

- 8.9 **AUTHORITY:** The Owners hereby agree and confirm that the Developer shall have complete authority to carry out the planning and development of the Building Complex at the Subject Property.
- 8.10 **APPROVALS FOR DEVELOPMENT:** The Developer shall in its own name or in the name of the Owners apply for and obtain all permissions, clearances, no objection certificates and/or other approvals required for carrying out the development at the Subject Property, including those required from Pollution Control Authorities, Fire Service Authorities, Police Authorities, Panchayat Samity, Gram Panchayat, Municipal Authorities or other statutory authorities at its own costs and expenses.
- 8.11 **COMPLIANCES:** The Developer shall not violate any Panchayat Samity, Gram Panchayat or Municipal rules or laws or any other statutory rules and laws and shall always abide by and observe all rules and procedures and practices usually followed in constructing buildings. The Owners shall not be responsible for any laches and/or lapses on part of the Developer.
- 8.12 **TIME FOR CONSTRUCTION:** Subject to the Owners not being in default of the compliance of their obligations hereunder and subject to Force Majeure, the Developer shall complete the construction of each phase of the Building Complex within 60 (sixty) months from the grant of registration under the Real Estate Laws for such phase and of all other clearances and certificates by the Appropriate Authorities necessary to commence and carry out the development of the Building Complex. There shall be an extended period of 6 (six) months beyond the time for construction mentioned above.
- 8.13 **COMPLETION OF CONSTRUCTION:** The Developer shall be deemed to have constructed and completed the New Buildings if the Developer has constructed the same internally as per the agreed Specifications and has provided reasonable ingress and egress, obtained temporary or permanent water, electricity and drainage connections (if and to the extent applicable to such constructed area) and obtained the Completion Certificate of the Architect in respect thereof.
- 8.14 The Developer shall be at liberty to carry out the Completion of Construction phase-wise and obtain partial Completion Certificates/Occupancy Certificates.
- 8.15 **ADDITIONAL/FURTHER CONSTRUCTION:** The Developer shall be entitled to apply for the sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans if so and as is thereafter possible/permissible to be constructed and such additional/further construction shall automatically form part of the Transferable areas.
- 8.16 **COSTS AND EXPENSES:** All costs and expenses for the sanction or modifications of plans (including fees of the Architects and all fees, costs and charges payable for sanction, modification, alteration and/or revision of building plans), the construction

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Certified that the Document is admitted to Register and the fee has been paid and the same is the part of the Register.

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Additional Registrar of Assurances IV, Kolkata

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Additional Registrar of Assurances-IV, Kolkata

- 4 MAR 2022

THIS AGREEMENT made this 1st day of September Two Thousand and Twenty One **BETWEEN** (1) **DEVYANSH PROPERTIES PRIVATE LIMITED** (having PAN AAHCD0048D and CIN U70109WB2018PTC229407), a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani,

Or *Or*

31082

DSP LAW ASSOC
Advocates
40 ... House
... Street,
... 700001

NAME
NO.
...
28 JUN 2021
SURAJ K ...
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28 JUN 2021
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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220197745211 Payment Mode: Online Payment
GRN Date: 03/03/2022 18:34:23 Bank/Gateway: HDFC Bank
BRN : 1726973793 BRN Date: 03/03/2022 18:03:39
Payment Status: Successful Payment Ref. No: 2000658697/7/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: VIKASH MUSADDI
Address: 10C HO CHI MINH SARANI
Mobile: 9831990000
Email: MAIL@BGNIRMAN.COM
Depositor Status: Seller/Executants
Query No: 2000658697
Applicant's Name: Mr Subhash Naskar
Identification No: 2000658697/7/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000658697/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2000658697/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	76042

IN WORDS: SEVENTY SIX THOUSAND FORTY TWO ONLY.



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

GRN Details

GRN: 192021220198615171 Payment Mode: Online Payment
GRN Date: 04/03/2022 16:41:26 Bank/Gateway: HDFC Bank
BRN : 1727880258 BRN Date: 04/03/2022 16:03:41
Payment Status: Successful Payment Ref. No: 2000658697/12/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: VIKASH MUSADDI
Address: 10C HO CHI MINH SARANI
Mobile: 9831990000
EMail: MAIL@BGNIRMAN.COM
Contact No: 9831990000
Depositor Status: Seller/Executants
Query No: 2000658697
Applicant's Name: Mr Subhash Naskar
Address: A.R.A. - IV KOLKATA
Office Name: A.R.A. - IV KOLKATA
Identification No: 2000658697/12/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 12

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000658697/12/2022	Property Registration- Registration Fees	0030-03-104-001-16	9273
Total				9273

IN WORDS: NINE THOUSAND TWO HUNDRED SEVENTY THREE ONLY.

Street, Kolkata - 700071, Police Station - Middleton Street, Post Office - Shakespeare Sarani and represented by its Director Anant Murarka son of Binod Kumar Murarka of 113A, Ripon Street, beside May Flower Nursing Home, Park Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Park Street, Post Office - Park Street, (having Aadhaar No. 4704 9845 3427 and PAN AESPM2602J), (2) **JEEN MATA HOME BUILDERS PRIVATE LIMITED** (having PAN AAECJ4291K and CIN U70200WB2018PTC229506), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Mayank Shroff son of Binod Kumar Shroff of 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Shakespeare Sarani, Post Office - Park Street, (having Aadhaar No. 5114 9100 1264 and PAN ANNPS0262Q), (3) **MUSADDI BUILDERS PRIVATE LIMITED** (having PAN AAMCM3245J and CIN U70109WB2018PTC229519), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10C, Ho-Chi-Minh Sarani, First Floor, Flat No. 101, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Mayank Shroff son of Binod Kumar Shroff of 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Shakespeare Sarani, Post Office - Park Street, (having Aadhaar No. 5114 9100 1264 and PAN ANNPS0262Q), (4) **PRIYANSHI PROPERTIES PRIVATE LIMITED** (having PAN AAKCP2604G and CIN U70100WB2018PTC229408), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Vikas Murarka son of Pramod Kumar Murarka of 113A, Ripon Street, beside May Flower Nursing Home, Park Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Park Street, Post Office - Park Street, (having Aadhaar No. 4704 9845 3427 and PAN AESPM2602J), (5) **VANYA BUILDCON PRIVATE LIMITED** (having PAN AAGCV7360R and CIN U70200WB2018PTC229520), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director (Smt.) Sheetal Murarka wife of Vikas Murarka of 113A, Ripon Street, beside May Flower Nursing Home, Park Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Park Street, Post Office - Park Street, (having Aadhaar No. 5250 6070 1099 and PAN ADWPG0190Q), (6) **PRIYANSHI REALCON PRIVATE LIMITED** (having PAN AAKCP2809H and CIN U70200WB2019PTC229607), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Anant Shroff son of Binod Kumar Shroff of 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Shakespeare Sarani, Post Office - Park Street, (having Aadhaar No. 4739 6173 6068 and

PAN BQEPN044L (7) MUSADDI REALTORS PRIVATE LIMITED (having PAN AAMCMG332Q and CIN U70100WB2019PTC229594), a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Vikash Musaddi son of Late Vijay Kumar Musaddi of 10C, Ho-Chi-Minh Sarani, Middleton Row, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street, (having Aadhaar No. 7702 1780 0190 and PAN AFCPM7475E) and **(8) VANYA GRIHA NIRMAN PRIVATE LIMITED** (having PAN AAGCV7230E and CIN U70200WB2018PTC229353), a Company incorporated under the Companies Act, 1956 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Vikash Musaddi son of Late Vijay Kumar Musaddi of 10C, Ho-Chi-Minh Sarani, Middleton Row, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street, (having Aadhaar No. 7702 1780 0190 and PAN AFCPM7475E) hereinafter referred to as "the **OWNERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) of the **ONE PART AND MUSADDI PROPERTIES LLP** (having PAN ABQFM0344L) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 10C, Ho Chi Minh Sarani, Post Office - Little Russell Street, Police Station - Shakespeare Sarani, Kolkata - 700071 represented by its Partner Vikash Musaddi son of Late Vijay Kumar Musaddi of 10C, Ho-Chi-Minh Sarani, Middleton Row, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street, (having Aadhaar No. 7702 1780 0190 and PAN AFCPM7475E) hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

SECTION-I # DEFINITIONS & INTERPRETATION:

I. DEFINITIONS:

- 1.1 Unless in this Agreement there be something contrary or repugnant to the subject or context:-
 - 1.1.1 "**Appointed Date**" shall mean the 1st day of September, 2021.
 - 1.1.2 "**Agreed Ratio**" shall mean the ratio of sharing or distribution of Realization between the Owners and the Developer which shall be 20% belonging to the Owners and 80% belonging to the Developer.
 - 1.1.3 "**Appropriate Authorities**" shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, judicial or quasi-judicial authorities and persons and includes any local authority, Government Company, statutory bodies or authorities, Howrah Zilla Parishad, panchayat, gram

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... municipal authorities, planning authority, development authority, S.L.R.O., D.L.R.O., District Magistrate, Additional District Magistrate, commissioner, collector, other authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, KMDA, MED, planning authority, development authority, fire brigade, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, airport authorities, highway authorities, authorities under the Real Estate Laws, police authorities, law enforcement authorities, pollution control authorities, fire service authorities, insurance companies, courts, tribunals, judicial and quasi-judicial authorities and forums, service/utility providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital or any other utilities whatsoever.

