

12.4.9 the Developer shall avail maximum permissible FAR for the project including obtaining Green Building status as per current building rules;

12.4.10 that each of the representations and warranties contained herein are true and correct and shall survive and subsist at all times.

13. DEFAULT, TERMINATION AND STEP-IN RIGHT

13.1 In the event that the Developer is declared insolvent, the Owner shall be entitled to terminate this Agreement by giving a notice of 30 (thirty) days to the Developer, whereupon this Agreement shall terminate on the date specified for termination in the termination notice.


13.2 In the event the Owner fails and/or neglects to comply and fulfil in a timely manner any of its obligations under this Agreement and/or commits a breach of its obligations in respect of the Occupants and/or the Owner's Specific Commitments and/or any of its other obligations stipulated in this Agreement and/or in case the Owner fails to make out a marketable title to the Scheduled Property and/or if the Project gets stalled and cannot be completed due to defect or Encumbrance of any nature including in/pertaining to the title of the Scheduled Property (including on account of non-payment of statutory dues) or matters connected therewith or incidental thereto, the Developer shall be at liberty to terminate this Agreement and in such event the Owner shall refund to the Developer the entirety of the Refund Amounts within 180 (one hundred eighty) days of such termination and shall further pay to the Developer the Committed Termination Amount within 30 (thirty) days of such termination. Upon such termination of this Agreement (i) the Developer shall forthwith upon receiving the Committed Termination Amount vacate the Scheduled Property and hand it back to the Owner free from any charge or mortgage that the Developer may have created in respect of the Scheduled Property for arranging construction finance in the manner as provided in this Agreement; and (ii) the Owner shall within 180 (one hundred eighty) days from the date of termination refund to the Developer the entirety of the Refund Amounts and such other amount as may be specified in any future Transaction Documents .

13.3 In the event, the Developer opts not to cancel and decides to continue with the Agreement the Owner shall not be required to pay any damages and/or interest.

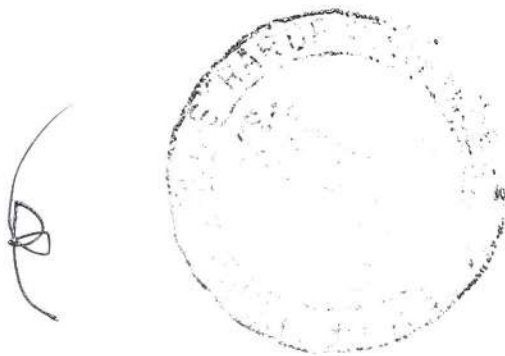
13.4 Upon occurrence of the event described in Clause 13.2 hereinabove, until the payment of the amounts mentioned in Clause 13.2 by the Owner to the Developer the entire Scheduled Property together with constructions made thereat shall remain as a charge in favour of the Developer. However, the Owner with the prior written consent of the Developer will have the right to raise finance against its allocable area for the sake of payment of the amount mentioned in Clause 13.2 by the Owner to the Developer. However, this right of Owner shall not subordinate, negate, diminish the obligation of Owner to pay the aforesaid amounts to Developer without any demur.

13.5 It is clearly understood and agreed by the Owner that in the event the Developer opts to terminate this Agreement, the Agreement will stand cancelled only upon the Developer confirming/acknowledging receipt in writing of the entire amount as detailed in Clause 13.2 hereinabove receivable from the Owner.

13.6 Upon occurrence of any Force Majeure event and if such Force Majeure event continues for a


Owner

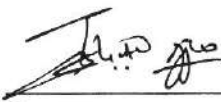

Developer



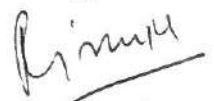
13 DEC 2021

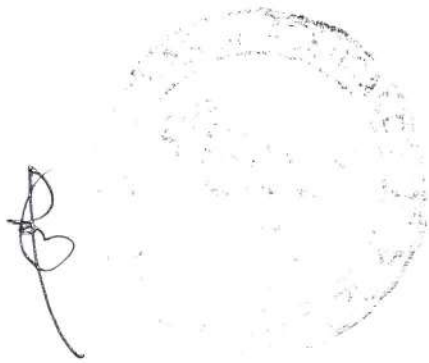
period of 180 (one hundred eighty) days, then either the Parties may mutually agree to continue the Agreement for an extended period or either Party would be entitled to terminate this Agreement after providing a notice of 30 (thirty) days to the other Party and upon expiry of the said 30 (thirty) days' period this Agreement shall stand determined. Upon such termination, the Owner shall refund to the Developer the entirety of the Refund Amounts and further pay to the Developer the Committed Termination Amount and such other amounts as may be specified in any future Transaction Documents after receipt whereof the Developer shall forthwith vacate the Scheduled Property and hand it back to the Owner free from any Encumbrance including any charge or mortgage that the Developer may have created in respect of the Scheduled Property for arranging construction finance.

