadi, Holding No- 96 Paschim Mahanagapur, District- 24 Parganas (S), from one Sri Shikha Banerjee wife of Sri Ashok Banerjee. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- 1, Volume no 1629/2021, pages 4790 to 4782, being no-1931 for the year 2020.
- D.** Vedara InfraTech Private Limited, (Landowner no 4) vide a Sale Deed dated 31.12.2020 purchased 3 decimal land in R.S. Dag nos, 599, 602,604 & 619, R.S. Khatian nos. 1016,1327, 1065,1628, &1828, Mouza - Barhans Partabadi, Holding No- 96, Paschim Mahanagapur, District- 24 Parganas (S), from one



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Smt. Mithu Sen wife of Sri Dilip Sen. The said Sale Deed was registered before A.D.S.R. Court recorded in Book - 1, Volume no-1624-2020, pages from 49973 to 49987, being no- 1967 for the year 2020.

E. Sanyo Infracon Private Limited and Sanyo Promoters Private Limited (landowners in 2011) jointly vide a Sale Deed dated 4.01.2021 purchased 20 decimal land in R.S. Dtg nos. 602 & 603, R.S. Khatia nos. 11321 R.S. Khazra Leguan nos-1625 & 1626 & 123, Mutza - Barisau Parahad, Holding No- 88, Paschim Medinipur, District- 24 Parganas-85, from partners of K. R. Associate, a partnership firm. The said Sale Deed was registered before A.D.S.R. Court recorded in Book - 1, Volume no-1626-2021, pages from 4997 to 5026, being no- 786 for the year 2021.

F. Now the Land Owners are the absolute and lawful owners and in peaceful physical possession of the undivided land measuring approximately 31.68 Decimal hereinafter referred to as the "Project Land", as more particularly described in the Schedule written hereto.

G. AND WHEREAS the Parties hereto now for their mutual benefits, have agreed to enter into this Development Agreement for development and construction of the Project upon the terms and conditions appearing hereunder.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE 1 DEFINITIONS AND INTERPRETATIONS

1.1 DEFINITIONS

"Agreement" means this Development Agreement its schedules and annexures



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attached hereto and any amendments from time to time as may be mutually agreed to by and between the Parties hereto in writing.

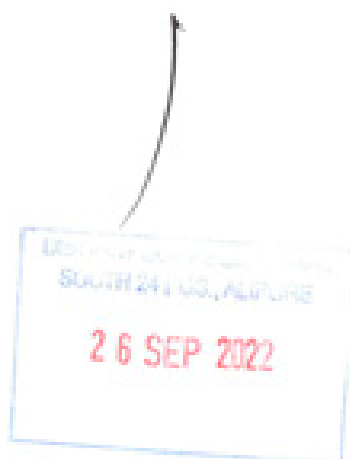
"Applicable laws" shall mean any statute, law, regulation, ordinance, rule, judgment, rule of law, order, decree, ruling, bye-law, approval of any statutory or Government Authority, directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Government Authority having jurisdiction over the matter in question, whether in effect as of the Effective Date or at any time thereafter.

"Approvals" means any permission, approval, sanction, clearance, consent, license, layout plans, building plans, order, decree, authorization, authentication of, or registration, qualification, designation or filing with or modification, exemption or ruling to or from any Governmental Authority required under any statute or regulation for designing, planning, construction, development, marketing and sale of the Project contemplated under this Agreement.

"Common Amenities" shall mean and include all roads, parks, driveways, security areas, areas where common facilities and equipment for provision of support services are installed, common open areas, stairways, passage-ways, generation of sufficient capacity, pump and lighting for common spaces, pump room, tube well, overhead water tanks, water pump and motor and other facilities in the Project as may be provided for common use by the Developer;

"Effective Date" means the date of execution of this Agreement.

"Encumbrances" shall mean any right, title or interest existing by way of, or in the nature of sale, agreement to sell, including without limitation, any claim, mortgage, pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale, option or right of pre-emption, Beneficial Ownership (including



usufruct and similar entitlements, any provisional or executable attachment, and dispose undertaking, right of first offer or first refusal, tenancy, co-ownership, disposal or beneficial interest or any other interest held by a third party.

“Government Authority” shall mean any government or political subdivision thereof, or any ministry, department, board, authority, instrumentality, forum, agency, corporation, commission, trust or tribunal whether central, state, local, municipal, judicial, quasi-judicial or administrative of the Government of India or any state government and any other statutory non-statutory authority.

“GPA” means the general power of attorney to be executed by the Land Owners in favour of the Developer in respect of the Project.

“Gross Revenue” shall mean and include any and all revenues and proceeds on account of sale or other disposal of the interest in the Saleable Area including but not limited to any advance bookings, preferential location charges, car parking, external electrification charges (EEC), or any other charges that are recovered or recoverable from the customers less any charges paid towards refund cancellation amount with or without interest, provided that Gross Revenue does not include:

- (i) The maintenance related charges deposits received from the flat buyers,
- (ii) Interest free maintenance security.

“Project” has the meaning given to it in Recital A to B herein above.

“Project Accounts” shall mean separate specific bank accounts (savings accounts) of the Developer to be opened for this project in a required scheduled commercial bank in pursuance of the provision of RERA through which the entire Gross Revenue of the project shall be routed.

“Project Land” has the meaning given to it in Recital F herein above.



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Sub-Registrar Alipore

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"Representatives" means the agents, servants, associates and any person lawfully claiming through or under any Party hereto.

"Saleable Area" shall mean and include in relation to the Project, area constructed and developed, including but not limited to, residential development, commercial component built-up area, and made available for sale to and charged for from ultimate buyers/customers of the Project.

1.2 Interpretation: In this Agreement, unless the context requires otherwise:

- (i) unless the context clearly indicates a contrary intention, a word or an expression denoting a natural person shall include an artificial person and vice versa; any one gender shall include all other genders and the singular shall include the plural and vice versa;
- (ii) reference to any individual shall include his/her legal representatives, successors, legal heirs, executors and administrators;
- (iii) reference to any article, clause, section, schedule or annexure shall be deemed to be a reference to an article, a clause, a section, a schedule or an annexure of this Agreement;
- (iv) Headings in this Agreement are inserted for convenience only and shall not be used in its interpretation;
- (v) The recitals, schedules, annexure, appendices, if any, in this Agreement shall be deemed to be incorporated in and form an integral part of this Agreement;
- (vi) References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation";
- (vii) Reference to a law shall be a reference to that law as amended, re-



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enacted, consolidated, supplemented or replaced;

- (viii) References to any agreement, deed, document, instrument, rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced; and
- (ix) The Parties acknowledge that they and their respective counsel have read and understood the terms of this Agreement and have participated equally in the negotiation and drafting. Accordingly, no court or arbitrator construing this Agreement shall construe it more stringently against one Party than against the other.