- 1.1.4 "**Building Complex**" shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Subject Property.
- 1.1.5 "**Building Plans**" shall mean the Building Permit and/or Plans issued and sanctioned by the Howrah Zilla Parishad and/or any other appropriate authority for the construction of New Buildings at the Subject Property and shall include all modifications and/or alterations that may be made thereto as well as all extensions and/or renewals thereof.
- 1.1.6 "**Common Areas and Installations**" shall according to the context mean and include the areas, installations and facilities comprised in and for the New Buildings and/or the Subject Property as mentioned in the **THIRD SCHEDULE** hereunder written and expressed or intended by the Developer from time to time for use in common with rights to the Developer to modify and/or alter the same and/or to keep any part or parts of the Common Areas and Installations meant for use by aspecified category of Transferees and/or such other persons as the Developer may deem fit and proper.
- 1.1.7 "**Common Purposes**" shall mean and include the purposes of managing, maintaining, administering, upkeep and security of the Building Complex and in particular the Common Areas and Installations; the rendition of common services in common to the Transferees thereof; the collection and disbursement of the common expenses; the regulation of the mutual rights, obligations and liabilities of the Transferees thereof and dealing with all matters which are of common interest to the Transferees thereof.
- 1.1.8 "**Completion of Construction**" in connection with any New Building shall mean that such New Building is constructed and Completion Certificate(s) for it is/are issued by the Architect.
- 1.1.9 "**Developer's Share of Realization**" shall mean 80% of the Realizations in respect of all the Transferable Areas.
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- 1.1.10 "**Extras and Deposits**" shall mean the amounts mentioned in **FOURTH SCHEDULE** hereto subject to any variations that may be made as per Clause 10.7 hereto.
- 1.1.11 "**Force Majeure**" shall mean any event or combination of events or circumstances that are beyond the control of a party and which cannot be prevented or caused to be prevented and which materially and adversely affect a party's ability to perform its obligations under this Agreement including (a) Acts of God i.e., fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfews etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in law, Rules and Regulations, injunctions, prohibitions or stay granted by any court of law, arbitrator or the Government; (f) Non-functioning of any existing or new Appropriate Authority due to any reason whatsoever and (g) any other event or circumstance which is beyond the control of the parties.
- 1.1.12 "**New Buildings**" shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- 1.1.13 "**Owners' Share of Realization**" shall mean 20% of the Realizations in respect of all the Transferable Areas.
- 1.1.14 "**Parking Spaces**" shall mean the spaces for the parking of cars and/or two-wheelers at the Building Complex.
- 1.1.15 "**Pass Through Charges**" shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- 1.1.16 "**Phases**" shall mean the several phases in which the development of the Building Complex is carried out in pursuance of this Agreement.
- 1.1.17 "**Realization**" shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- 1.1.18 "**Real Estate Laws**" shall mean the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and includes the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- 1.1.19 "**Specifications**" shall mean certain requirements as regards the construction, erection, fittings, fixtures, installations etc. of or at the Building Complex as per the particulars mentioned in the **THIRD SCHEDULE** hereunder written.
- 1.1.20 "**Subject Property**" shall mean the pieces and parcels of contiguous and adjacent lands in one combined parcel in Mouza Bally, J.L. No. 14 under Police Station - Bally

in the District of Howrah morefully described in the **FIRST SCHEDULE** hereunder written.

- 1.1.21 "**Transfer**" with all its grammatical variations shall mean transfer by sale or by any other means adopted by the Developer.
- 1.1.22 "**Transferable Areas**" shall mean the Units, Parking Spaces and/or anything else comprised at the Subject Property which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise, save and except the allocation meant for any owner of any land at the Subject Property other than the Subject Property.
- 1.1.23 "**Transferees**" shall mean the person(s) who from timetotime purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- 1.1.24 "**Units**" shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held, used or occupied by a person and also includes any offices,shops or commercial spaces or portions thereof if so constructed by the Developer as part of any New Building(s).

2. **INTERPRETATION:**

- 2.1 Reference to any clause shall mean such clause of this Agreement and include any sub-clauses thereof. Reference to any schedule shall mean the Schedule to this Agreement and include any parts of such Schedule.
- 2.2 Headings, clause titles, capitalized expressions and bold expressions are given for the purposes of convenience only.
- 2.3 Words denoting a particular gender shall be deemed to includethe other gender.
- 2.4 Words using the singular or plural number shall include the plural or singular number respectively.
- 2.5 The terms "hereof", "herein", "hereby", "hereto" and other derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement as the case may be.
- 2.6 The word "include" shall be construed without limitation.
- 2.7 The Schedules/Annexure and the recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to constitute a breach of this Agreement.
- 2.8 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement, such notice, consent, approval, permission or certificate must (except where otherwise expressly specified) be in writing.

SECTION-II # RECITALS AND REPRESENTATIONS:

3. **RECITALS/REPRESENTATIONS:**

3.1 RECITALS:

3.1.1 WHEREAS the Owners and the Developer have on a principal to principal basis agreed that the Developer would develop the Subject Property and no economic benefit in the form of supply would occur between the Developer and the Owners.

3.2 REPRESENTATIONS:

3.2.1 The Owners made the following several representations, assurances and warranties to the Developer which have been completely relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:

- (a) That the Owners are presently the full and absolute owners of the Subject Property with marketable title and free from encumbrances created or suffered by the Owners and are in khas vacant and peaceful possession thereof. The facts about the Owners deriving title to the Subject Property are stated in the **FIFTH SCHEDULE** hereto.
- (b) That the Subject Property has not been attached under any decree or order of any Court of Law or due to Income Tax realization or under any other Public Demand.
- (c) That there is no impediment, obstruction, restriction or prohibition in the Owners entering upon this Agreement and/or in the development and transfer of the Subject Property.
- (d) That the Owners have not entered upon any agreement or contract with any other person in connection with the Subject Property or any part thereof or its development/sale/transfer nor have the Owners otherwise dealt with the Subject Property or any part thereof prior to execution of this Agreement.
- (e) That the Owners have not mortgaged or charged or provided security interest in respect the Subject Property or any part thereof and there is no notice or proceeding for realization or recovery of the dues of a Bank nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act, 1956/2013 or the Insolvency & Bankruptcy Code, 2016 or before the Debts Recovery Tribunal or before any other Court or Tribunal.
- (f) That subject to the terms hereof, there is no difficulty in compliance of the obligations of the Owners hereunder.

3.2.2 REPRESENTATIONS OF THE DEVELOPER: The Developer has represented and assured the Owners, inter alia, as follows:-

- (a) The Developer is carrying on the business of real estate and has the requisite infrastructure, expertise and resources in this field.

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- (b) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
 - (c) Subject to the terms hereof, there is no difficulty in compliance with the obligations of the Developer hereunder.

SECTION-III # WITNESSETH:

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

4. DEVELOPMENT AND CONSTRUCTION:

- 4.1 In the premises aforesaid:-
 - 4.1.1 The Owners have agreed that the Developer shall, with effect from the Appointed Date, have exclusive rights and authority to develop a Building Complex at the Subject Property, to Transfer the Transferable Areas and to administer the Common Purposes (up to a specified time) and the Developer has agreed to accept the same;
 - 4.1.2 The Developer has agreed to carry out the planning and implementation of the Project and to invest or cause the investment of the costs and expenses required for the same and to carry out certain other acts, deeds and things pertaining to the Project and to Transfer the Transferable Areas at the Building Complex and to be entitled to the Developer's Share of Realization and other sums as stated herein in consideration thereof;
 - 4.1.3 The Owners have agreed to Transfer to the Transferees the proportionate undivided share in the land attributable to Units and other constructed areas upon the Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the Subject Property and to be entitled to the Owners' Share of Realization in consideration thereof;
 - 4.1.4 The Owners and the Developer have agreed to act on a principal to principal basis in respect of their entire roles, rights and obligations on the terms and conditions hereinafter contained.
- 4.2 With effect from the Appointed Date, the Developer shall have the sole and exclusive rights, authorities and entitlements (a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property, (b) to Transfer the Transferable Areas therein, (c) to administer the Building Complex in the manner and until the period as morefully contained herein, (d) to the Developer's Share of Realization, (d) to the entirety of the Extras and Deposits and (e) to all other properties, benefits and rights of the Developer hereunder or to which the Developer is entitled hereunder on and subject to the terms and conditions hereinafter contained and the Owners shall be entitled (a) to the Owners' Share of Realization and (b) to all other properties, benefits and rights of the Owners hereunder or to which the Owners

as entitled hereunder on and subject to the terms and conditions hereinafter contained.

5. LAND-RELATED OBLIGATIONS:

5.1 In connection with the Subject Property, the Owners shall, at their own costs and expenses, comply with the following obligations: -

- (a) **Title:** The Owners shall deal with, settle or otherwise clear any legitimate question or objection or claim of any person with regards to the title of the Owners to the Subject Property. The Owners agree to answer and comply with any reasonable requisitions on title that may be raised from time to time.
- (b) **Free from Encumbrances:** The Subject Property and each part thereof is free from encumbrances created made done or suffered by the Owners and the Owners shall hereafter not create any encumbrance on the same.
- (c) **Mutation & Conversion:** The Owners shall continue to maintain proper mutation of their names in respect of the Subject Property and proper conversion of the same to the nature of use commensurate with the Building Complex and other like purposes in the records of the Howrah Zilla Parishad, the Gram Panchayat and the B.L. & L.R.O. In case the records of the Howrah Zilla Parishad, the B.L. & L.R.O or any other concerned authority require any correction or rectification or change, the Owners shall cause the same.
- (d) **Direct Access:** The Subject Property has and shall continue to have direct access from the abutting public road.
- (e) **Clearances:** The Owners shall apply for any permissions and/or clearances in respect of the land as may be required in law to be obtained by the Owners.
- (f) **Taxes:** The Owners shall pay and clear up-to-date Panchayat Tax Receipt and Khajana, if outstanding.

5.2 **TIME FOR COMPLIANCE OF THE OWNERS' OBLIGATIONS:** The time period for compliance of the several obligations of the Owners shall be **90 (ninety) days** from the date of being required to do so upon a situation for the same arising.

5.3 **CO-OPERATION OF THE DEVELOPER:** The Developer agrees to provide necessary co-operation to the Owners in carrying out the obligations of the Owners contained hereinabove.

5.4 TITLE DEEDS:

5.4.1 All original Title Deeds relating exclusively to the Subject Property shall be delivered by the Owners to the Developer simultaneously with the execution hereof.

5.4.2 The Developer shall be entitled from time to time and at all times to produce, give copies of and provide extracts of and from the said original Title Deeds before government and semi-governmental bodies and authorities, municipal and land

~~authorities~~, local authorities, statutory bodies, courts, tribunals, judicial and quasi judicial forums, service providers, buyers/transferees in the Building Complex, financial institutions providing finance to the Developer and buyers/transferees and other persons and authorities as may be required by the Developer.