- 13.7 In the event Developer fails to complete the construction of the Project and obtain necessary Completion Certificate and/or Occupancy Certificate from the concerned authority within 48 (forty-eight) months with a grace period of three (3) months subject to force majeure events defined in this agreement or delivery of peaceful, khas, physical and vacant possession of the entire Scheduled Property by the Owner to the Developer, whichever is later, then in such event the Developer shall be liable to pay to the Owner liquidated damages at the rate of SBI PLR +2% on the amount realisable from the unsold units attributable to the allocation of owner.
- 13.8 In the event, the default on the part of the Developer as detailed in Clause No. 13.7 hereinabove continues for a period of 180 (one hundred eighty) days, it would be open for the Owner to either, allow more time to the Developer to complete the Project and receive the liquidated damages in the manner specified hereinabove; or take over the Project to complete construction thereof either by itself or through its nominees. In the event the Owner exercises its right to step-in hereunder, in addition to Owner's Allocation, the Owner shall be entitled to 10% (ten percent) of the total cost incurred for completing the balance construction of the Project from the Developer being certified by a Chartered Accountant mutually appointed by the Parties. Provided that, such additional amount would be paid to the Owner within 30 (thirty) days after completion of the entire Project as evidenced by the issuance of Completion Certificate. It is hereby clarified that upon exercise of the step-in right by the Owner, if in any given month, the cost of construction has been in excess of the Collection entitlement of the Developer (Collection from the Developer's Allocable Area) in that month, as certified by the Chartered Accountants, then upon receipt of a written notice in this regard from the Owner along with all supporting documents, the Developer shall pay an amount equivalent to such deficit within a period of thirty (30) days from the date of receipt by the Developer of such written notice, failing which, the Developer shall pay interest at the rate of the Interest Rate on the amounts due for the period of such delay.
- 13.9 It is clarified that, in the event the Owner exercises its Step-In Right, the Owner shall not be entitled to claim liquidated damages from the Developer as specified hereinabove.
- 13.10 It is further clarified that upon exercise of the Step-In Right by the Owner, the Developer shall have no right to collect/receive any amount including but not limited to all consideration, rents, service charges and other taxes, Extra Charges and Deposits (as specified in Schedule III of this Agreement) and sums of moneys in respect of the Units and all Saleable Areas in the Project forming part of the Developer's Allocation and Owner will have the absolute, unconditional, unhindered right to collect/receive all such amounts in respect of the Units and all Saleable Areas in the Project forming part of the Developer's Allocation.


Owner


Developer





Additional Register of
Assurances (I) Kolkata
13 DEC 2021

14. TAXES

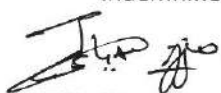
14.1 The Owner/Developer shall be responsible to bear and pay direct and indirect taxes, including for example, income-tax and GST which arises upon execution of this Agreement. Wherever the Owner/Developer has an obligation to pay the income-tax and GST associated with this Agreement, the Owner/Developer shall be solely responsible for the same.

14.2 The Developer shall raise tax invoice in the applicable format, along with applicable taxes, for the service provided to the Owner on the basis of Applicable Laws and on the basis of milestones agreed to the extent towards the Owner's Allocation and Owner shall be liable to pay only the GST amount to the Developer. If the Developer is held to have an obligation to pay GST on the Owner's Allocation, if any, upon entering and/or execution of the Agreement with the Owner, then the Developer shall invoice the Owner and the Owner shall pay the GST only within the 15th (fifteenth) day from the commencement of the immediate next month of the date of invoice. In the event, the Developer has to incur interest, penalty while discharging GSTR 3B liabilities for any particular month because of late payment from the Owner, then the Owner will make good to the Developer to the extent of the interest and penalty, only upon production of documentary evidence of payment of interest or penalty. The Developer shall on receipt of GST amount from the Owner, pay the GST amount to the government authorities and upload and file, the tax invoice, if applicable in the Form GSTR-1 & GSTR3 B or any other prescribed format of the government in GSTN Government Portal within the due date prescribed in GST Law / Rules to enable the Owner to accept and avail the input tax credit. On verification of Form GSTR-2A or such applicable forms, if the Owner finds that the Developer has neither filed the Form GSTR -1 & GSTR3 B/ Returns nor paid the GST amount to Government and/or committed delay in payment of GST to the Government and/or there is a mismatch with invoice given & upload in portal and/or owing to any reason/s and /or dispute/s raised by the tax authorities and due to which, if the Owner is unable to get input tax credit of GST charged by the Developer in its tax invoices, then the Owner shall have right to recover the amount of loss of such input tax credit along with interest and adjust it with subsequent GST amount billed by the Developer. In case and in the event the Owner fails to or is unable to comply with any of the compliances under GST, which otherwise has a direct financial liability on either the Developer or the Project, then the Owner will make good to either the Developer and/or towards the Project, to the extent of the financial loss with interest computed at the Interest Rate since the date of financial implication imposed upon either the Developer or the Project.

14.3 Notwithstanding anything contained hereinabove during subsistence of this Agreement and/or termination or expiry of this Agreement, if at any time any Court or authority in India and/or the Government of India and/or respective States holds that any tax including GST charged by the Developer to the Owner is not applicable, the Developer agree and undertake to promptly refund the tax amount to the Owner within 15 days from the date of receipt of the Cash/Credit refund in the form of GST or any other taxes. In the event of any failure on the part of the Developer to repay any such tax including GST amount to the Owner within 2 months, the Developer shall pay to the Owner interest at the Interest Rate from the first date of expiry of two months until actual repayment by Developer

15. INDEMNITY

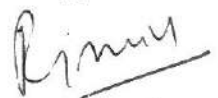
15.1 Each Party herein ("**Indemnifying Party**") hereby agrees to indemnify and keep the other Party ("**Indemnified Party**") safe, harmless and indemnified, promptly upon demand by the Indemnified Party and from time to time, against any and all losses, damages, costs, fines,



Owner



Developer

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Additional Registrar of
Assurances III Kolkata

13 DEC 2021

liabilities, penalties, imposts and compensations or expenses (including without limitation, reasonable attorneys' fees and disbursements but excluding any consequential, punitive or special damages) (collectively, "Losses") paid in settlement or suffered or sustained by the Indemnified Party arising from or in connection with any actions, suits, claims, proceedings, judgments relating to or arising out of any inaccuracy in or breach of the representations and warranties or non-performance of the covenants and obligations of/by the Indemnifying Party under this Agreement ("Claim"). In case the Developer is the Indemnified Party, then, and in such event, the term Claim shall also include any liabilities pertaining to the Scheduled Property including those raised by any/some/all of the Claimants and/or in respect of the Owner's Specific Commitments.