ARTICLE - II PROJECT AND PROJECT LAND

- 2.1** It is hereby agreed by the Parties that the Project to be developed on the Project Land shall primarily be a residential use development project with permitted mix of commercial use developments as may be permitted under the Applicable Laws.
- 2.2** The Parties agree that all documents, material and statements provided by the Land Owners at the time of signing of this Agreement as well as at the time of due diligence have been considered as a material representation made by the Land Owners to the Developer based on which the Developer has decided to participate in the development of the Project on the Project Land. In case of any defect in the title Ownership including any charge, lien, mortgage on the title deeds, Project Land or use of the Project Land or part thereof impugning the development of the Project is noted or found at any stage during the currency of this Agreement, the Land Owners shall rectify and remove such defects at their own cost.



DO NOT WRITE IN THESE SPACES

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**ARTICLE - III
CONSTRUCTION AND DEVELOPMENT OF PROJECT**

- 3.1** The Parties have agreed to develop the Project on the Project Land in collaboration with each other:
- (i) The Land Owners shall provide the vacant physical possession of the Project Land free from all encumbrances and encumbrances to the Developer;
 - (ii) The Developer, at its own cost and arrangements, shall obtain necessary approvals from the concerned Departments, Authorities, for development of the Project on the Project Land;
 - (iii) upon receipt of the requisite sanctions and approvals, as may be required to commence the construction work of the Project the Developer shall undertake construction and development of the Project at its own cost and expenses and development related risks on the Project Land in accordance therewith and as per the terms and conditions of this Agreement; and
 - (iv) The Land Owners and the Developer shall share the Gross Revenue realized from the Project in the ratio as provided hereinafter in this Agreement.
- 3.2** The scope of development of the Project Land includes planning, designing, construction and development of residential flats/units on the Project Land with all incidental and related facilities and amenities solely at the cost of the Developer.
- 3.3** The Developer shall obtain all the Approvals at its own cost and expense. The Land Owners shall, however, cooperate and execute and sign relevant documents in the course of obtaining of such approvals.



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- 3.4 The Developer is exclusively authorized to plan, design, construct and develop the Project on the Project Land at its own costs and expenses, as may be decided by the Developer. However, the Developer while carrying out the activity of planning, designing and developing the Project will ensure that the maximum FAR permitted under the relevant bye-laws is utilized.
- 3.5 The Land Owners hereby grant in favour of the Developer and the Developer hereby accepts from the Land Owners the right to develop and transfer the Subable Area in terms of this Agreement.
- 3.6 Simultaneously with the execution of this Agreement the Land Owners has handed over the vacant physical possession of the Project Land and has granted to the Developer and its Representatives rights to enter into the Project Land for the purpose of planning, designing and survey of the Project Land and to do all acts in relation to the construction and development of the Project thereon. The Land Owners acknowledge that based on the assurances, representation and warranties granted by the Land Owners under this Agreement the Developer shall incur substantial expenditure for the construction and development on the Project Land and the Land Owners shall not rescind the rights so granted to the Developer except in accordance with the terms of this Agreement.
- 3.7 The Developer shall be entitled to engage any contractors, architects, engineers, consultants and workmen for the development of the Project as it may decide from time to time.
- 3.8 The Developer shall make an interest free advance of Rs. 4,00,00,000/- (Four Crore Fifty Lacs only) to the Landowners which will be refundable ~~admissible~~ out of Landowner's revenue share in the project in pursuance of the agreed terms under this Agreement.



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The interest free advance of Rs. 4,50,00,000/- (Four Crore Fifty Lacs only) shall be made to the Landowners as follows.

LANDOWNER'S NAME	Amount (RS.)
(1) GREENARY INFRATECH PVT LTD	1,20,00,000
(2) SARDEV INFRACON PVT LTD	1,20,00,000/-
(3) SARDEV PROMOTERS PVT LTD	1,50,00,000/-
(4) VIDHIA INFRACON PVT LTD	10,00,000
TOTAL	4,50,00,000/-

3.9 Simultaneously with the execution of this Agreement, the Land Owners shall execute the GPA in favour of the Developer and its representatives in the prescribed form of the Developer, authorizing the Developer and its representatives to do all lawful acts and deeds necessary on their behalf for the development of the Project and deal with the Project Land in accordance with the agreed terms.

3.10 It is also agreed that the Land Owners shall sign, execute and deliver all papers, documents, deeds, letters, affidavits, non-objection certificates, authorizations, undertaking and take such other actions as may be required for the purposes of construction, development, marketing, transfer and or sale of the Project and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Agreement.

3.11 The Land Owners shall sign and deliver to the Developer all documents, as may be required to be signed by the Land Owners in their capacity of Owners of the Project Land, for filing the various applications and for obtaining the building plans, and or any other such licenses and approvals pursuant thereto



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for the construction and development of the Project. All follow up actions will be initiated by the Developer at its own cost and arrangements.

3.12 The Developer shall be free to develop the Project in such manner as it may deem fit and in accordance with the Applicable Law. The Land Owners shall not prevent and/or cause any hindrance or obstruction in the designing, planning, construction, development, marketing and sale of the Project by the Developer in any manner and shall provide all assistance and cooperation as may be required by the Developer in relation to the Project.

ARTICLE - IV GROSS REVENUE SHARING

4.1 In consideration of the contribution of the Project Land by the Land Owners for execution of the Project and granting the rights to the Developer for development of the Project Land and the Developer bearing the costs, expenses and responsibility of execution of the Project including discharge of the respective obligations by the Parties under this Agreement, the Gross Revenue received/realized shall be shared between the Parties in the ratio mentioned herein below ("Revenue Sharing Ratio") :

Land Owners share - 40% (Forty percent) in aggregate

Developer's share - 60% (Sixty percent).