- 5.4.3 The Developer may produce or deliver the original Title Deeds to Appropriate Authorities or financiers providing loans or advances to the Developer pursuant to the rights and authorities of the Developer hereunder.
- 5.4.4 Upon Completion of Construction of the Building Complex and completion of Transfer of all the Units therein, the original Title Deeds shall be handed over to the Maintenance In-charge/Association of the Building Complex.
6. **SECURITY DEPOSIT:** The Developer shall, simultaneously with the execution hereof, pay to the Owners a sum of Rs. 1,00,000/- (Rupees one lakh) in the Internal Agreed Proportion as Security Deposit free of interest. The said Security Deposit amount shall be refundable by the Owners to the Developer upon completion of the Building Complex.
7. **PLANNING, SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**
- 7.1 **PLANNING:** The planning and layout for the development of the Subject Property has been and shall be continued to be done by the Developer. Such planning shall include the design, concept and layout of the Building Complex including the New Buildings as well as the landscaping, plantation, walkways, driveways, etc. at the Subject Property, the nature of buildings (including Green building, if any), the provisions for the implementation of the Club with sporting/entertainment/recreation/health centre and the different phases of implementation of the development.
- 7.2 **DEVELOPMENT IN PHASES:** The Developer shall be free to plan, commence and continue the construction and development of/at the Subject Property or at any part thereof in one or multiple phases. Such phase may comprise of one or more New Building(s) with part of the Common Areas and Installations and part of the land being identified for use in each phase for the purposes of convenience.
- 7.3 **SURVEY AND SOIL TESTING:** The Developer shall, at its own costs and expenses, carry out the necessary survey and soil testing and other preparatory works in respect of the Subject Property.
- 7.4 **MODIFICATIONS:** The Developer shall, in consultation with the Owners' named representative, be entitled from time to time to cause modifications and alterations to the Building Plans already sanctioned in such manner and to such extent as the Developer may deem fit and proper.
8. **CONSTRUCTION OF THE BUILDING COMPLEX:**

- 8.1 **CONSTRUCTION:** The Developer shall construct or cause to be constructed the *New Buildings* at the Subject Property.
- 8.2 **QUALITY OF CONSTRUCTION:** The Developer shall construct or cause to be constructed the *New Buildings* in a good and workman-like manner with good quality of materials and the Specifications as mentioned in the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall handle and tackle local issues which may arise. The Developer shall construct and build the *New Buildings* in accordance with the Building Plans and do all acts, deeds and things that may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at that time. The construction shall be done by the Developer in compliance with the legal requirements.
- 8.3 **COMPLETION CERTIFICATE/OCCUPANCY CERTIFICATE:** The Developer shall obtain the necessary Completion Certificate/Occupancy Certificate, as the case may be, in respect of the *New Buildings* from the Architect for the Building Complex. Such Completion Certificate/Occupancy Certificate may be obtained by the Developer phase-wise or building-wise or partially. If such certificates are also issued at the material time by the sanctioning authority, then the Developer shall apply for and obtain the same from time to time from such authority.
- 8.4 **MANAGEMENT AND CONTROL:** The Developer shall have the exclusive and unobstructed right to administer the development of the Building Complex at the Subject Property. The Developer shall be free to set up site office, put up hoardings/boards, bring out brochures and commence the preparatory works for Transfer of the proposed Building Complex at the Developer's cost.
- 8.5 **TEAM:** The Architect for the Building Complex and the entire team of people required for the execution of the Building Complex at the Subject Property shall be such persons as may be selected and appointed by the Developer in its sole discretion. All persons employed by the Developer for the purpose of construction such as architects, engineers, contractors, labourers, care-takers, security personnel, consultants, etc. shall be persons under the appointment of and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration, etc. or their acts in any manner whatsoever and shall have no responsibility towards the Architect and/or contractors, labourers, caretakers etc. or for the compliance of the provisions of labour laws, payment of wages, payment of P.F., E.S.I. etc., maintenance of records of labourers etc. and all responsibilities in this regard shall be that of the Developer and the Owners shall be kept protected and harmless against any action, if taken against the Owners for non-compliance or violation of the said requirements.
- 8.6 **UTILITIES:** The Developer shall be entitled to use the existing and/or apply for and obtain temporary or permanent connections of water, electricity, power, drainage,

sewerage and/or other utilities, inputs and facilities from all the concerned Appropriate Authorities.

- 8.7 **COMMON AREAS AND INSTALLATIONS:** The Developer may modify the Common Areas and Installations in the Subject Property meant jointly or individually for (a) any individual New Building, (b) any phase, (c) any different category of Transferees and/or (d) use of the different areas. The Developer shall provide for the availability of Common Areas and Installations providing for passages, driveways, electricity, drainage and sewerage and water connections and any other area, installation or facility that the Developer may provide at the Subject Property. The Developer shall, as it deems fit and proper, be entitled to: -
- (a) Erect, install and/or operationalize the Common Areas and Installations within the phases and across the phases gradually;
 - (b) Allow or permit only provisional and/or partial use of the Common Areas and Installations or part(s) thereof until the Completion of Construction of the Building Complex or until such earlier time as the Developer may deem fit and proper;
 - (c) Erect and/or operationalize the recreational/amenity area containing sporting/entertainment/health centre, if any and to the extent planned during any one or more phases including the last phase;
 - (d) Change the location, dimension, capacity or any other physical or in-built Specifications of any Common Areas and Installations in phases and from time to time erect, install or shift any portion into any new phase or other portion of the Subject Property;
 - (e) Erect a temporary or permanent boundary between the different phases and continue/remove the same at any time or upon the completion of the later phase;
 - (f) Impose restrictions and conditions for the use of the Common Areas and Installations including the Recreational area;
 - (g) Charge, demand, receive or realize any Extras or Deposits in connection with any part or portion of Common Areas and Installations;
 - (h) Provide for separate entrances for different areas and provide for the segregation of the Common Areas and Installations for different spaces/Transferees.
- 8.8 **CALCULATION OF AREAS:** The carpet area shall be as per the applicable Real Estate laws and shall be provided by the Developer and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Building Complex shall be such as is determined by the Developer.

- 8.9 **AUTHORITY:** The Owners hereby agree and confirm that the Developer shall have complete authority to carry out the planning and development of the Building Complex at the Subject Property.
- 8.10 **APPROVALS FOR DEVELOPMENT:** The Developer shall in its own name or in the name of the Owners apply for and obtain all permissions, clearances, no objection certificates and/or other approvals required for carrying out the development at the Subject Property, including those required from Pollution Control Authorities, Fire Service Authorities, Police Authorities, Panchayat Samity, Gram Panchayat, Municipal Authorities or other statutory authorities at its own costs and expenses.
- 8.11 **COMPLIANCES:** The Developer shall not violate any Panchayat Samity, Gram Panchayat or Municipal rules or laws or any other statutory rules and laws and shall always abide by and observe all rules and procedures and practices usually followed in constructing buildings. The Owners shall not be responsible for any laches and/or lapses on part of the Developer.
- 8.12 **TIME FOR CONSTRUCTION:** Subject to the Owners not being in default of the compliance of their obligations hereunder and subject to Force Majeure, the Developer shall complete the construction of each phase of the Building Complex within 60 (sixty) months from the grant of registration under the Real Estate Laws for such phase and of all other clearances and certificates by the Appropriate Authorities necessary to commence and carry out the development of the Building Complex. There shall be an extended period of 6 (six) months beyond the time for construction mentioned above.
- 8.13 **COMPLETION OF CONSTRUCTION:** The Developer shall be deemed to have constructed and completed the New Buildings if the Developer has constructed the same internally as per the agreed Specifications and has provided reasonable ingress and egress, obtained temporary or permanent water, electricity and drainage connections (if and to the extent applicable to such constructed area) and obtained the Completion Certificate of the Architect in respect thereof.
- 8.14 The Developer shall be at liberty to carry out the Completion of Construction phase-wise and obtain partial Completion Certificates/Occupancy Certificates.
- 8.15 **ADDITIONAL/FURTHER CONSTRUCTION:** The Developer shall be entitled to apply for the sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans if so and as is thereafter possible/permissible to be constructed and such additional/further construction shall automatically form part of the Transferable areas.
- 8.16 **COSTS AND EXPENSES:** All costs and expenses for the sanction or modifications of plans (including fees of the Architects and all fees, costs and charges payable for sanction, modification, alteration and/or revision of building plans), the construction

and development of the Subject Property and the activities mentioned above shall be borne and paid by the Developer.

8.17 **FINANCE AND MORTGAGE:** The Owners hereby agree and permit 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 by mortgaging and charging the New Buildings and/or other constructions, if any, to be made by the Developer at the Subject Property and the land comprised in the Subject Property without, however, creating any financial obligation upon the Owners and without creating any charge or lien on the share of the Owners in the Realization. The Developer shall indemnify and keep the Owners fully indemnified against any loss damage cost claim action or proceeding suffered by the Owners owing to any delay or default in the repayment of the amounts and dues against any such mortgage by the Developer. The Owners agree from time to time to provide consents, confirmations, no objections or other documents as may be required for the creation of such mortgage or charge by the Developer and also agree to sign necessary loan and/or other agreements and power(s) of attorney with the bankers or financiers in connection with the above.

9. **TRANSFER:**

9.1 **TRANSFERS BY THE DEVELOPER:** The Owners agree that the Developer shall have exclusive rights and authorities to Transfer all Transferable Areas at the Building Complex on the terms and conditions hereinafter contained and to negotiate and settle the price and other terms of transfer with the intending Transferees.

9.2 **LAND SHARE SALE:** The Owners agree to sell and transfer their undivided shares in the land attributable to the concerned Unit and/or other Transferable Areas with all and whatever its entire share right title and interest in the concerned Transferable Areas to the respective Transferees in such parts or shares as the Developer may nominate or require.

9.3 **PUBLICITY:** The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex through all media.

9.4 **MARKETING AGENTS:** The Developer shall be entitled to appoint brokers, sub-brokers, channel partners, business associates and other agents for the sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.

9.5 **BOOKINGS:** The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Transferee and if necessary, shall cancel, revoke or withdraw any such booking.

- 10.3 ERRORS & OMISSIONS:** All payments made by the Developer to the Owners shall be subject to any errors or omissions and/or the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or for any other reason any part of the Realization becomes refundable or payable to any Transferee and/or in case any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the Owners therein shall be adjustable out of the future payments to be made by the Developer to the Owners and in case no such future payment is due, the same shall be paid by the Owners to the Developer.
- 10.4 ACCOUNTS:** The Developer shall maintain proper accounts pertaining to the Transfers, Realizations, Extras & Deposits. The parties shall be free to mutually agree to any other mechanism for the disbursement of the Realizations to the parties. The Owners shall have at all times full and free access and liberty to inspect such separate accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found to be necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Building Complex.
- 10.5 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.
- 10.6 CONCLUSIVITY OF ACCOUNTS:** The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save any errors or omissions on the face of the record) if no objection from any party is received in respect thereof within 45 days of such given date.
- 10.7 EXTRAS & DEPOSITS:** Any Extras and Deposits that may be taken from the Transferees by the Developer shall be utilized separately by the Developer and the Owners shall have no concerns therewith.
- 10.8 DELIVERY TO TRANSFEREES:** The Developer shall deliver possession of the areas agreed to be transferred to the respective Transferees subject to the concerned Transferee not being in any default of his obligations.
- 10.9 LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans from banks, institutions and entities granting such loans for the purpose of acquiring specific Units and Transferable Areas. The Owners and the Developer shall render the necessary assistance and sign and deliver such documents, papers, consents etc. as required in this regard by such banks, institutions and entities provided that there shall not be any monetary liability for repayment of such loans or interest upon them or any of them nor shall there be any charge or lien on the Project/Subject Property except the flat and appurtenances under sale or Transfer and save those

occasioned due to cancellation of the agreement with the Transferees and to the extent to be mentioned in the agreement for sale to be entered into with them.