- 15.2 The Indemnified Parties shall be entitled to make a Claim by issuing a notice in writing to the Indemnifying Parties and the Indemnifying Parties shall pay an amount equal to the Losses within 30 (thirty) days from the date of such notice of the Indemnified Parties.
- 15.3 The indemnification rights of the Indemnified Party under this Agreement are without prejudice to, independent of and in addition to, such other rights and remedies as the Indemnified Party may have at law or in equity or otherwise, including the right to seek specific performance, rescission, restitution or other injunctive relief, none of which rights or remedies shall be affected or diminished hereby.

16. GOVERNING LAW AND DISPUTE RESOLUTION

The validity, interpretation, execution, termination of and settlement of disputes and differences under this Agreement, and any and all claims arising directly or indirectly from the relationship between the Parties (such dispute, difference or claim hereafter referred to as "Dispute") shall be governed by the laws of India.

17. Continuance of Obligations


Notwithstanding the existence of any Dispute, the Parties shall continue to act on matters under this Agreement which are not the subject matter of the Dispute as if no such dispute or difference had arisen.

18. MISCELLANEOUS

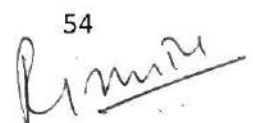
18.1 Notices

All notices and other communications pursuant to this Agreement shall be in writing and shall be deemed given if delivered personally, or sent by recognized courier or mailed by registered post/speed post with acknowledgment to the Party at the addresses set forth below or to such other address as the Party to whom notice is to be given may have furnished to the other Party hereto in writing in accordance herewith or sent by electronic mail.. Any such notice or communication shall be deemed to have been delivered and received (A) in the case of personal delivery, on the date of such delivery and (B) when sent by post, on the 2nd (second) day following posting, irrespective of refusal to accept service by the concerned Party and (C) when given by electronic mail, on the date of despatch.

- (i) In the case of notice to Owner, to:


Owner


Developer

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B



Additional highlights of
the contents of the letter

13 DEC 2021

Attention: Rochita Construction Private Limited

Address: 43/3, Hazra Road, Kolkata - 700019

E mail: ishan@jjestates.in

(ii) In the case of notice to the Developer, to:

Attention: Belani NPR Housing LLP

Address: 257, Deshpran Sasmal Road, Kolkata - 700033

E mail: nandu@belanis.com, rishi@nprgroup.in

or at such other address as the Party to whom such notices, requests, demands or other communication is to be given shall have last notified the Party giving the same in the manner provided in this Clause, but no such change of address shall be deemed to have been given until it is actually received by the Party sought to be charged with the knowledge of its contents.

18.2 Severability

If any provision of this Agreement, is invalid or unenforceable or prohibited by Applicable Law, it shall be treated for all purposes as severed from this Agreement and ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof, which shall continue to be valid and binding. Upon such a determination, the Parties shall negotiate in good faith to modify this Agreement so as to effect the original intent of the Parties as closely as possible in an acceptable manner in order that the transactions contemplated hereby are consummated as originally contemplated to the fullest extent possible in accordance with the Applicable Laws.


18.3 Assignment

The Developer shall not be entitled to assign/transfer and novate, any or all of its rights and obligations under this Agreement to any third party (not being an Affiliate), without the prior written approval of the Owner. Provided that, no such approval shall be required for Transfer of the Saleable Areas by the Developer to the Allottees.

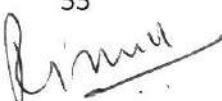
The Owner shall not be entitled to assign/transfer/novate/transfer and novate, any or all of its rights and obligations under this Agreement to any third party without the prior written approval of the Developer. Provided that, no such approval shall be required for Transfer of the Saleable Areas comprising a part of the Owner's Allocation by the Owner to the Allottees save to the extent as stipulated in this Agreement and further without prejudice to the other applicable clauses of this Agreement.

18.4 No implied waiver

No failure to exercise and no delay in exercising on the part of any of the Parties any right, power or privilege hereunder shall operate as a waiver thereof nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof or the exercise of any other right, power or privilege.


Owner


Developer

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Additional Registrations of
Assurances III Kuitkem
19 DEC 2020

18.5 Amendment

This Agreement shall not be amended, altered or modified except by an instrument in writing signed by or on behalf of all the Parties.

18.6 Entire Agreement

This Agreement, read with any other Transaction Document shall constitute the entire agreement between the Parties and supersedes any arrangements, understandings or previous agreements relating to the subject matter of this Agreement executed prior to the Effective Date.

18.7 Further Assurance

The Parties shall use their reasonable commercial efforts to take, or cause to be taken, all actions and to do, or cause to be done, all things necessary or desirable under Applicable Laws and regulations to consummate or implement expeditiously the transactions contemplated by, and the agreements and understanding contained in this Agreement.