The aggregate landowner's share of 40% shall be shared by the landowner's individually in the agreed ratios as stated below:

LANDOWNER'S NAME	% SHARE
(1) GREENARY INFRA TECH PVT LTD	11.57%
(2) SARDEV INFRA CON PVT LTD	11.57%



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(3) SARDEV PROMOTERS PVT LTD	13.38%
(4) VIDHRA INFRACON PVT LTD	03.12%
TOTAL :	40%

4.2 The gross revenue receipts of the project shall be deposited in the specific "project account" which will be a separate account in nature involving both the parties and the same shall be utilized by the Developer strictly in compliance with the statutory provisions of Real Estate Regulation Act.

ARTICLE V OBLIGATIONS OF THE DEVELOPER

5.1 The Developer agrees and undertakes to obtain all the Approvals, including but not limited to Sanctioned Building Plans, required to develop the Project on the Project Land in accordance with the Approvals, the Applicable Laws and in accordance with the terms hereof in a manner that maximizes value for both Parties.

5.2 The Developer shall register the project under provision of RERA and shall do the needful for compliance thereof and make all the payments consequent thereto.

5.3 The Developer shall construct, develop and market the Project and sell the same.

5.4 The Developer shall engage contractors, architects, engineers, consultants and Workmen for execution of the Project.

5.5 The Developer shall run, operate and maintain the Project either itself or through third party agencies.

5.6 The Developer shall ensure safety and security of the men and materials on



DEPARTMENT REGISTRAR'S
SIGNATURE
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the Project Land and shall take adequate measures and steps in this regard.

- 5.7 The Developer, while carrying out the development of the Project itself or through its agents, contractors representatives or in the course of sale of the Project shall ensure that all relevant statutes, laws, by-laws are complied with and an liability, cost, damage and detriment is subjected to the Land Owners because of any non-compliance.

ARTICLE – VI OBLIGATIONS OF THE LAND OWNERS

- 6.1 The Land Owners shall execute the GDA and get the same registered, if required.
- 6.2 The Land Owners shall ensure that the Project Land is free from all encumbrances at site.
- 6.3 The Land Owners shall not disturb, prevent or interrupt the construction and development activities carried out by the Developer for the development of the Project and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken pursuant to and in accordance with this Agreement.
- 6.4 The Land Owners undertake and assures that the Land Owners and/or any other persons claiming under them shall not; in any way, transfer, Encumber, mortgage or part with its their rights, titles or interests in the Project Land or create any sort of lien or charge or Encumbrance on the Project Land or create any hindrance or obstruction in the development of the Project, except as may be directed by the Developer.
- 6.5 The Land Owners shall keep title and Ownership of the Project Land absolutely free and marketable in all respects and shall bear all expenses and



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costs in respect thereof.

- 6.6 The Land Owners shall, at the request of the Developer, execute sale deeds or other form of title documentation in favour of the prospective buyers of the Saleable Areas in The Project and/or authorize such persons as nominated by the Developer for this purpose.

ARTICLE - VII COMPLETION

- 7.1 Subject to Force Majeure conditions and due performance of their obligations by the Land Owners, the Developer shall complete the development of the Project on the Project Land in accordance with the Approvals obtained and the Applicable Law, within a period of 60 months from the date of execution of this agreement; subject to a grace period of 6 (six) months or within such further time and on such terms and condition as may be mutually decided by the Parties.

ARTICLE - VIII RIGHT TO BOOK ALLOT, ASSIGN AND MAINTAIN

- 8.1 The Land Owners hereby confirms that,

The Developer shall have the right to market, allot, sell, transfer, let, the entire or any part of the project to the prospective buyers, transferees.

The Land Owners shall provide full cooperation and assistance in this regard and undertake not to cause any interruption in the same.

The Land Owners hereby authorize the Developer to sign, execute and register the tripartite/ other agreements on behalf of the Land Owners and the Land Owners shall execute, register appropriate GPA in favour of the Developer providing such authorization in respect herof.



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The Developer shall have the right to collect and receive the Gross Revenue and other charges and fees with respect to the Project.

- 9.2 The Developer or any agency nominated by it shall have the sole right to maintain the completed buildings of the project and other access facilities as per the provisions of the applicable laws.

ARTICLE - IX FUNDING

- 9.1 The Parties shall arrange required amount of fixed based capital for development of the project by way of unsecured loan or secured loan from banks financial institutions NBFC or other sources. The Landowner shall provide the original title deeds of the Project Land to the Developer for creation of mortgage as security for the said loan and extent all cooperation in arranging such loans.
- 9.2 Notwithstanding the Article 9.1, the Developer shall have the right to raise loan funding borrowing by way of creation of charge over the project land, stock and receivables in favour of any bank or financial institution or NBFC.
- 9.3 The cost of funding loan shall be borne and paid by the Developer alone and repayment of such loan of the lender shall be the sole responsibility and liability of the Developer.

ARTICLE - X REPRESENTATIONS AND WARRANTIES

- 10.1 The Land Owners, hereby represent and warrant as follows:
- (i) The Land Owners are the lawful Owners and in vacant and physical possession of the Project Land, with all rights appurtenant thereto.
 - (ii) The Land Owners has paid the cost for acquiring the Project Land in



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full, including but not limited to the purchase price, and if any such changes are found to be due the same shall be borne and paid by the Land Owners.

- (iii) The Project Land is clear from all defects in title. Ownership. The title is clear, marketable, and capable of being developed into the Project.
- (iv) The Land Owners hereby represents to the Developer that all taxes, excise, duties, levies, interest, penalty, fine or arrears as may be applicable on the Project Land on the Effective Date and as demanded have been paid and cleared. Any demanded dues, if any, in this regard shall be borne and paid by the Land Owners.
- (v) The Project Land or any part thereof is not subject to any acquisition and there are no acquisition proceedings pending or threatened. There are no restrictions or ceilings applicable on the landholdings comprising the Project Land and neither any part of the Project Land has been notified or forms part of the forest land. Further, the Project Land is not subject to any attachment by any Government Authority or lender or creditor or other person, including any revenue authority.
- (vi) As on date, the Project Land is not subject to any litigation, arbitration, prosecution, proceedings, dispute, investigation or the subject matter of any other legal dispute. Further, the Land Owners is not in receipt of any notice relating to any investigation or enquiry, nor has it received any notice of any order, decree, decision or judgment of any court, tribunal, arbitrator, quasi-judicial authority, Government Authority or regulatory body, in relation to the Project Land.
- (vii) As on date there are no actions, suits, proceedings or investigations pending or, to its knowledge threatened against the Land Owners at



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law or in equity before any court or before any other judicial, quasi-judicial or other authority, the outcome of which may result in breach of this Agreement or which may result in any material impairment of ability of the Land Owners to perform their respective obligations under this Agreement.