- 10.10 **INSURANCE:** The Developer shall purchase and maintain insurance policies as are customarily and ordinarily available in India on commercially reasonable terms and as are reasonably required to be maintained to insure the Building Complex and all related assets against risks in an adequate amount consistent with facilities similar to the size and type of the Building Complex and/or as may be required by the lenders (if any). The premiums payable on the insurance coverage as indicated above including any costs and expenses incidental to the procurement and enforcement of such insurance cover shall be part of the costs of the Building Complex to be borne and paid by the Developer. The proceeds from all insurance claims, except for life and injury, shall be promptly applied for the repair, renovation, restoration and/or reinstatement of the assets, facilities and services of the Building Complex or any part thereof which may have been damaged or destroyed.
- 10.11 **RECORDS AND INSPECTION:** Each party shall maintain their respective records of Transfer (including marketing costs) of the Building Complex.
- 11. COMMON PURPOSES AND MAINTENANCE IN-CHARGE:**
- 11.1 **COMMON PURPOSES:** All Transferees shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes in consultation with the Owners.
- 11.2 **MAINTENANCE IN-CHARGE:** The Developer shall form a Maintenance Company and/or Association for the Common Purposes of management and maintenance of the Building Complex and for the collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and handed over or till such other time as the Developer may desire, the Developer or its nominee shall be in charge of administering the Common Purposes. Subject to the laws for the time being in force, the entire Building Complex shall be under one Association and the membership of the same shall be taken by the Co-owners on a phase-wise basis. It is expressly agreed and understood that so long as the Developer or its nominee remains the Maintenance In-charge, the Owners and/or their nominees or Transferees shall not hold the Developer or its nominee liable or responsible for rendering any accounts or providing explanations for any expenses incurred.
- 12. COVENANTS BY THE OWNER:**
- 12.1 The Owners do hereby covenant with the Developer as follows:-
- (a) The Owners shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and

losses, damages, costs, claims, demands, actions or proceeding that may be suffered or incurred by them or any of them in this regard.

- (g) The Owners shall bear and pay all taxes and impositions levied by the State Government, Central Government or any other authority or body or which are applicable under any law for the time being in force on the Owners' Share of Realization.
- (h) The Owners have full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

13. COVENANTS BY THE DEVELOPER: The Developer do hereby covenant with the Owners as follows:-

- (a) The Developer agrees not to do any act, deed or thing whereby any right or obligation of the Owners hereunder may be affected or whereby the Owners are prevented from making or proceeding with the compliance of their obligations hereunder.
- (b) The Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limit without any delays or defaults and shall not do or permit to be done any act or omission contrary to the terms and conditions of this Agreement in any manner.
- (c) The Developer shall not be entitled to assign this Agreement or any part thereof from the date hereof without the prior consent in writing of the Owners, but may enter upon joint ventures, collaborations and/or tie-ups with any person and may also appoint a sub-developer as the Developer deems fit and proper. However, the obligations of the Developer hereunder shall not be affected thereby.

14. FORCE MAJEURE: Notwithstanding anything to the contrary contained elsewhere in this Agreement, the parties hereto shall not be considered to be in default of the performance of the obligations or be liable for any obligation hereunder to the extent that the performance of their respective obligations are prevented by the existence of Force Majeure and the time for performance shall remain suspended during the duration of the Force Majeure.

15. POWERS OF ATTORNEY:

- 15.1 The Owners shall, with the execution of these presents, execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons being namely Mr. Vikash Musaddi or such other person as may be nominated from time to time granting all necessary powers and authorities to effectuate and implement this Agreement (including for preparation and sanction of the revised Building Plans, construction and development of the Building Complex

and for sale or otherwise transfer of the Transferable Areas and all share right title and interest of the Owners in the Building Complex) and also otherwise under this Agreement and agree that the same shall subsist during the subsistence of this Agreement.

- 15.2 It is understood that to facilitate the Building Complex, various acts deeds matters and things not specified herein may be required to be done by the Developer for which the Developer may need the authority of the Owners for making or signing various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be on a written request made by the Developer.
- 15.3 The said power or powers of attorney to be so granted by the Owners to the Developer and/or its nominee(s) shall form an integral part of this Agreement and the Owners shall not be entitled to modify or alter the same without the prior written consent of the Developer.

16. UNSOLD AREAS:

- 16.1 In case upon expiry of 90 (ninety) days from the date of Completion of Construction of the Building Complex there be or remains unsold Transferable Areas or in case at any time prior thereto, the parties by mutual consent agree to divide and allocate separate areas in the Building Complex, then the following allocations and terms and conditions shall apply:-
- (a) The Developer and the Owners (in the Internal Agreed Proportion) would be allocated and be entitled to identified units or portions of the Transferable Areas remaining unsold as per the Agreed Ratio.
 - (b) The location of the Units and other Transferable Areas to belong to the Owners jointly (in their Internal Agreed Proportion) and the Developer shall be mutually finalized by the parties and the areas to be allotted separately to the Owners and the Developer respectively shall thenceforth be the Owners' Allocation and the Developer's Allocation respectively. The Owners shall be entitled to deal with and/or Transfer the Owners' Allocation and to receive and appropriate the Realizations in respect thereof exclusively and the Developer shall be entitled to deal with and/or Transfer the Developer's Allocation and to receive and appropriate the Realizations in respect thereof exclusively. The Owners shall be entitled to proportionate undivided share in the land and the Common Areas and Installations as properties attributable and appurtenant to the separately allotted Owners' Allocation and would be liable to convey and

transfer their proportionate share in the land to the Transferees nominated by the Developer in respect of the separately allotted Developer's Allocation.

17. GENERAL:

- 17.1 ENTRY:** As a purpose incidental to carrying out the development of the Subject Property in terms hereof, the Owners shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owners to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the Subject Property shall not be given and is not intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated under Section 53A of the Transfer of Property Act, 1882 read with Section 2(47)(v) of the Income Tax Act, 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the Subject Property shall always remain vested in the Owners.
- 17.2 PROPERTY TAXES AND OUTGOINGS:** Till the date of execution hereof, all taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owners and those arising for the period hereafter and until the Completion of Construction shall be borne and paid by the Developer, provided that upon construction of any phase of development at the Subject Property, all taxes and outgoings shall be borne, paid and discharged by the Transferees and for non-alienated areas, by the parties hereto in the Agreed Ratio.
- 17.3 GST AND TDS:**
- (a) The parties shall respectively discharge their statutory compliances in respect of TDS, Income Tax as well as Goods and Service Tax in respect of their rights, benefits and obligations under arising out of or under this Agreement. As regards the Transferable Areas, the Developer shall be solely responsible for the compliances of collection and deposit of the Goods and Service Tax. If there be any statutory requirement which obliges the Owners to register or pay, then the Owners shall comply with same.
 - (b) Save those agreed to be complied with by the Developer hereunder, the parties shall respectively discharge statutory compliances in respect of the Goods and Service Tax collections or payments and/or any other statutory compliances relating to this Agreement.
- 17.4 REAL ESTATE LAWS:** The Developer shall comply with all the necessary requirements under the Real Estate laws and which are required to be complied with by a developer of a building and the Owners shall co-operate and assist the Developer in respect thereof. The Owners shall also comply with all necessary requirements under the Real Estate laws required to be complied with by a landowner.

- 17.5 **OWNERS' NAMED REPRESENTATIVE:** Unless changed by the Owners hereafter in writing, Mr. Mayank Shroff shall be the Owners' representative and shall be and is hereby authorized by the respective Owners to deal with the Developer in all matters involving the Project. The acts of the said Owners' representative in all matters referred to herein shall be binding upon the Owners.
- 17.6 **FINAL DECISION IN RESPECT OF MATTERS TO BE CONSULTED:** Except as specifically provided in this Agreement to the contrary, in all those matters agreed to be decided by or carried out by the Developer in consultation with the Owners, if there is any dispute or lack of consensus on any point or issue, the decision of the Developer on such point or issue shall be final and binding on the Owners.
- 17.7 **INDEMNITY BY OWNER:** At all times hereafter, the Owners hereto shall indemnify and agree to keep the Developer saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising out of any representation of the Owners found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature by the Owners in relation to the terms and conditions hereof, whether statutory or contractual or under civil or criminal laws.
- 17.8 **INDEMNITY BY DEVELOPER:** At all times hereafter, the Developer hereto shall indemnify and agree to keep the Owners saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered by or incurred by the Owners and arising out of any representation of the Developer being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature by the Developer in relation to the terms and conditions hereof whether statutory or contractual or under civil or criminal laws.
- 17.9 **NO PARTNERSHIP OR AOP:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the parties in any manner neither shall the parties constitute an Association of Persons (AOP).
- 17.10 **NOT A PRESENT TRANSFER:** Nothing in this Agreement is intended to or shall be construed as a transfer of possession of the Subject Property at present in favour of the Developer.
- 17.11 **WAIVERS:** Failure or delay by either party to enforce any of their rights under this Agreement shall neither amount to an implied waiver of such rights nor shall it affect, diminish or prejudice the right of such party to require performance of that provision in any way. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.