18.8 Legal Rights

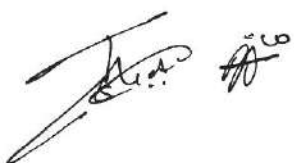
All rights and remedies of the Parties hereto shall be in addition to all other legal rights and remedies belonging to such Parties and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid and it is hereby expressly agreed and declared by and between the Parties hereto, that the determination of this Agreement for any cause whatsoever shall be without prejudice to any and all rights and claims of any Party hereto, which shall or may have accrued prior thereto.

18.9 Exclusion of Implied Warranties etc.

This Agreement expressly excludes any warranty, condition or other undertaking implied at law or by custom or otherwise arising out of any other agreement between the Parties or any representation by any Party not contained in a binding legal agreement executed by the Parties.

18.10 Successors and Assigns

This Agreement shall ensure to and be binding on the Parties and their respective successors (including, without limitation, any successor by reason of amalgamation, scheme of



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Additional Registrar of
Assurances III Kolkata
19 DEC 2021

arrangement, merger, de-merger or acquisition of any Party) and permitted assigns.

IN WITNESS WHEREOF, the Parties hereto, through their duly authorised officials, have executed this Agreement, on the day and year first written hereinabove.

EXECUTED and DELIVERED by ROCHITA CONSTRUCTION PRIVATE LIMITED in the presence of:

1. Narek Chandra Das.
(NARESH CHANDRA DAS)
Vill. Sangrangarh, Palta
P.O. Bengal Enamel,
Dist. North 24 Pags
2. Jayanta Chowdhury -
B6, Suktines -
64, G.P. Road -
Lake Gardens -
Kolkata - 700045

EXECUTED and DELIVERED by BELANI NPR HOUSING LLP in the presence of:

1. Jayanta Chowdhury -
B6, Suktines -
64, G.P. Road -
Lake Gardens -
Kolkata - 700045
2. Narek Chandra Das.
(NARESH CHANDRA DAS)
Vill. Sangrangarh, Palta
P.O. Bengal Enamel
Dist. North 24 Pags.

Drafted by :

Radhika Singh

Ms. Radhika Singh

Advocate,

High Court,

Calcutta.

Regn. No. WB/1249/1999

ROCHITA CONSTRUCTION PVT. LTD.

Ishan Jhunjhuwala
DIRECTOR

NAME: ISHAN JHUNJHUWALA

DESIGNATION: DIRECTOR

The Common Seal of Rochita Construction Private Limited has been affixed pursuant to a resolution passed by its directors at a meeting held on 21st October, 2021, in the presence of Mr. Suresh Kumar Aggarwal, Director, who has signed these presents in token thereof.

Suresh Kumar Aggarwal

BELANI NPR HOUSING LLP

Nandu K. Belani
Authorised Signatory

NAME: NANDU K. BELANI

DESIGNATION: AUTHORISED SIGNATORY

BELANI NPR HOUSING LLP

Rishi Todi
Authorised Signatory

NAME: RISHI TODI

DESIGNATION: AUTHORISED SIGNATORY



Additional Registrar of
Assurances III Kolkata


13 DEC 2021

SCHEDULE I: SCHEDULED PROPERTY

ALL THAT the piece and parcel of land containing an area of 3 (three) Bighas 10 (ten) Cottahs 10 (ten) Chittacks 36 (thirty six) square feet equivalent to 4727.515 square meters or 50,886 (Fifty thousand eight hundred eighty six) square feet, more or less, situate, lying at and being Municipal premises no 52D, Bondel Road under Assessee No. 11-065-06-0124-5, Police Station: Karaya, Post Office: Ballygunge, Kolkata 700019 within the Municipal limits of Kolkata Municipal Corporation under ward no 065, Borough VII **together with all** structures standing thereon, delineated in the map annexed hereto as **Annexure A** and bordered **red** thereon and butted and bounded in the manner as following:-

ON THE NORTH: By Premises No. 8, Rifle Range Road, Kolkata;
ON THE SOUTH: By K.M.C. road known as Bondel Road;
ON THE EAST: Partly by common passage, partly by Premises No. 56, Bondel Road, Kolkata, partly by Premises No. 7/3, Rifle Range Road, Kolkata and partly by Premises No. 8, Rifle Range Road, Kolkata;
ON THE WEST: Partly by Premises No. 52B, Bondel Road, Kolkata, partly by Premises No. 46/2E, Bondel Road, Kolkata, partly by Premises No. 47/B, Bondel Road, Kolkata, partly by Premises No. 38H, Bondel Road, Kolkata, and partly by Premises No. 38/D, Bondel Road, Kolkata.

Or howsoever the same may be butted, bounded known and numbered.



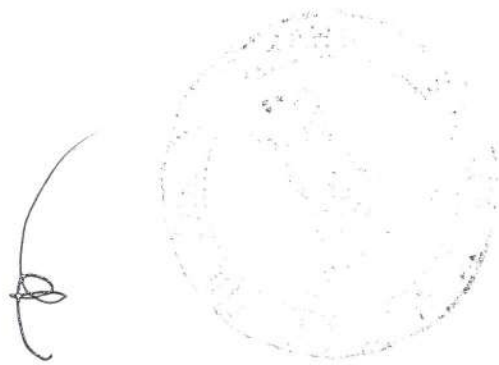
Owner



Developer

58

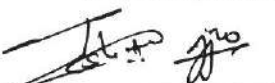





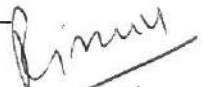
Additional Director of
Assurances III Kolkata
13 Dec 2021