- (viii) No receiver, trustee or manager has been appointed over the whole or any part of the Project Land and it has not committed any act of bankruptcy or insolvency or passed any resolution for or otherwise entered into any liquidation, winding up or administrative order under the laws of India or any other applicable jurisdiction.
- (ix) The Land Owners shall not, in deal with the Project Land in any manner except as per the terms of this Agreement; it initiate, solicit or consider, whether directly or indirectly, any competitive bids from any third party whatsoever, for the development of the Project Land or any part thereof, and it negotiate or discuss with any person or entity the financing, transfer, mortgage of the Project Land or any part thereof.
- (x) All the representations and warranties are valid notwithstanding any information or document furnished to or findings made by the Developer during any due diligence exercise and no such information, document or finding shall limit the liability of the Land Owners hereunder.

10.2 The Developer hereby represents and warrants as follows:

- (i) The Developer shall arrange the requisite resources to construct and develop the Project as per the terms and conditions agreed in this Agreement.



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(ii) The Developer shall construct, develop, market and sell the Project in the manner and in accordance with the terms and conditions of this Agreement.

10.3 The Land Owners and the Developer hereby represent and warrant to each other that:

- (i) Each Party has full power, authority, legal right and capacity to enter into and perform its obligations under this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly executed and delivered by each Party and constitutes its legal, valid and binding obligation enforceable against it in accordance with its respective terms.
- (ii) Each Party is duly incorporated and validly existing under the laws of the jurisdiction of its incorporation and that each Party has full power and absolute authority to execute, deliver and perform this Agreement.
- (iii) Each of the representations and warranties made by each of the Parties, in terms as aforesaid, is separate and independent and none of the aforesaid representations and warranties shall be treated or qualified by any actual or constructive knowledge on the part of the other Parties or any of their respective agents, Representatives, officers, employees or advisors.
- (iv) This Agreement constitutes a legal, valid and binding obligation, and is enforceable against each Party in accordance with its terms.
- (v) The execution, delivery and performance of this Agreement will not conflict with, result in the breach of, or constitute a default under any covenant, agreement, understanding, decree or order to which such



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Party is a party or be which such Party or any of its properties or assets are bound or affected and does not result in a violation of any Applicable Laws.

- (vi) Each Party has no knowledge of any violation or default or any order, writ injunction or decree of any court or any legally binding order of any relevant authority empowered by Applicable Laws which may result in any material adverse effect on such Party's ability to perform its obligations under this Agreement. All information furnished by each Party in connection with this Agreement, does not contain any untrue statement or omit to state any fact, the omission of which makes any statements made therein in the light of the circumstances under which they are made, misleading, and each Party is not aware of any material facts or circumstances that have not been disclosed to the other Parties which might, if disclosed, adversely affect the decision of a Person considering whether or not to enter into this Agreement.

ARTICLE - XI SALES AND MARKETING

- 11.1** The Parties hereby agree that the entire marketing and sale of the Project shall be done by the Developer. The Developer will market and sell the said Project under the name and style of "Sight Flumes Phase III" or any other name as it may deem fit from time to time.
- 11.2** It is hereby agreed that any intellectual property rights developed, whether registered or not in respect of the Project pursuant to this Agreement shall be owned, used and possessed by the Developer only. The Developer shall have all the rights, titles and interest in such intellectual properties and the sole and exclusive right to use such intellectual property rights and the Land Owners shall not have any right, title, interest in respect thereto in any manner



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whichever. The Developer shall be entitled to register the same at its own discretion.

- 11.3 The Developer shall have to decide the time and manner of sale and marketing of the Project in a business prudent manner. In the event the Developer decides during any period that it is not favourable / profitable period for sale of Saleable Area, the Developer may phase out the sale of the Project in the manner to be decided by the Developer.
- 11.4 The Developer shall be entitled to market the Project and negotiate the sale price of the Project for the mutual benefit of the Parties.
- 11.5 After due approval of the Project by Government Authority statutory authorities, the Developer shall be entitled to make advance bookings and to enter into agreements for sale to any prospective buyers of the Saleable Areas of the Project at the price and as per the payment schedule as may be decided by the Developer in business prudent manner.
- 11.6 The Parties hereby agree that sale of the Saleable Area shall be made through execution of a Flat Buyer agreement with the prospective buyer/contractor/leasing Landowners, Developer and the prospective buyer as parties to this agreement. The said Agreement will be signed by the prospective buyer and the Developer on its behalf and as the GPA holder of the Land owners for which the Land owners will execute the required GPA.
- 11.7 The Landowners shall provide the Developer and its Representatives with necessary written authorities, power of attorneys authorizing the Developer and its representatives to sign and execute buyer's agreement or such other agreements in favour of prospective buyers, allottees and for transfer of the rights, title or interest in the Saleable Areas, viz sale deeds, conveyance deeds or any other lawful deed/agreement in favour of prospective buyers/allottees



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and to receive consideration proceeds by way of cheques, pay orders or similar bank instruments, which shall be deposited in the Project Account as stated above.

- 11.8** The Landowners shall further, as and when considered expedient by the Developer, sign and execute all documents deeds instruments, etc. for transfer conveyance of titles and interest in the spaces/slots in the Project in favour of the proposed buyers.
- 11.9** The Landowners shall not do any act or deed which would in any manner, whatsoever, including but not limited to creation of any parallel documentation, be in conflict or contrary to the marketing and sales strategy of the Developer.