- 17.12 **EFFECTIVENESS:** This Agreement shall apply with effect from the Appointed Date. The parties shall respectively be entitled to the benefits of all acts done by them prior to the date of execution hereof. The execution of this Agreement shall not invalidate any act, deed or thing done by the parties prior to the date of execution hereof. However, with effect from the Appointed Date, the terms and conditions hereof shall apply only between the parties hereto.
- 17.13 **PART UNENFORCEABILITY:** In case any provision of this Agreement or the application thereof to any circumstance is found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree, in the circumstances referred to above, to use all reasonable endeavors to substitute any invalid or unenforceable provision with a valid or enforceable provision which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.
- 17.14 **MODIFICATIONS:** No amendment or modification of this Agreement or any part thereof shall be valid and effective unless it is made by an instrument in writing executed both by the Owners and the Developer.
- 17.15 **EXECUTION IN DUPLICATE:** This Agreement is being executed in Duplicate, one copy each whereof shall be retained by the Owners and the Developer respectively and each such copy shall be deemed to be the original.
- 17.16 **CHANGE IN CONSTITUTION:** It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc. of any of the parties, this Agreement as well as the Power(s) of Attorney to be executed by the parties in pursuance hereof shall remain valid and effective and shall automatically bind all successors and/or successors-in-office of the parties.
- 17.17 **NAME:** The Building Complex shall be known as "Bally Sky High" or by any other name as may be decided by the Developer.
- 18. DEFAULTS:**
- 18.1 If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend its full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by it from the defaulting party without prejudice to its other rights hereunder.

- 18.2 The parties shall refer all disputes or differences arising between them to the arbitral tribunal as morefully provided hereinafter and accept and abide by the award passed by the arbitral tribunal.
19. **NOTICES:** All notices to be served hereunder by any of the parties upon the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to the service of the notice deemed to have been served as aforesaid.
20. **ARBITRATION:** All disputes and differences arising between the parties hereto regarding the construction or interpretation of any of the terms and conditions contained herein or which touch upon these presents and/or the Subject Property or regarding the determination of any liability shall be referred to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment thereof for the time being in force. In connection with the said arbitration, the parties have agreed to and declared as follows:
- (a) The arbitral tribunal shall have summary powers and shall be entitled to lay down its own procedure.
 - (b) The arbitral tribunal shall be at liberty to give interim orders and/or directions.
 - (c) The parties shall abide by all directions and/or awards passed by the arbitral tribunal and shall not challenge the same in any manner whatsoever or howsoever.
21. **JURISDICTION:** Only the Calcutta High Court and those courts having territorial jurisdiction over the Subject Property shall have the jurisdiction to entertain, try and determine all actions and proceedings arising between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

SECTION-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT the piece or parcel of land containing an area of 2 Bighas 11 Cottahs 5 Chittacks 22.5 Square feet or 84,865 satak more or less and comprised of (i) 48.095 satak or 0.48095 acre more or less out of 17.65 acre comprised in L.R. Dag No. 5312 recorded in L.R. Khatian No. 43076 (formerly C.S. and R.S. Dag No. 2902 recorded in R.S. Khatian Nos. 9620, 9622 and 9624) with recorded nature of use being Khariban and (ii) 36.77 satak or 0.3677 acre more or less out of 0.68 acre comprised in L.R. Dag No. 5311 recorded in L.R.

Khatian No. 43076 (formerly C.S. and R.S. Dag No. 2901 recorded in R.S. Khatian Nos. 9619, 9621 and 9623) with recorded nature of use being Sali in Mouza Bally, Police Station Bally Durgapur Avaynagar –I, Grampanchayat Additional District Sub Registrar Howrah in the District of Howrah Pin Code 711205 and delineated in the plan annexed hereto being Annexure 'A' duly bordered thereon in "RED" and butted and bounded as follows:

- On the NORTH** : By portion of R.S. Dag No. 2901;
On the SOUTH : By portion of R.S. Dag No. 2902;
On the EAST : By portion of 25 feet wide Common Road (kancha) and;
On the WEST : By portion of R.S. Dag Nos. 1446 and 1447.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the nature of land as converted in respect of the Subject Property is 'Housing Complex' and the total existing constructed area at the Subject Property is 1,40,000 square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS AND INSTALLATIONS)

PART-I

1. Common Areas & Installations at any New Building:
 - 1.1 Concealed electrical wiring and fittings and fixtures for lighting the staircase, the common areas, the lobby and the landings and for operating the installation of two lifts at the designated block.
 - 1.2 Electrical installations with main switch and meter and space required therefore in the Building.
 - 1.3 Bore well/ Tube well (as the case may be) water pump overhead tanks and underground water reservoirs and spaces required thereto with water distribution pipes from such Overhead water tank connecting to the different Units of the Building and Space for Water pump and motor room therefor.
 - 1.4 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
 - 1.5 Common corridors, lobbies, stairs, stairways landings entrances exits and pathways within each New Building.
 - 1.6 Windows, doors, grills and other fittings in the common area.

- 1.7 Lifts, Lift wells spaces required therefor.
- 1.8 Common roof.
- 1.9 Such other common parts areas and any covered and open space in or about each New Building as may be provided by the Developer.
- 1.10 Gate Goomty.

PART-II

- 2. Common Areas & Installations at the Building Complex:
 - 2.1 Driveways, pathway pavements and landscape green at the Subject Property.
 - 2.2 Space for transformer and Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed.
 - 2.3 Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
 - 2.4 Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains (if any). Space for Sewage Treatment plant.
 - 2.5 Recreational Block with amenities like Community Hall with initial airconditioning, Podium Garden, Infinity Swimming Pool, Gymnasium and Games Room with initial airconditioning, infrastructure and equipments and installation as provided by the Developer.
 - 2.6 Space for Generator installations and its allied accessories room.
 - 2.7 Boundary walls of the Properties including outer side of the walls of the Subject Property and main gates.
 - 2.8 Such other common parts areas and any covered and open space in or about Subject Property and for the Building Complex as a whole as may be provided by the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

PART-A

(SPECIFICATIONS, AMENITIES AND FACILITIES FOR THE UNIT)

- I. **LIVING/DINING:** -
 - a. Flooring - Vitrified Tiles
- II. **BEDROOMS:** -
 - a. Flooring - Vitrified Tiles

III. KITCHEN: -

- a. Flooring – Anti-Skid Ceramic Tiles
- b. Granite top counter with stainless steel sink
- c. Ceramic Tiles upto 2 ft height above the counter
- d. Electrical points for Refrigerator, Aquaguard & Exhaust Fan

IV. TOILETS: -

- a. Flooring - Anti-Skid Ceramic Tiles
- b. Designer Ceramic Tiles on walls upto door height
- c. Sanitary ware of Hindware/Parryware or equivalent make
- d. CP fittings of Esso or reputed make
- e. Electrical point for Geyser and Exhaust

V. ELECTRICAL & FITTINGS:

- a. Concealed wiring all around the flat with copper conductors
- b. Modular switches of reputed brands
- c. Adequate lighting and power points in all the areas
- d. A.C. point in master bedroom
- e. Telephone point in Living/Dining rooms
- f. Wiring for cable/DTH television network with connection in Living/Dining

VI. SECURITY & FIRE FIGHTING:

- a. Intercom facility in all flats
- b. Modern firefighting system

VII. DOORS & WINDOWS:

- a. Door Frame – Sal wood
- b. Main Door – Decorative laminated door
- c. Main Door Fittings – Godrej lock
- d. Internal Door – ISI mark flush doors
- e. Windows – Standard section aluminum sliding windows

PART B

(SPECIFICATIONS AMENITIES AND FACILITIES FOR THE BUILDING COMPLEX)

- A. **BUILDING:** Reinforced Cement Concrete (RCC) frame structure with anti-termite treatment
- B. **WALL FINISH: Exterior** – Latest durable outer finish, **Interior** – Plaster of Paris punning
- C. **LIFT:** Of reputed make
- D. **STAIRS:** Kota stone/Tiles
- E. **LOBBIES:** Well-decorated Ground Floor Lobby with marble/granite/vitrified flooring

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(EXTRAS AND DEPOSITS)

EXTRAS shall include:

- (i) Additions or alterations made in the flat at the instance of the buyers
- (ii) Any type of taxes like GST, local taxes and any other statutory levy or tax etc., payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the agreement above).
- (iii) Any EDC/IDC charges payable to any government authority or any local body etc.
- (iv) All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider.
- (v) Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity water and any other connection or service at the Building Complex.
- (vi) All costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Building Complex.
- (vii) Betterment fees, development charges, and other levies taxes duties and statutory liabilities that may be charged on the Subject Property or the Buildings or the Units or on their Transfer or construction partially or wholly, as the case may be.
- (viii) Cost of formation of Association/service maintenance company/society.

DEPOSITS (which shall be interest-free) shall include deposits on account of maintenance charges, electricity, water, other facilities, common expenses, rates and taxes, sinking fund etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:**(CHAIN OF TITLE)**

- 1.1 The Owners are fully seized and possessed of and well and sufficiently entitled to the Subject Property. The facts about the Owners deriving title to the Subject Property as represented by them to the Developer is as follows:-
- 1.2 By an Indenture of Conveyance dated 27th December 1977 and registered with the Sadar Joint Registrar Howrah in Book I Volume No.8 Pages 183 to 195 Being No. 170 for the year 1978 one Prasanta Kumar Basu (the Court Liquidator attached to the Calcutta High Court in his capacity as Receiver in Banking Company Suit No. 1585 of 1958 (Calcutta National Bank Limited (In Liquidation) v. Smt. Sumati Debi Choudhurani and Others) for the consideration therein mentioned granted sold conveyed transferred unto and in favour of one Shree Durga Saw Mill **ALL THAT** pieces or parcels of land hereditaments and premises containing an area of 2 Bighas 15 Cottahs and 12 Chittacks more or less situate lying at and being a separate and independent lot being Plot No. 29 (amongst several other plots with connecting roads) in a divided and demarcated portion of a big block of land plot in Mouza Bally, Police Station Bally Durgapur Avaynagar – I, Grampanchayat in the District of Howrah absolutely and forever.
- 1.3 The said independent and separate plot containing an area of 2 Bigha 15 Cottahs 12 Chittacks or 0.92 acre more or less was surveyed and measured and was enclosed within a boundary wall and was found to comprise in (a) portion admeasuring 0.5523 acre out of 17.65 acre comprised in C.S. and R.S. Dag No. 2902 (renumbered as L.R. Dag No. 5312) and (b) portion admeasuring 0.3677 acre out of 0.68 acre comprised in C.S. and R.S. Dag No. 2901 (renumbered as L.R. Dag No. 5311) and was mutated and recorded in the name of the said Sole Proprietary concern of one Himmat Lal Chopra namely the said Shree Durga Saw Mills in L.R. Khatian No. 43076 being the Records of Rights published under the West Bengal Land Reforms Act, 1955 (hereinafter referred to as “the **Larger Property**”).
- 1.4 The said Shree Durga Saw Mills, the Sole Proprietary Concern of the said Himmat Lal Chopra was closed and the said Himmat Lal Chopra as the sole proprietor continued to hold and be vested with the Larger Property.
- 1.5 The said Himmat Lal Chopra gifted two divided and demarcated portions of the Larger Property containing an aggregate area 36 Cottahs 13 Chittacks more or less by two Deeds of Gift as hereinafter mentioned and retained with himself the sole and absolute ownership of the remaining portion containing an area of 18 Cottahs 15 Chittacks more or less (hereinafter referred to as “the **First Portion**”). Particulars of the two Deeds of Gift referred to above, both being dated 1st September 2003 and registered with the Additional Registrar of Assurances-I, Kolkata are mentioned below:-