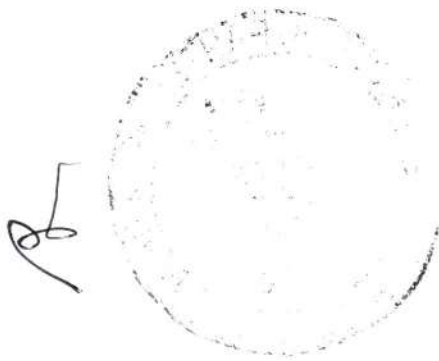
SCHEDULE II: POWERS

1. To appear for and represent the Owner before all local, State or Central Government statutory bodies for all intents and purposes in connection with construction, development, execution, implementation and completion of the Project at the Scheduled Property and to sign, execute and deliver all letters, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction, development, execution, implementation and completion of the Project at the Scheduled Property.
2. To facilitate Owner to deal with any or all of the Occupants in the event the Owner fails to remove them within the timeline defined in this Agreement but without assuming any liabilities in respect thereof.
3. To represent the Owner before the concerned local authority, West Bengal Fire Services Department, the Kolkata Municipal Corporation, Urban Land (Ceiling & Regulation) Department, concerned police authority, town planning authorities, income tax authority, the concerned authorities in terms of and/or under the provisions of RERA and all other Governmental Authorities and/or government departments and to file necessary papers, documents, undertakings, indemnities in respect of any matter relating to construction of the Project at the Scheduled Property.
4. To apply for and obtain permission or approval from the concerned sanctioning and/or planning authority and/or other Governmental Authority as may be required for the development, construction, execution, implementation and completion of the Project at the Scheduled Property in accordance with the Agreement and for that purpose to sign, execute and deliver such applications, papers, writings, undertakings, appeals, etc., as may be required.
5. To enter upon the Scheduled Property with men and material as may be required for the purpose of development work and erect the buildings as per the building plans to be sanctioned by the concerned sanctioning authority and/or local authority.
6. To hold and defend possession of the Scheduled Property and every part thereof and also to develop, manage, maintain, deal with and administer the Project being developed thereon and all buildings and constructions to be constructed thereon and every part thereof.
7. To sign, execute and deliver all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals, to accept all estimates, tenders, quotations etc. on such terms and conditions as the Developer shall deem fit and proper and to settle all disputes and differences in connection thereto for construction and completion of the Project at the Scheduled Property.
8. To appoint and terminate the appointment of architects, engineers, surveyors and others for survey and soil testing at the Scheduled Property.
9. To sign, execute, deliver and register as required, all plans, sketches, maps, declarations, including boundary declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Scheduled Property.
10. To prepare and/or cause to be prepared, apply for and submit the plans with the concerned sanctioning and/or planning authority and other Governmental Authorities as may be required


Owner

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Developer 

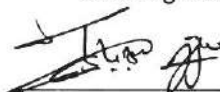


THE UNIVERSITY OF CHICAGO
LIBRARY

13 DEC 2021

for sanction of the building plans and if required, to have the same modified and/or altered from time to time.

11. To obtain delivery of the sanction plan from the concerned sanctioning authority/local authority or any other authority or authorities.
12. To appear on behalf of and represent the Owner before and apply for and obtain clearance certificate, NoCs, permissions and consents, if required, from the West Bengal Pollution Control Board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the Scheduled Property and the development thereof including for sanction of building plan/s in respect of the development and construction of the Project at the Scheduled Property.
13. To receive the excess amount of fees, if any, paid to any authority or authorities for the purpose of sanction, modification and/or alteration of the building plans in respect of the Project at the Scheduled Property and to distribute such excess amount of fees so refunded to the respective Parties, to the extent of such Party's share if any in the amount contributed if any at all.
14. To have the Scheduled Property measured/surveyed and to have the soil tested for the proposed construction and development of the Project at the Scheduled Property.
15. To pay all fees and expenses (save those payable by the Owner in terms of the Agreement) and obtain sanction and such other order or orders or permissions or consents or NOCs from the necessary authorities and to do all other necessary acts, deeds and things as be expedient for sanction, modification and/or alteration of the plans in respect of the Project at the Scheduled Property.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift, and/or other connections of any other utility or facility in the Scheduled Property and/or the Project including any infrastructural facilities thereat from the concerned companies or sanctioning and/or planning authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
17. To install all electricity, gas, water and surface and foul water drainage systems including electrical sub-station, septic tank, storm water drains on/at the Scheduled Property and to serve such notices and enter into such agreements with statutory authorities or other companies as may be necessary for installation of the aforesaid services.
18. To do all necessary acts, deeds and things for the purpose of complying with all Applicable Laws for the time being in force with regard to sanctioning, modifications and/or alteration of the plans in respect of the Project at the Scheduled Property.
19. To appoint architects, engineers, specialists, contractors, sub-contractors, consultants, surveyors, agencies, service providers and other professionals/Persons as may be required and to revoke his/her/ their/its appointment and re-appoint any other person in his/her/ their/its place and stead, and to supervise the development and construction work of the Project on the Scheduled Property.
20. To apply for and obtain, in the name of the Owner, the service connections including water, sewerage and electricity for carrying out and completing the development of the Scheduled


Owner


Developer

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PK

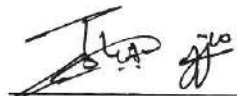



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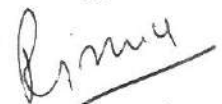
13 DEC 2021

Property.