ARTICLE - XII INDEMNIFICATION

- 15.1** Each Party (Defaulting Party) hereby agrees to indemnify and hold harmless the other party, its officers, employees, shareholders, directors and affiliates (Non-Defaulting Party) from any or all losses, liabilities, claims, costs, charges, actions, proceedings, third party claims, damages, including but not limited to, interest, penalties with respect thereto and out-of-pocket expenses (including reasonable attorney's and accountants' fees and disbursements) that have arisen from claims resulting from or relating to or arising out of or in connection with the following:
- (i) any failure on the part of the Defaulting Party to discharge its liabilities and/or obligations under this Agreement; and/or
 - (ii) any willful act of omission or commission, material breach, misrepresentation, misconduct or negligence by the Defaulting Party, as the case may be, of any covenant, agreement, representation, warranty



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or other obligation contained in this Agreement.

- 12.2** In the event of any Defect in relation to the Project Land, the Land Owners shall remedy the Defect.
- 12.3** Development and site of Project being responsibility of the Developer, the Developer shall be liable to indemnify and hold harmless the Land Owners from and against any and all losses, liabilities, claims, costs, charges, actions, proceedings or third party claims, damages, including but not limited to, interest, penalties with respect thereto and out-of-pocket expenses (including reasonable attorneys and accountants fees and disbursements) that have arisen against the Land Owners due to any non-compliance of relevant statutes, laws, by-laws by the Developer in the course of development of the Project. Further, the Developer alone shall be responsible and liable for payment of all dues to its workers, employees and statutory compliance of labour law, rules and regulations as are in force or introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare, etc. and/or for any accident or lack of safety resulting in injury or damage to workmen, plant and machinery or third party. All such claims and demands shall be settled and cleared by the Developer only and no liability on this account shall fall on the Land Owners.
- 12.4** The Developer, in its capacity as a developer in terms of this Agreement and as a revocable attorney for the Land Owners, shall not do or cause to be done any act, omission or thing which may in any manner contravene any rules, laws or regulations or which may amount to misfeasance or breach of any other provisions of law. In case of non-performance or non-compliance of any such rules, regulations or law, then the entire liability in that behalf shall be incurred and discharged by the Developer, and furthermore, the Developer undertakes to keep the Land Owners harmless and indemnified against all



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claims and demands resulting from such non-performance and non-observance of such rules, regulations or law in terms of this clause.

ARTICLE - XIII FORCE MAJUERE

- 13.1 If any time during the term of this Agreement, the performance by either Party of an obligation hereunder shall be excused during any period of Force Majeure and such delay is beyond the reasonable control of a Party (the "Affected Party") and which the Affected Party could not have prevented by the exercise of reasonable skill and care in relation to the development of the Project and which actually prevent, hinder or delay in whole or in part the performance by any party of its obligations under this Agreement "Force Majeure" shall include without limitation, acts of God, including earthquake, storm, flood, tempest, fire, lightning and other natural calamities; civil commotion, war, act of public enemy; riots or terrorists attacks, sabotage, epidemic, etc. strikes, etc. unavailability, scarcity, shortage of any construction materials, fuel, power, water, electricity, etc., of the promulgation of or any amendment in any law or Policy of the Government Authority which prevents the construction and development to proceed as agreed in this Agreement, or of any event or circumstances analogous to the foregoing. Financial inability of a Party to perform shall not be a ground for claiming a Force Majeure. The Affected Party shall immediately notify the other Party of the happening of any such event of Force Majeure. The Affected Party shall constantly endeavor to prevent or make good the delay and shall resume the work as soon as practicable after such event of Force Majeure has come to an end or ceased to exist.
- 13.2 In any other event, if a Force Majeure cause or causes shall continue for a period of 180 (one hundred and eighty) days, the Parties hereto shall mutually discuss the matter and decide one or the other course of action to be taken.



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**ARTICLE - XIV
DISPUTE RESOLUTION, GOVERNING LAW & JURISDICTION**

- 14.1 Amicable Settlement:** In the case of any dispute or claim arising out of or in connection with or relating to this Agreement the Parties shall attempt to first resolve such dispute or claim through amicable discussions.
- 14.2 Arbitration:** If the Parties fail to resolve such dispute or claim amicably, such dispute or claim shall be finally settled by arbitration. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendments/modification thereof; all arbitration proceedings shall be conducted in the English language and the place of arbitration shall be Kolkata. The Arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Agreement that do not relate to the subject matter of the dispute, without prejudice to the final.
- 14.3 Governing Law & Jurisdiction:** This Agreement shall be governed by and construed in accordance with the laws of the India and shall, subject to the provisions of dispute resolution mechanism stated herein above, be subject to the exclusive jurisdiction of the courts in Kolkata only.

**ARTICLE - XV
MISCELLANEOUS PROVISIONS**

- 15.1 No Partnership:** The Parties have entered into this Agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership between them nor shall it be construed as association of persons in any manner, nor will the same bind them except to the extent specifically stipulated herein.
- 15.2 Waivers:** No waiver of any of the terms of this Agreement shall be effective un



DEPARTMENT OF REVENUE
DISTRICT OFFICE, ALIPORE

26 SEP 2022

less made in writing and no waiver of any particular term shall be deemed to be a waiver of any other term.

- 15.3 Taxes:** Each Party hereto shall pay and discharge their respective tax liabilities under the Income Tax Act, 1961 and all their personal debts and shall indemnify and keep indemnified and harmless the other from and against all claims, charges, proceedings, penalties in respect of any default or failure to pay or discharge such liabilities and debts.
- 15.4 Stamp Duty & Registration:** The Land Owners shall get this Agreement registered. The cost of registration and stamp duty payable thereon shall be paid by the Developer. However, it is agreed that non-registration of this Agreement shall not take away or affect any rights of the Developer or the Land Owners.
- 15.5 Notices:** All notices and other writings to be filed, delivered or served on the other Party pursuant to this Agreement shall be in writing and shall be delivered by speed post, registered mail, courier, hand-delivery, return receipt requested. Any notice shall be deemed to have been duly given and received upon receipt. Notices to the parties shall be addressed as follows:

To Land Owners: Attention:

GREENERY INFRA TECH PRIVATE LIMITED

SARDEV INFRA CON PRIVATE LIMITED

SARDEV PROMOTERS PRIVATE LIMITED

VIDHRA INFRA CON PRIVATE LIMITED

Director: **SRI RISHAV JHUNJHUNWALA**

86B 2, Topasia Road, Flat no-3D, 3rd Floor, P.O- Golarda Kharik

Road, P.S. Topasia, Kolkata - 700046



Office of the Dist. Sub-Registrar
Alipore

26 SEP 2022

To Developer: Attention:
GANGULY EYEBA DEVELOPERS LLP
Designated Partner **SRI AMIT GANGULY**
45/1st, Prestige, 170, Garia Station Road, P.O.- Garia, PS
Sankarpur, Kolkata 700 084

- 15.6 Severability:** Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event of any obligation or obligations being or becoming unenforceable in whole or in part shall not affect the validity of the balance Agreement provided the fundamental terms of the Agreement are not altered. If any requirement, restriction or undertaking herein is so found by any court or other competent authority to be void or unenforceable, or no requires any authorization, Approval or consent which is not granted, the Parties shall negotiate in good faith to replace such void or unenforceable requirement, restriction, undertaking or lack of Approval, consent or authorization with a valid provision which, as far as possible, has the same commercial effect as that which it replaces.
- 15.7 Assignment:** Subject to the provisions of this Agreement this Agreement is personal to the Parties, and shall not be capable of assignment without consent of other Parties.
- 15.8 Termination:** Save and except as permitted under in this Agreement, this Agreement shall not be terminated by either of the Party.
- 15.9 Specific Performance:** This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.
- 15.10 Entire Agreement:** This Agreement sets forth the entire agreement and understanding between the Parties relating to the subject matter herein and



ऑडिट और वित्त विभाग
भारत गणराज्य
26 SEP 2022

supersede any and all prior discussions, communications, negotiations, understanding, agreements, or contracts, whether written or oral. No modification or amendment to this Agreement nor any waiver of any rights under this Agreement, will be effective unless in writing signed by the Parties.

15.11 Counterparts: This Agreement may be executed in one or more counterparts including counterparts transmitted by facsimile, each of which shall be deemed an original, but all of which signed and taken together, shall constitute one document.

SCHEDULE

ALL THAT piece and parcel of land measuring **34.58 decimal** be the same or little more or less within Mouza Barhans Partahat, J.L. No. 17, out of which

R.S. Dag	R.S. Khatian	Subject land area of this Agreement (Dec.)
599	1327	2.00
602	1605, 1628 & 1828	15.50
603	423	5.00
604	6	4.50
608	10	2.00
613	771	5.17
614	774	0.41

Holding No. 96, Paschim Mahanayapur, within Ward No. 28 of Rajpur Sonarpur Municipality under Sub-Registry Office Garia, Police Station Naraulapur, previous Sonarpur, within the District 34 Parganas (South).

ON THE NORTH . By R.S. Dag 626, 605, 605 1874,

ON THE SOUTH . By 15m wide Municipal Road

ON THE EAST . By 12' wide Municipal Road

ON THE WEST . By 8m wide Municipal Road



26 SEP 2022

IN WITNESS WHEREOF the parties above named have hereunto set and subscribed their respective hands to these presents on the day month and year first above written.

SIGNED AND DELIVERED by the Parties

above named in presence of:-

WITNESSES:

1. *Sutoump Mandal*
Chacharon Purpur Jyroyar
743372

2. *Debkrate Muzumdar*
East fasthead, Garia
Kol- 70084

GREENERY INFRA TECH PVT LTD
SARDEV INFRA CON PVT LTD
SARDEV PROMOTERS PVT LTD
VIDHRA INFRA CON PVT LTD

Rishat Shrivastava
Director / Authorized Signatory

Signature of the Landowner

GANGULY DEVELOPERS LLP

[Signature]
Signature of the Developer

Drafted by

Soma Chakraborty
SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court
WB - 2618/99



স্বাক্ষরিত
২৬ সেপ্টেম্বর ২০২২
26 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



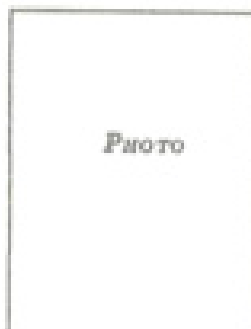
Arjun Jaisankar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

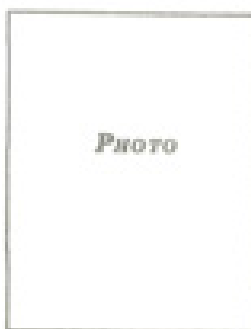


Pratik

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



26 SEP 2022



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

<u>GRIP Details</u>			
GRIP No:	17202093613074938	Payment Mode:	Bank
GRIP Date:	05/01/2022 15:00	Bank Gateway:	State Bank
BRN:	2280320	GRIP Date:	05/01/2022 15:00
Payment Status:	Successful	Payment Ref. No:	17202093613074938

<u>Depositor Details</u>	
Depositor's Name:	GRIPERS INTERNATIONAL LTD
Address:	80/2 TOPSIA ROAD KOLKATA-700016
Mobile:	933211181
Depositor Status:	Active
Query No:	00187139
Applicant's Name:	Mrs. Soma Chakrabarty
Identification No:	214877361002
Remarks:	Stamp Duty Payment

<u>Payment Details</u>			
Sl. No.	Payment ID	Head of A/C Description	Head of A/C
1	214877361002	Stamp Duty Payment	1000000000
2	214877361002	Stamp Duty Payment	1000000000
Total			2000000000

Amount in Words
₹ 2000000000

IN WORDS: TWO HUNDRED CRORE ONLY.