- a. By Deed of Gift and registered in Book I Volume No.1 Pages 1 to 18 Being No. 10494 for the year 2003, the said Himmat Lal Chopra conveyed and transferred by way of gift to his brother one Jetha Lal Chopra All That portion measuring 18 Cottahs 6 Chittacks 22.5 Square feet more or less on the south of the Larger Property (hereinafter referred to as “the **Jetha Lal Portion**”).
 - b. By Deed of Gift and registered in Book I Volume No.1 Pages 1 to 17 Being No.10495 for the year 2003, the said Himmat Lal Chopra conveyed and transferred by way of gift to his brother one Jayanti Lal Chopra All That portion measuring 18 Cottahs 6 Chittacks 22.5 Square feet more or less on the central part of the Larger (hereinafter referred to as “the **Third Portion**”).
- 1.6 Out of the Jetha Lal Portion, the said Jetha Lal Chopra conveyed and transferred by way of gift unto and to the said Jayanti Lal Chopra portions aggregating to a total area of 14 Cottahs more or less (hereinafter referred to as “the **Second Portion**”) by two Deeds of Gift one dated 20th November 2015 and registered with the Additional District Sub-Registrar, Howrah in Book I Volume No. 0502-2015 Pages 102273 to 102291 Being No. 050206575 for the year 2015 in respect of 5 Cottahs portion and the other dated 27th June 2018 and registered with the Additional District Sub-Registrar, Howrah in Book I Volume No. 0502-2018 Pages 150876 to 150897 Being No. 050204576 for the year 2018 as rectified by Deed of Declaration/Rectification dated 5th November 2018 and registered with the Additional District Sub-Registrar, Howrah in Book IV Volume No. 0502-2018 Pages 17003 to 17015 Being No. 050200808 for the year 2018 in respect of 9 Cottahs portion absolutely and forever.
 - 1.7 By a Deed of Gift dated 13th June 2018 and registered with the Additional District Sub-Registrar Howrah in Book I Volume No. 0502-3018 Pages 137333 to 137363 Being No. 050204146 for the year 2018 the said Jayanti Lal Chopra conveyed and transferred by gift unto and to his brother one Natwar Lal Chopra All That the Third Portion absolutely and forever.
 - 1.8 The said Himmat Lal Chopra thus became the sole and absolute owner of the First Portion, the said Jayanti Lal Chopra became the sole and absolute owner of the Second Portion and the said Natwar Lal Chopra has become the sole and absolute owner of the Third Portion. The said Himmat Lal Chopra, Jayanti Lal Chopra and Natwar Lal Chopra thus collectively became the owners of the Subject Property.
 - 1.9 By an Indenture of Conveyance dated 13th December 2019 and registered with the Office of the D.S.R. - II Howrah in Book I Volume No. 0513-2019 Pages 229397 to 229467 Being No. 051307082 for the year 2019 the said Himmat Lal Chopra, Jayanti Lal Chopra and Natwar Lal Chopra for the consideration therein mentioned sold conveyed and transferred unto and to one Devyansh Properties Private Limited (the Owner No. 1 hereto), one Jeen Mata Home Builders Private Limited (the Owner No. 2 hereto), one Musaddi Builders Private Limited (the Owner No. 3 hereto), one

Priyanshi Properties Private Limited (the Owner No. 4 hereto), one Vanya Buildcon Private Limited (the Owner No. 5 hereto), one Priyanshi Realcon Private Limited (the Owner No. 6 hereto), one Musaddi Realtors Private Limited (the Owner No. 7 hereto) and one Vanya Griha Nirman Private Limited (the Owner No. 8 hereto) All That the Subject Property absolutely and forever.

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

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

Saneel Kanai
20 Queens Park.
Kolkata: 700019.

Lata Khanna
5, Thakur Das Palit Lane
Kolkata, - 700012

[Signature]
DIRECTOR

MATA HOME BUILDERS PVT. LTD.

[Signature]
DIRECTOR

MUSADDI BUILDERS PVT. LTD.

[Signature]
DIRECTOR

PRIYANSHI PROPERTIES PVT. LTD.

[Signature]
DIRECTOR

VANYA BUILDCON PVT. LTD.

[Signature]
DIRECTOR

PRIYANSHI REALCON PVT. LTD.

[Signature]

MUSADDI REALTORS PVT. LTD.

[Signature]
DIRECTOR

VANYA GRIHA NIRMAN PVT. LTD.

[Signature]
DIRECTOR

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

Sansar Kanti
23 Queens Park
Kolkata: 700019.

Lata Khawar
5, Thakur Das Palit Lane
Kolkata - 700012.

MUSKADI PROPERTIES LLP



Partner

Drafted by me:-
Banu Begum Advocate
C/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata - 700001
F - 1415/2010.

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs. 1,00,000/- (Rupees One lakh only) towards payment of the Security Deposit as follows:-

MEMO OF CONSIDERATION

Sl. No.	By or out of Cash/Demand Draft/Cheque Number	Date	Bank	Amount (in Rs. P.)
1.	288078	01.09.2021	The Federal Bank Ltd.	1,00,000.00
TOTAL				Rs. 1,00,000.00

(Rupees one lacs) only

DEVYANSH PROPERTIES PVT. LTD.

HEEN MATA HOME BUILDERS PVT. LTD.

Mayank Shroff
DIRECTOR

MUSADDI BUILDERS PVT. LTD.

Mayank Shroff
DIRECTOR

PRIYANSHI PROPERTIES PVT. LTD.

Churaka
DIRECTOR

VANYA GRIHA CON PVT. LTD.

Sheetal Murarka
DIRECTOR

Anant Shroff
PRIYANSHI REALCON PVT. LTD.
MUSADDI REALTORS PVT. LTD.

Churaka
DIRECTOR

VANYA GRIHA NIRMAN PVT. LTD.

PRIYANSHI REALCON PVT. LTD.

DIRECTOR

SITE PLAN AT C.S. & R.S. DAG. NO - 2901 & 2902, KHATIAN NO. 0632 TO 0638, MOUZA - BALLY, BALLY AVAYANAGAR GRAMPANCHAYAT-II DISTRICT - HOWRAH
 LAND AREA (AS PER DEED) = 51 K.-06 CH. = 30845 Sq.ft. = 3432.27 SQM
 LAND AREA (AS PER MEASUREMENT) = 36212.35 Sq.ft. = 3966.1 SQM
 SCALE = 1:400

OPEN LAND
 R.S. DAG. NO. 1440

JEEAN MATA HOME BUILDERS PVT. LTD.
Mayank Shrivastava
 DIRECTOR

DIRECTOR

MUSADDI BUILDERS PVT. LTD.
Mayank Shrivastava
 DIRECTOR

PRIYANSHI PROPERTIES PVT. LTD.
Uday
 DIRECTOR

DIRECTOR

VANYA BUILDCON PVT. LTD.
Sheetal Mishra
 DIRECTOR

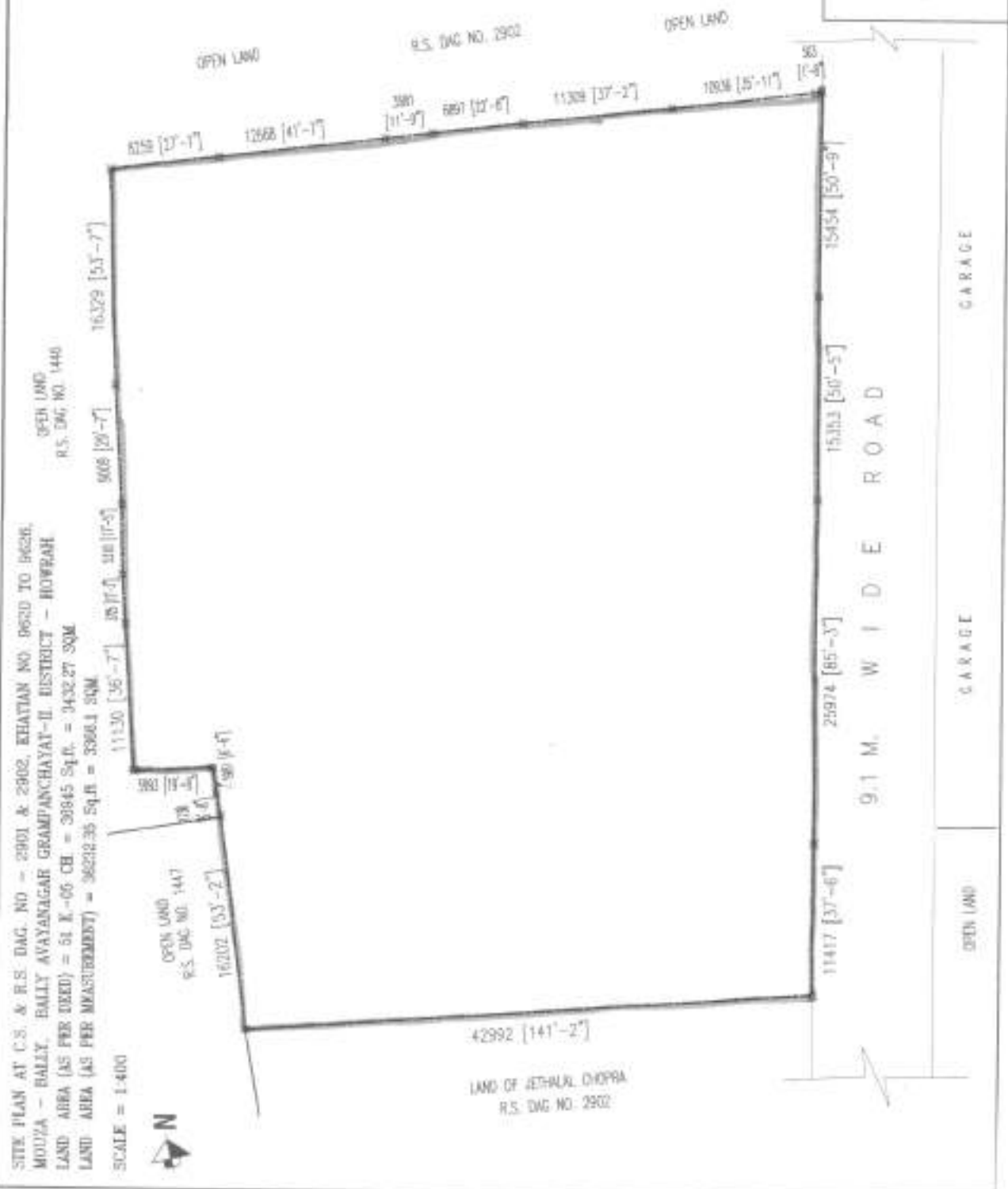
PRIYANSHI REALCON PVT. LTD.
Anant Singh
 DIRECTOR