21. To make deposits with the concerned sanctioning and/or planning authorities and other authorities for the purpose of carrying out the development work and construction of the Project on the Scheduled Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owner in connection therewith.
22. To ask, demand, sue for recovery and receive, of and from all persons and/or governmental authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning any part or portion of the Scheduled Property and/or the Project howsoever.
23. To construct upon and develop the Scheduled Property and to undertake the financing and designing of the Project without any claim or interference from any Person in any manner whatsoever.
24. To excavate the Scheduled Property and demolish all structures thereupon, undertake sale of debris and appropriate proceeds thereof.
25. To create Encumbrances over the Scheduled Property and constructions thereon as permitted in/under this Agreement.
26. To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Scheduled Property or any adjoining or neighbouring properties and which need to be diverted as a result of the Project.
27. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines, telegraph cables, data cables, fibre-optic cables etc., underground and overhead (as the case may be) and for that purpose to obtain, give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
28. To give all necessary notices under Applicable Law for the demolition and clearance of the Scheduled Property and development thereof, as contemplated herein.
29. Not allow any Person to encroach nor permit any further encroachment by any Person into or upon the Scheduled Property or any part or portion thereof and take all steps as may be required for removing trespassers, unauthorized occupants and/or tenants from the Scheduled Property.
30. After completion of the construction of the Project or any phase thereof, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the concerned sanctioning and/or planning authorities.
31. To negotiate and/or book and/or allot and/or hand over any part or portion of the Developer's Allocation, and ask for, receive and recover from all the Allottees all consideration, rents, service charges and other taxes and sums of moneys in respect of the Units and all Saleable Areas in the Project forming part of the Developer's Allocation and appropriate the same and ask for, receive and recover from all the Allottees the Extra Charges and Deposits as specified in Schedule III of this Agreement in respect of the Units and all Saleable Areas in the Project with grant of valid and effectual receipts with respect thereto, and appropriate the same;


Owner


Developer

61



[Handwritten mark]



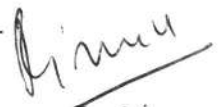
Additional Register of
Assurances of Kolkata

18 Dec 2021

32. To from time to time sign, execute, enter into, modify, cancel, alter, draw all contracts, agreements, and all deeds of transfer for such Saleable Areas in the Project and/or the Scheduled Property which forms part of the Developer's Allocation along with or without the proportionate undivided impartible share in the land comprised in the Scheduled Property attributable to such Saleable Areas forming part of the Developer's Allocation as permitted in this Agreement, and to receive and appropriate the consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.
33. To cause the name of Allottee of Units, pertaining to the Developer's Allocation, to be mutated in the records of the concerned municipal authorities, and for the aforesaid purpose to sign and execute all applications, papers, deeds, documents and instruments as the Developer in its absolute discretion may deem fit and proper.
34. To execute any deed of declaration, deed of confirmation and/or any deed of modification and to register the same with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata as the Developer may at its sole discretion desire or deem fit and proper.
35. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Owner could do in person through its directors/personnel/ authorized representatives.
36. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained which the Owner could have lawfully done under its hands and seals, if personally present.


Owner


Developer



(Handwritten signature)



Additional Registrar of
Assurances III Kolkata
13 DEC 2021


SCHEDULE III: EXTRA CHARGES AND DEPOSITS

EXTRA CHARGES shall include:


- a) the full costs charges and expenses for making by the Developer any additions or alterations and/or for providing at the request of the Allottee any additional facility and/or utility in or relating to the any Unit or Saleable Areas in excess of the agreed specifications;
- b) all costs charges and expenses for providing any facility or utility or for any installation or amenity, common or otherwise, in addition or up-gradation to those planned to be provided by the Developer;
- c) fees, costs, charges and expenses (including service charges and like) for obtaining electricity connection and electricity line in or for the Scheduled Property (including HT or LT supply, transformer, switch gear, cable trench, substation and the like) payable to electricity service provider for electric meter;
- d) security deposit and all additional amounts or increases thereof payable to the electricity service provider for electricity connection at the Project;
- e) fees, costs, charges and expenses for installing one or more generators and like other power backup apparatus and all their accessories for the Project;
- f) cost of formation of service maintenance company/society/association;
- g) legal charges for preparing and registering transfer documents with Allottees;
- h) costs and charges for providing VRV Air-conditioning to the Allottees;
- i) costs and charges for providing club facilities to the Allottees;
- j) GST and like taxes on the aforesaid extras; and
- k) such other amounts as the Developer may charge as extra.

DEPOSITS (which shall be interest free) shall include:

- a) Deposit on account of maintenance charges, common expenses, municipal rates and taxes, electricity charges etc.;
- b) Deposit on account of sinking fund, if any;
- c) Such other amounts as the Developer may take as deposit.