Major Information of the Deed

Deed No :	1-1603-15619/2022	Date of Registration	28/09/2022
Query No / Year	1603-2001677319/2022	Office where deed is registered	D 5 R - II SOUTH 24 PARGANAS, District South 24 Parganas
Query Date	21/06/2022 7:04:36 PM		
Applicant Name, Address & Other Details	Soma Chakraborty Barasat City, South Thana, Barasat, District South 24-Parganas WEST BENGAL, PIN - 721144 Mobile No. 9335047751, Status Advocate		
Transaction	Additional Transaction		
[D110] Sale, Development Agreement or Construction agreement	[30%] Other than Immovable Property Declaration (No of Declaration: 2)		
Set Forth value	Market Value		
Rs. 0/-	Rs. 3,29,36,034/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article 48(g))	Rs. 6,319/- (Article 17, 18, 19)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for sealing the assessment slip (0 bar area)		

Land Details :

District South 24-Parganas, P.S - Sonarail Municipality, RAJPUR-SONARAIL, Road Paschim Mahanagar Road, Mouza, Barasat Faridabad, Ward No. 29 II No. 47, Pin Code: 701096

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-563	RS-1927	Basu	Darga	2 Dec	0/-	19,50,294/-	Property is on Road
L2	RS-660	RS-1636	Basu	Darga	15.5 Dec	0/-	1,51,81,657/-	Property is on Road
L3	RS-609	RS-423	Basu	Darga	9 Dec	0/-	49,97,300/-	Property is on Road
L4	RS-604	RS-6	Basu	Darga	4.5 Dec	0/-	44,07,178/-	Property is on Road
L5	RS-632	RS-10	Basu	Darga	2 Dec	0/-	17,41,266/-	Property is on Road
L6	RS-643	RS-774	Basu	Darga	0.17 Dec	0/-	45,01,171/-	Property is on Road
L7	RS-644	RS-774	Basu	Darga	0.41 Dec	0/-	5,56,559/-	Property is on Road
TOTAL					34.58Dec	0/-	329,36,034/-	
Grand Total :					34.58Dec	0/-	329,36,034/-	


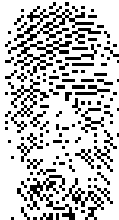
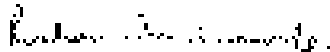

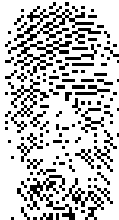
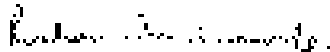

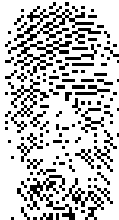
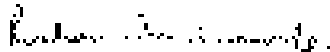
Land Lord Details :



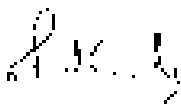
Sl No	Name,Address,Photo,Finger print and Signature
1	GREENERY INFRA TECH PRIVATE LIMITED 85B/2, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P.O - GOBINDO KHATIK ROAD, P.S - Topsia, District - South 24-Parganas, West Bengal, India, PIN - 700046, PAN No - AAxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status - Organization, Executed by - Representative, Executed by - Representative
2	SARDEV INFRACON PRIVATE LIMITED 86B/2, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P.O - GOBINDO KHATIK ROAD, P.S - Topsia, District - South 24-Parganas, West Bengal, India, PIN - 700046, PAN No - ABxxxxx8L, Aadhaar No Not Provided by UIDAI, Status - Organization, Executed by - Representative, Executed by - Representative
3	SARDEV PROMOTERS PRIVATE LIMITED 85B/2, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P.O - GOBINDO KHATIK ROAD, P.S - Topsia, District - South 24-Parganas, West Bengal, India, PIN - 700046, PAN No - ABxxxxx7P, Aadhaar No Not Provided by UIDAI, Status - Organization, Executed by - Representative, Executed by - Representative
4	VIDHRA INFRACON PRIVATE LIMITED 86B/2, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P.O - GOBINDO, P.S - Topsia, District - South 24-Parganas, West Bengal, India, PIN - 700046, PAN No - AAxxxxx2R, Aadhaar No Not Provided by UIDAI, Status - Organization, Executed by - Representative, Executed by - Representative

Developer Details :



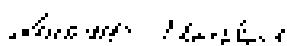
Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY EVERA DEVELOPERS LLP 159, GARIA STATION ROAD, City - Not Specified, P.O - GARIA, P.S - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700094, PAN No - AAxxxxx8M, Aadhaar No Not Provided by UIDAI, Status - Organization, Executed by - Representative

Representative Details :




Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 16/09/2022, Adm. filed by - Self, Date of Adm. order - 28/09/2022, Place of Adm. order at execution - Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 16/09/2022, Adm. filed by - Self, Date of Adm. order - 28/09/2022, Place of Adm. order at execution - Office			
Name	Photo	Finger Print	Signature						
Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 16/09/2022, Adm. filed by - Self, Date of Adm. order - 28/09/2022, Place of Adm. order at execution - Office									
	1B, RAJBAR, 19 DOVER PLACE, City - Not Specified, P.O - GARIAHAT, P.S - Garahat, District - South 24-Parganas, West Bengal, India, PIN - 700010, Sex - Male, By Caste - Hindu, Occupation - Business, Citizen of - India, PAN No. : AGxxxxx7K, Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : GREENERY INFRA TECH PRIVATE LIMITED (as DIRECTOR), SARDEV INFRACON PRIVATE LIMITED (as DIRECTOR), SARDEV PROMOTERS PRIVATE LIMITED (as DIRECTOR), VIDHRA INFRACON PRIVATE LIMITED (as DIRECTOR)								

2	Name	Photo	Finger Print	Signature
	Shri AMIT GANGULY (Presentant) Son of Late BANU GANGULY Date of Execution - 26/09/2022, Admitted by: Sr. Date of Admissions: 26/09/2022, Place of Admission of Execution - Office			
	174, GARIA STAT ON ROAD, City Not Specified, P.O. - GARIA P.S -Sonarpur, District -South 24- Parganas, West Bengal, India PIN - 700084 Sex Male, By Caste Hindu Occupation Business, Caste of Indian, PAN No - Axxxxxx8R Aadhaar No Not Provided by UIDAI Status Representative Representative of : GANGULY EVERA DEVELOPERS LLP (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SWARUP MANDAL Son of Sri SURESH MANDAL PUNJUA, GOCHARAN JOYBADAR City - P.O. PUNJUA P.S. Jaynagar District -South 24-Parganas, West Bengal, India, PIN - 743172			
	26/09/2022	26/09/2022	26/09/2022

Identifier Of Shri RISHAV JHUNJHUNWALA, Shri AMIT GANGULY

Mr Swarup Mandal Son of Mr. SURESH MANDAL PUNJUA, GOCHARAN JOYBADAR City - P.O. PUNJUA P.S. Jaynagar District -South 24-Parganas, West Bengal, India, PIN - 743172			
	28/09/2022	28/09/2022	28/09/2022

Identifier Of Shri RISHAV JHUNJHUNWALA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRATECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.5 Dec
2	SARUJY INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.6 Dec
3	SARUJY PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.6 Dec
4	VIJAYA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.6 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-3.875 Dec
2	SARUJY INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-3.875 Dec