DIRECTOR












MUSADDI REALTORS PVT. LTD.
Uday
 DIRECTOR












DIRECTOR












VANYA GRIHA NIRMAN PVT. LTD.
Uday
 SIGNATURE OF OWNER/DIRECTOR

























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

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

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

		<i>Finger prints of the executant</i>				
 Sheetal Marathe						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 Arant Chavhan						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 Arant Chavhan						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

भारतीय लेखा सामान्य कार्ड
Permanent Account Number Card

AAKCP2504G



व्यक्ति का नाम
PRYANSHU PROPERTIES PRIVATE LIMITED

संस्था/व्यक्ति की तिथि
Date of Incorporation/Formation
15/12/2018

21/12/2018

Attended

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECJ4291K

नाम / Name
JEEN MATA HOME BUILDERS
PRIVATE LIMITED



28/12/2018

संस्थापना की तारीख
Date of Incorporation / Formation
26/12/2018

Apurva

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMCM3245J

नाम / Name
MUSADDI BUILDERS PRIVATE LIMITED



28/12/18

संस्थापना की तारीख
Date of Incorporation / Formation
27/12/2018

Mayank Shroff

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMCM33320



संस्था का नाम
MUSADDI REALTORS PRIVATE LIMITED

स्थापना की तारीख
Date of Incorporation / Formation
03/01/2019

Musaddi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGCV7360R



संस्था का नाम
VANYA BUILDCON PRIVATE LIMITED

स्थापना की तारीख
Date of Incorporation / Formation
27/12/2018

28/12/2018

Sheetal Mumbale

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGCV7230E



नाम / नाम
VANYA GEHA NIMAN PRIVATE
LIMITED

दिनांक / मसुदा की तारीख
Date of Incorporation/Formation
13/12/2013

1317230E

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHCD0048D

Company Name

DEVYANSH PROPERTIES PRIVATE LIMITED



गणना/स्थापना तिथि
Date of Incorporation / Formation
18/12/2018

28/12/2018

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

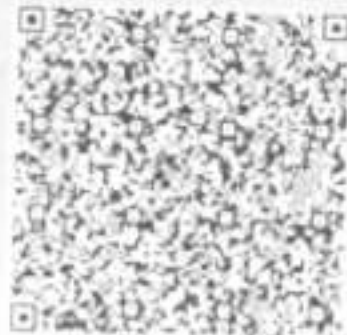


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCP2809H

नाम / Name
PRIYANSHI REALCON PRIVATE LIMITED



संस्थापना की तारीख
Date of incorporation/formation
03/01/2019

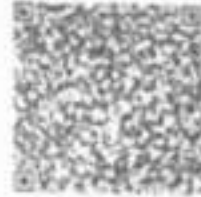
Anant Shroff



ভারত সরকার
GOVERNMENT OF INDIA



নাম: Anant Shroff
পিতা: Binod Kumar Shroff
জন্ম/বছর: 01/04/1987
সঙ্গ: Male



4739 6173 6068

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ৪বি/৪ সি
নাবানকুর অ্যাপার্টমেন্ট ৫
উড স্ট্রিট, পার্ক স্ট্রিট
হ.ও. পার্ক স্ট্রিট, কলকাতা
পশ্চিমবঙ্গ, ৭০০০১৬

Address: 4B/4 C
NABANKUR APARTMENT 5
WOOD STREET, Park Street
H.O. Park Street, Kolkata,
West Bengal, 700016



১৯৪৭
1800 130 1307



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru - 560 011

আয়কর বিভাগ
INCOME TAX DEPARTMENT



ভারত সরকার
GOVT. OF INDIA

ANANT SHROFF
BINOD KUMAR SHROFF

01/04/1987

Permanent Account Number
BGXPS0434A

Anant Shroff

Signature



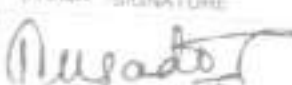
Anant Shroff


PERMANENT ACCOUNT NUMBER
AFCPM7475E

नाम NAME
VIKASH MUSADDI

पिता का नाम FATHER'S NAME
VIJAY KUMAR MUSADDI

जन्म तिथि DATE OF BIRTH
28-08-1977

संकेतक SIGNATURE



 आयुक्त आयुक्त, प.प. बी
 COMMISSIONER OF INCOME TAX, W.B. - XI

Musaddi

 <p>भारत सरकार Government of India</p> <p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p> <p>नामिका सं. Enrolment No.: 0667-00263-02738</p> <p>To Vikash Musaddi NIC HO CH MISHI SARANI Madhepur P.O. Madhepur P.S. Kishoree West Bengal - 700071 9821983000</p> <p></p> <p>आपका आदर्श संख्या / Your Aadhaar No. : 7702 1780 0190 UID : 9113 1566 1602 6964</p> <p>और आदर्श, और पहचान</p>	 <p>सूचना</p> <ul style="list-style-type: none"> आदर्श पहचान का प्रमाण है, नागरिकता का नहीं। सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन जीओडिआरएम से सत्यापन प्रदर्शित करें। यह एक इलेक्ट्रॉनिक प्रतिलिपि प्रमाण है और इसे हस्ताक्षर नहीं है। <p>INFORMATION</p> <ul style="list-style-type: none"> Aadhaar is a proof of identity, not of citizenship. Verify identity using Secure QR Code/ Online XML/ Online Authentication. This is electronically generated letter. <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> आदर्श पूरे भारत में मान्य है। आदर्श कई सरकारी और गैर सरकारी सेवाओं को सफलतापूर्वक प्रदान करता है। आदर्श में परिवर्तन करने और डूबे हुए आदर्श को पुनः प्राप्त करने के लिए। आदर्श को अपने स्मार्ट फोन पर रखें - mAadhaar App के साथ। </div> <ul style="list-style-type: none"> Aadhaar is valid throughout the country. Aadhaar helps you avail various Government and non-Government services easily. Keep your mobile number & email ID updated in Aadhaar. Carry Aadhaar in your smart phone - use mAadhaar App.
 <p>भारत सरकार Government of India</p> <p></p> <p>Name: Vikash Musaddi UID: 9113156616026964 PPA: M.A.S.</p> <p></p> <p>7702 1780 0190 UID : 9113 1566 1602 6964</p>	 <p>एडिशनल सूचना: आदर्श प्रमाणित है। Unique Identification Authority of India</p> <p>आदर्श संख्या: 7702 1780 0190 UID: 9113 1566 1602 6964</p> <p>Address: HO CH MISHI SARANI, Madhepur P.O., Kishoree West Bengal - 700071</p> <p></p> <p>7702 1780 0190 UID : 9113 1566 1602 6964</p>

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

AESPM2602J



नाम /NAME
ANURAG MURARKA

पिता का नाम /FATHER'S NAME
BINOD KUMAR MURARKA

जन्म तिथि /DATE OF BIRTH
19-10-1978

हस्ताक्षर /SIGNATURE

Anuraga

B. Murarka

आयकर अधिकारी, प.प. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार
GOVERNMENT OF INDIA



अनुराग मुरार्का
Anurag Murarka
जन्म तिथि / Year of Birth : 1978
पुरुष / Male



4704 9845 3427

आधार - साधारण मानुषेय अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
श्री.पि. बिनोद कुमार मुरार्का, 113
अ रिजन स्ट्रीट, फ्लोर नर्सिंग होम,
पार्क स्ट्रीट, पार्क स्ट्रीट H.O., पार्क
स्ट्रीट, कोलकाता, पश्चिम बंगाल,
700016

Address:
S/O Binod Kumar Murarka,
113 A Region Street, May
Flower Nursing Home, Park
Street, Park Street H.O., Park
Street, Kolkata, West
Bengal, 700016

Anuraga

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADWPG0190Q



नाम / NAME
SHEETAL MURARKA

पिता का नाम / FATHER'S NAME
LALIT KUMAR GOENKA

जन्म तिथि / DATE OF BIRTH
09-05-1980

हस्ताक्षर / SIGNATURE

Sheetal Murarka

आयकर अधिकारी, (अध्य. अंश.), कोलकाता
COMMISSIONER OF INCOME TAX (O), KOLKATA



भारत सरकार
Government of India



Issue Date: 04/03/2012



शैलन मुरार्का
Sheetal Murarka
जन्मतिथि / DOB: 09/05/1980
महिला / FEMALE



5250 6070 1099

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



ठिकाना: W/O विकास मुरार्का, 113 ए रिपन
स्ट्रीट, (मे फूलगार नर्सिंग होम एंड पार्क,
पार्क स्ट्रीट, पार्क स्ट्रीट एच.ओ., कोलकाता,
पश्चिम बंगाल, 700016

Print Date: 20/06/2012

Address: W/O Vikas Murarka, 113 A Ripon
Street, Beside May Flower Nursing Home,
Park Street, Park Street H.O., Kolkata,
West Bengal, 700016



5250 6070 1099



1947



help@uidai.gov.in



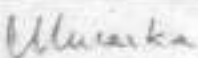
www.uidai.gov.in

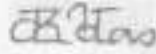
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEZPM4989H

नाम / NAME
VIKAS MURARKA

पिता का नाम / FATHER'S NAME
PRAMOD KUMAR MURARKA

जन्म तिथि / DATE OF BIRTH
19-05-1977

हस्ताक्षर / SIGNATURE



 आयकर अधिकारी, प.सं.-XI
 COMMISSIONER OF INCOME TAX, W.B. - XI

भारत सरकार
 Government of India

विकस मुखर्जी
Vikas Murarka
 जन्म तिथि / DOB: 19/05/1977
 पुरुष / MALE

9251 2598 1855

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पते का पता: S/O प्रमोद कुमार मुखर्जी, 113 ए
 रिपन स्ट्रीट, मेरी फ्लोर नर्सिंग होम, पार्क स्ट्रीट,
 कोलकाता, पश्चिम बंगाल, 700016