Owner



Developer

[Handwritten signature]



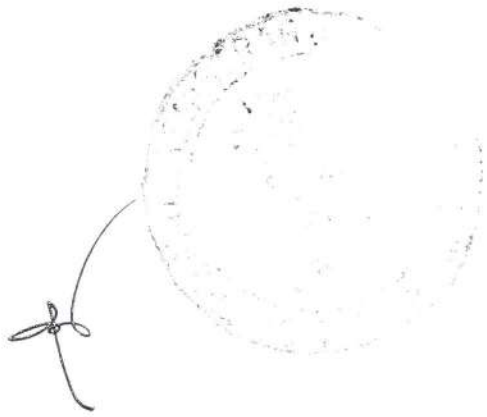
1302 030 81

SCHEDULE IV: OWNER'S SPECIFIC COMMITMENTS

Sl. No.	Claimant's Name	Sale Deed Date	Erstwhile Premises Number
1.	Arun Kumar Paul, son of Late Bhairab Chandra Paul	22.09.2009	38F & 52D, Bondel Road
2.	Bejon Kumar Paul, son of Late Bhairab Chandra Paul	06.11.2009	38F & 52D, Bondel Road
3.	Santi Pal, son of Sailendra Nath Paul, Samar Kumar Pal, son of Sailendra Nath Paul and Anjusree Pal, wife of Late Pravash Chandra Pal, and daughter of Sailendra Nath Paul	10.07.2013	52E, Bondel Road


Owner


 64
Developer



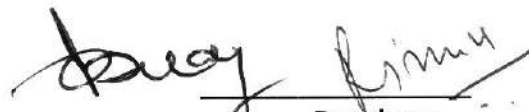
13 DEC 2021

**SCHEDULE V
SPECIFICATIONS**

Area	Specification
Living, Dining & Foyer	Floor : Imported Marble
All bedrooms	Floor : Imported Marble
Bathroom/ Toilet	Floor: Anti-skid vitrified tiles Wall: Anti-skid vitrified tiles up to ceiling Basin Counter: Marble/ Granite Sanitary: Kohler/Roca or Equivalent CP Fittings: Kohler/Grohe or equivalent Others: Hot & Cold line provision Exhaust Fan
Servant/ Utility Room	Floor: Ceramic tiles in room & toilet Doors: Salwood frame with flush door Window: Aluminium sliding Sanitary- Hindware/Parryware CP Fittings: Esco or Equivalent
Kitchen	Floor: Vitrified tiles 600 X 600 Wall: Vitrified till 2 feet above the granite counter Sink: Stainless steel with drain board CP Fittings: Grohe or equivalent Exhaust Fan : Reputed make Door: Salwood frame with flush door
Windows	Anodised Aluminium/ CPVC French windows
Main Door	Sal wood frame with laminated flush door
Main Balcony/ Open terrace/ Service balcony	Aluminium Sliding door, Antiskid Vitrified tiles and SS railing with toughened glass or as per architect specification
Electricals	Schneider or equivalent modular switches FRLS copper wire of finolex or equivalent
Security	Intercom and video door phone
Elevator	Otis & Equivalent