3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-3.875 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-3.875 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.25 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.25 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.25 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.25 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.125 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.125 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.125 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.125 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.5 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.5 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.5 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.5 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.2925 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.2925 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.2925 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.2925 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	GREENHRY INFRA LOG PRIVATE LIMITED	GANGJLY EVERA DEVELOPERS LLP-3 1025 Dec
2	SARDEY INFRACON PRIVATE LIMITED	GANGJLY EVERA DEVELOPERS LLP-3 1025 Dec
3	SARDEY PROMOTERS PRIVATE LIMITED	GANGJLY EVERA DEVELOPERS LLP-3 1025 Dec
4	V DRA INFRACON PRIVATE LIMITED	GANGJLY EVERA DEVELOPERS LLP-3 1025 Dec

Endorsement For Deed Number . I - 160315619 / 2022

On 26-09-2022

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

Presented for registration at 17:18 hrs. on 26-09-2022 at the Office of the D.S.R. - II SOUTH 24 PARGANAS by SRI AMIT GANGULY ,

Certificate of Market Value(WB PUW rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,29,36,034/-

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

Execution is admitted on 26-09-2022 by SRI AMIT GANGULY , DIRECTOR, GANGULY EVERA DEVELOPERS LLP, 199, GARIA STATION ROAD, City - Not Specified, P.O - GARIA, P.S.-Saratpur, District -South 24-Parganas, West Bengal, India, PIN - 720061

Indebted by SRI SWARUP MANDAL , , Son of SRI SUJIT MANDAL, PUNPURA, GOCHARAN,,OYNAGAR, P O PUNPURA, Thana -Joyalagar , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,000/- & = Rs 21,000/-, = Rs 28,000/- (Mdy) + Rs 4,500/- and Registration Fees paid by Deed on line = Rs 6,519/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05-07-2022 - 9:51 PM with Govt. Ref. No. 1920222230069488411 on 05-07-2022, Amount Rs: 6,519/-, Bank: ICICI Bank (ICIC0000030), Ref. No. 82992226 on 05-07-2022, Head of Account 0000-00-100-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 70,000/- and Stamp Duty paid by by online = Rs 25,242/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05-07-2022 - 9:51 PM with Govt. Ref. No. 1920222230069488411 on 05-07-2022, Amount Rs: 25,242/-, Bank: ICICI Bank (ICIC0000030), Ref. No. 82992226 on 05-07-2022, Head of Account 0000-00-100-003-02

Debansh Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-09-2022

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

Admissibility under rule 21 of West Bengal Registration Rule, 1962 duly Stamped Under subrule 1A Article number (43) of Indian Stamp Act 1891

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 28-09-2022 by SRI RISHAV CHUNDURGALA , DIRECTOR, GREENERY INFRASTRUCURE PRIVATE LIMITED 86B-2 TOPSIA ROAD, Flat No. 30, City - Not Specified, P.O - GOBINDO KHATK ROAD, P.S. Topsia, District -South 24 Parganas, West Bengal, India, PIN - 720046, DIRECTOR, SARDEV INFRACON PRIVATE LIMITED 86B-2, TOPSIA ROAD, Flat No. 30, City - Not Specified, P.O - GOBINDO KHATK ROAD, P.S -Topsia, District -South 24-Parganas, West Bengal, India, PIN - 720046, DIRECTOR, SARDEV PROMOTERS PRIVATE LIMITED 86B-2 TOPSIA ROAD, Flat No. 30, City - Not Specified, P.O - GOBINDO KHATK ROAD, P.S -Topsia, District -South 24-Parganas, West Bengal, India, PIN - 720046, DIRECTOR, VIDHRA INFRACON PRIVATE LIMITED, 86B-2, TOPSIA ROAD, Flat No. 30, City - Not Specified, P.O - GOBINDO, P.S - Topsia, District -South 24-Parganas, West Bengal, India, PIN - 720046

Indebted by Mr Swarup Mandal , , Son of Mr Sujit Mandal -Punpura, Jangalia, P O -Punpura, Thana, Joybagar , South 24 Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,00/- (F = Rs 21,00/-, R = Rs 28,00/-, Moh = Rs 1,00/-) and Registration Fees paid by Cash Rs 0,00/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB - Online on 28-09-2022 12:30PM with Govt. Ref. No. 192022250130744731 on 28-09-2022, Amount Rs. 0/-, Bank - ICICI Bank (ICIC0000026), Ref. No. 00152054 on 24-09-2022, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by by online = Rs 48,770/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB - Online on 28-09-2022 12:30PM with Govt. Ref. No. 192022250130744731 on 28-09-2022, Amount Rs. 48,770/-, Bank - ICICI Bank (ICIC0000026), Ref. No. 88152354 on 28-09-2022, Head of Account 0000 02 103-001-02

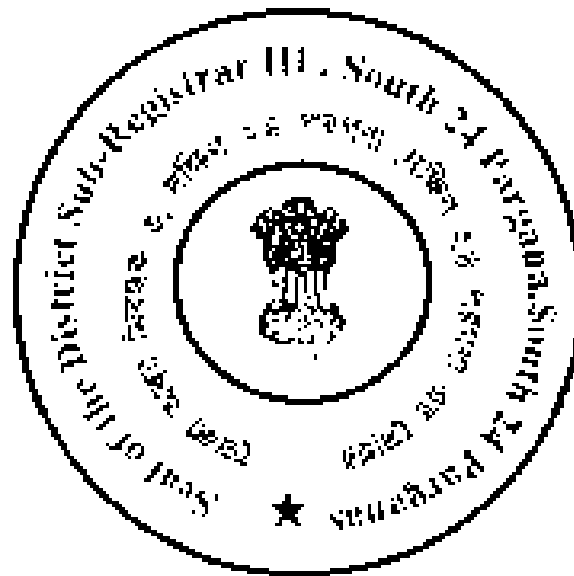


Debasis Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 89.

Registered in Book - I

**Volume number 1603-2022, Page from 508751 to 508791
being No 160315619 for the year 2022.**



(Signature)

Digitally signed by Debasish Dhar
Date: 2022.09.29 19:14:53 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/09/29 07:14:53 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