Address: S/O Pramod Kumar Murarka, 113
 A Ripon Street, Beside May Flower
 Nursing Home, Park Street, Park Street
 H.O, Kolkata, West Bengal, 700016

9251 2598 1855

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भारत सरकार
GOVERNMENT OF INDIA



নয়ক শরফ
Mayank Shroff
পিতা : বিনোদ কুমার শরফ
Father : Binod Kumar Shroff
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male



5114 9100 1264

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪বি/৪সি নবকুর গ্রান্ডঅপার্টমেন্ট, ৫
উড স্ট্রিট, পার্ক স্ট্রিট,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০১৬

Address:
4B/4 C NABANKUR
APARTMENT, 5 WOOD
STREET, Park Street H.O,
Park Street, Kolkata, West
Bengal, 700016

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Kolkata-700 001

স্থায়ী লেখা নম্বর / PERMANENT ACCOUNT NUMBER
ANNPS0262Q



নাম / NAME
MAYANK SHROFF

পিতার নাম / FATHER'S NAME
BINOD KUMAR SHROFF

জন্ম তারিখ / DATE OF BIRTH
12-08-1980

হस्ताক্ষর / SIGNATURE
Mayank Shroff

Handwritten Signature

স্বাক্ষরিত / SIGNED

COMMISSIONER OF INCOME TAX, WB-118

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABQFM0344L



नाम / Name

MUSADDI PROPERTIES LLP

नाम / नाम की तिथि

Date of Incorporation/Formation

14/12/2020

28442

Musaddi



ভারত সরকার

Government of India



সৌরভ কানই
Saurav Kanoi
পিতা : মহেন্দ্র কুমার কানই
Father : Mahendra Kumar Kanoi

জন্মতারিখ / DOB: 18/11/1982

পুংস্ব / Male

4385 9142 7310



আমার আধার, আমার পরিচয়



ভারতীয় পরিচয় প্রাধিকারন

Unique Identification Authority of India

ঠিকানা: এফও: মহেন্দ্র কুমার কানই,
2বি, কুইন্স পার্ক, বালিগঞ্জ,
কলকাতা, বালিগঞ্জ, পশ্চিম বঙ্গ,
700019

Address: S/O: Mahendra Kumar
Kanoi, 2B, QUEENS PARK,
Ballygunge, Kolkata, Ballygunge,
West Bengal, 700019

4385 9142 7310



1947



help@uidai.gov.in



www.uidai.gov.in

আয়কর বিভাগ

INCOME TAX DEPARTMENT



ভারত সরকার

GOVT. OF INDIA

SAURAV KANOI
MAHENDRA KUMAR KANOI
18/11/1982

Permanent Account Number

AJXPK3484G

Saurav Kanoi
Signature



Saurav Kanoi

Major Information of the Deed

Deed No :	I-1904-03991/2022	Date of Registration	04/03/2022
Query No / Year	1904-2000658697/2022	Office where deed is registered	
Query Date	01/03/2022 6:46:39 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhash Naskar Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status :Buyer/Claimant		
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 : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,25,16,332/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,031/- (Article:48(g))	Rs. 10,294/- (Article:E, E. B, M(a), M(b), I)		
Remarks			

Land Details :

District: Howrah, P.S.- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711205

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-2902	RS-9622	Bastu	Kharibon	16 Dec		79,71,264/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-2902	RS-9622	Bastu	Kharibon	16 Dec		79,71,264/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	RS-2902	RS-9624	Bastu	Kharibon	16.095 Dec		80,18,593/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	RS-2901	RS-9619	Bastu	Sali	12 Dec		59,78,448/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	RS-2901	RS-2196	Bastu	Sali	12 Dec		59,78,448/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	RS-2901	RS-9323	Bastu	Sali	12.77 Dec		63,62,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			84.865Dec	0 /-	422,80,082 /-	
		Grand Total :			84.865Dec	0 /-	422,80,082 /-	

Structure Details :

Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	350 Sq Ft.	0/-	2,36,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	350 sq ft	0 /-	2,36,250 /-	










Land Lord Details :



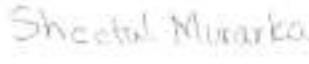






Sl No	Name,Address,Photo,Finger print and Signature
1	DEVYANSH PROPERTIES PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	MUSADDI BUILDERS PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	PRIYANSHI PROPERTIES PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	VANYA BUILDCON PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	PRIYANSHI REALCON PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	MUSADDI REALTORS PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	VANYA GRIHA NIRMAN PRIVATE LIMITED 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>MUSADDI PROPERTIES LLP 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: ABxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Anurag Murarka Son of Binod Kumar Murarka Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 4 2022 4:20PM</p>	<p>Finger Print</p>  <p>LTI 04/03/2022</p>	<p>Signature</p>  <p>04/03/2022</p>
	<p>113A, Ripon Street, Beside May Flower Nursing Home, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2J, Aadhaar No: 47xxxxxxxx3427 Status : Representative, Representative of : DEVYANSH PROPERTIES PRIVATE LIMITED (as Director)</p>			
2	<p>Name</p> <p>Mayank Shroff Son of Binod Kumar Shroff Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 4 2022 4:20PM</p>	<p>Finger Print</p>  <p>LTI 04/03/2022</p>	<p>Signature</p>  <p>04/03/2022</p>
	<p>4B/4C, Nabankur Apartment, 5, Wood Street, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2Q, Aadhaar No: 51xxxxxxxx1264 Status : Representative, Representative of : JEEN MATA HOME BUILDERS PRIVATE LIMITED (as Director), MUSADDI BUILDERS PRIVATE LIMITED (as Director)</p>			
3	<p>Name</p> <p>Vikas Murarka Son of Pramod Kumar Murarka Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 4 2022 4:27PM</p>	<p>Finger Print</p>  <p>LTI 04/03/2022</p>	<p>Signature</p>  <p>04/03/2022</p>
	<p>113A, Ripon Street, Beside May Flower Nursing Home, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9H, Aadhaar No: 47xxxxxxxx3427 Status : Representative, Representative of : PRIYANSHI PROPERTIES PRIVATE LIMITED (as Director)</p>			

4	Name SHEETAL MURARKA Wife of VIKAS MURARKA Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 4 2022 4:21PM	LTI 04/03/2022	04/03/2022	
113A, RIPON STREET, City:- Kolkata, P.O:- PARK ST, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0Q, Aadhaar No: 52xxxxxxxx1099 Status : Representative, Representative of : VANYA BUILDCON PRIVATE LIMITED (as Director)				
5	Name Anant Shroff Son of Binod Kumar Shroff Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 4 2022 4:21PM	LTI 04/03/2022	04/03/2022	
4B/4C, Nabankur Apartment, 5, Wood Street, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4A, Aadhaar No: 47xxxxxxxx6068 Status : Representative, Representative of : PRIYANSHI REALCON PRIVATE LIMITED (as Director)				
6	Name Vikash Musaddi (Presentant) Son of Vijay Kumar Musaddi Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 4 2022 4:18PM	LTI 04/03/2022	04/03/2022	
10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5E, Aadhaar No: 77xxxxxxxx0190 Status : Representative, Representative of : MUSADDI REALTORS PRIVATE LIMITED (as Director), VANYA GRIHA NIRMAN PRIVATE LIMITED (as Director), MUSADDI PROPERTIES LLP (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
SAURAV KANOI Son of Mr. M K KANOI , 2 B, QUEENS PARK, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019			
	04/03/2022	04/03/2022	04/03/2022
Identifier Of Anurag Murarka, Mayank Shroff, Vikas Murarka, SHEETAL MURARKA, Anant Shroff, Vikash Musaddi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec

4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft

Endorsement For Deed Number : I - 190403991 / 2022

On 04-03-2022

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

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

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

Presented for registration at 15:59 hrs on 04-03-2022, at the Office of the A.R.A. - IV KOLKATA by Vikash Musaddi ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,25,16,332/-

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

Execution is admitted on 04-03-2022 by Anurag Murarka, Director, DEVYANSH PROPERTIES PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by SAURAV KANOI, , Son of Mr M K KANOI, , 2 B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Private Service

Execution is admitted on 04-03-2022 by Mayank Shroff, Director, JEEN MATA HOME BUILDERS PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; Director, MUSADDI BUILDERS PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by SAURAV KANOI, , Son of Mr M K KANOI, , 2 B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Private Service

Execution is admitted on 04-03-2022 by Vikas Murarka, Director, PRIYANSHI PROPERTIES PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by SAURAV KANOI, , Son of Mr M K KANOI, , 2 B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Private Service

Execution is admitted on 04-03-2022 by SHEETAL MURARKA, Director, VANYA BUILDCON PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by SAURAV KANOI, , Son of Mr M K KANOI, , 2 B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Private Service

Execution is admitted on 04-03-2022 by Anant Shroff, Director, PRIYANSHI REALCON PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by SAURAV KANOI, , Son of Mr M K KANOI, , 2 B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Private Service

Execution is admitted on 04-03-2022 by Vikash Musaddi, Director, MUSADDI REALTORS PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; Director, VANYA GRIHA NIRMAN PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; Director, MUSADDI PROPERTIES LLP (LLP), 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by SAURAV KANOI, , Son of Mr M K KANOI, , 2 B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,294/- (B = Rs 10,000/- ,E = Rs 210/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,294/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2022 6:35PM with Govt. Ref. No: 192021220197745211 on 03-03-2022, Amount Rs: 1,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1726973793 on 03-03-2022, Head of Account 0030-03-104-001-16
Online on 04/03/2022 4:43PM with Govt. Ref. No: 192021220198615171 on 04-03-2022, Amount Rs: 9,273/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1727880258 on 04-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31082, Amount: Rs.10/-, Date of Purchase: 28/06/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2022 6:35PM with Govt. Ref. No: 192021220197745211 on 03-03-2022, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1726973793 on 03-03-2022, Head of Account 0030-02-103-003-02
Online on 04/03/2022 4:43PM with Govt. Ref. No: 192021220198615171 on 04-03-2022, Amount Rs: 0/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1727880258 on 04-03-2022, Head of Account



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 324406 to 324472

being No 190403991 for the year 2022.



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.03.14 12:33:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/03/14 12:33:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)