Owner



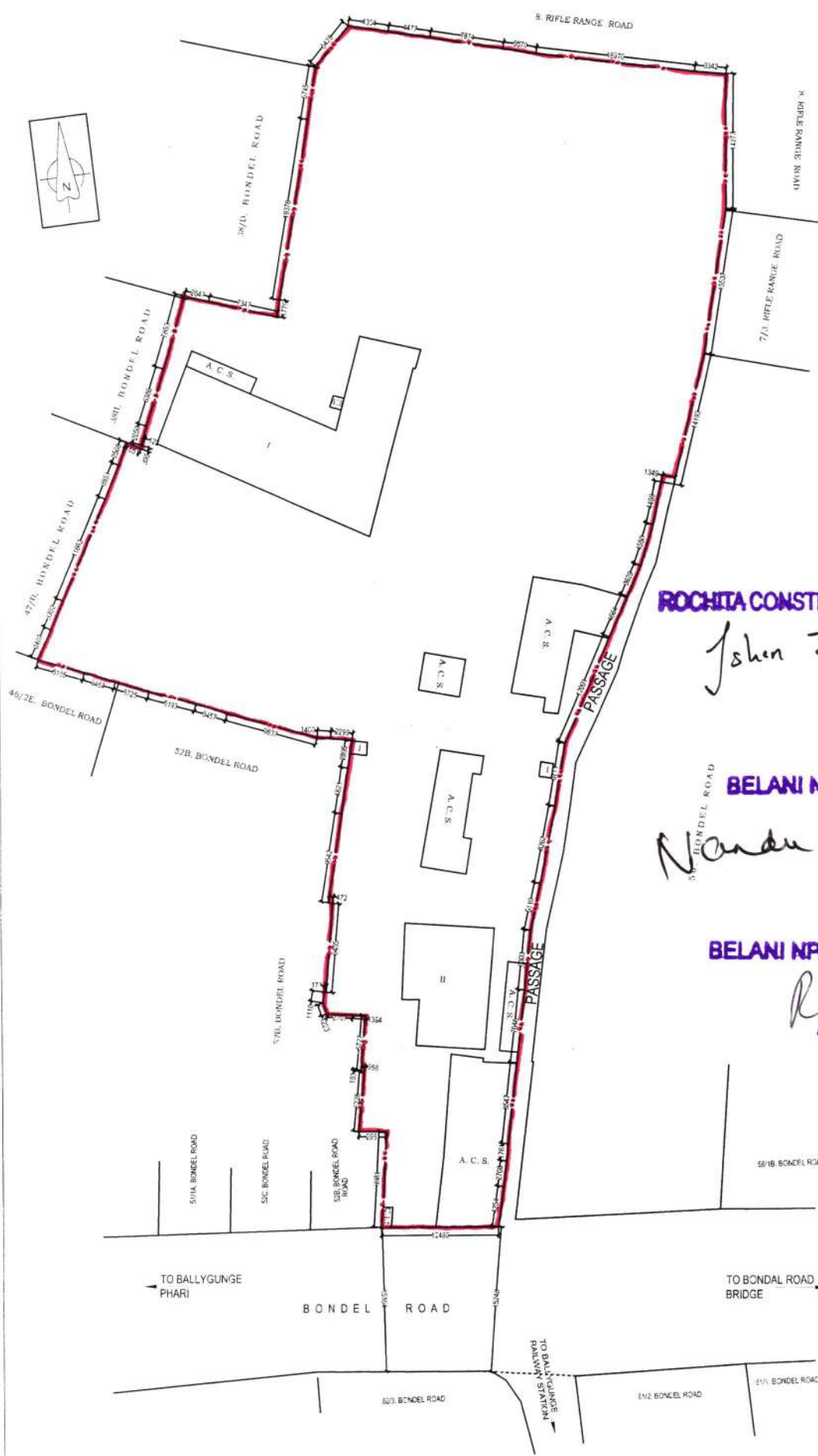
Developer



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RECEIVED
13 DEC 2021

ANNEXURE A



ROCHITA CONSTRUCTION PVT. LTD.

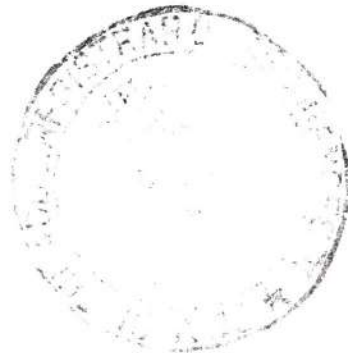
Jshen Jhenghunwala
DIRECTOR

BELANI NPR HOUSING LLP

Nandu K. Belani
Authorised Signatory

BELANI NPR HOUSING LLP

Rishi Todi
Authorised Signatory




































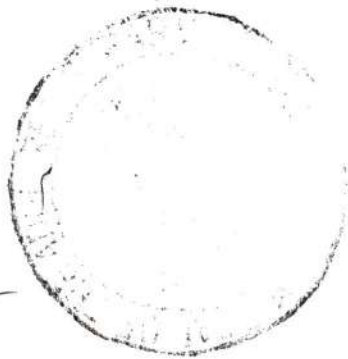
[Handwritten signature]

Additional Registrar of
Assurances in Karnataka

18 JUL 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Ishar Thuyhunsala</i>	 Little	 Ring	 Middle	 Fore	 Thumb		
		(Left Hand)						
		 Thumb	 Fore	 Middle	 Ring	 Little		
		(Right Hand)						
			<i>Nand K. Belar</i>	 Little	 Ring	 Middle	 Fore	 Thumb
				(Left Hand)				
 Thumb	 Fore			 Middle	 Ring	 Little		
(Right Hand)								
	<i>Rishu Todi</i>			 Little	 Ring	 Middle	 Fore	 Thumb
				(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little		
		(Right Hand)						
		PHOTO						
				Little	Ring	Middle	Fore	Thumb
(Left Hand)								
	Thumb		Fore	Middle	Ring	Little		
(Right Hand)								

A handwritten signature in black ink, consisting of a vertical line with a loop at the top and a horizontal stroke extending to the left.

Additional Registrar of
Assurances III Koikata

13 Dec 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ROCHITA CONSTRUCTION PRIVATE
LIMITED

15/12/1994

Permanent Account Number

AADCS6692Q

15032012

ROCHITA CONSTRUCTION PVT. LTD.

Jshan Thojhunwala
DIRECTOR

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सहायर चेंबर्स,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Saphore Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tunito@nsdl.co.in

ROCHITA CONSTRUCTION PVT. LTD.


Jshan Thojhunwala
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ISHAN JHUNJHUNWALA
SAROJ KUMAR JHUNJHUNWALA

02/12/1994
 Permanent Account Number
AVRPJ2393R


 Signature



24/02/2015

इस कार्ड के खाने / पाने पर कृपया सूचित करें। सीटार्स
 आयकर सेवा इकाई, एन एस डी यू
 5थी फ्लोर, मन्त्री स्टैरिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
 मोडेल कॉलोनी, दीप बंगला चौक के पास,
 पुणे - 411 016.

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax, PAN Services Unit, NSDI,
 5th floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91 20 2722 8600, Fax: 91 20 2721 3081
 e-mail: unit@nsdi.co.in

Ishan Jhunjhunwala



भारत सरकार
GOVERNMENT OF INDIA

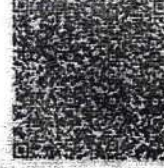


ईशान झुंझुनवा

Ishan Jhunjhunwala

जन्म तिथि / DOB : 02-12-1994

पुरुष / MALE



4811 9882 7266

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: Saroj Kumar
Jhunjhunwala, Flat no 4B,
Deodar Apartment, 2,
Deodar Street,
Ballygunge, Kolkata, West
Bengal - 700019

Address

S/O: Saroj Kumar
Jhunjhunwala, Flat no 4B,
Deodar Apartment, 2,
Deodar Street, Ballygunge,
Kolkata, West Bengal -
700019



1847
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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

Ishan Jhunjhunwala

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAOFB7023Q



नाम/ Name
BELANI NPR HOUSING LLP

06102021

निगमन/ गठन की तिथि
Date of Incorporation/ Formation
09/12/2014

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:

आयकर पैन सेवा इकाई, एन एच डी एल
चौथी मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, डीप बंगला चौक, पुणे,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

BELANI NPR HOUSING LLP

Nandu K. Belani
Authorised Signatory

BELANI NPR HOUSING LLP

Rishi Todi
Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NANDUK BELANI
KISHINCHAND PARSRAM BELANI

02/11/1959
Permanent Account Number
ADJPE3418P

[Signature]
Signature

[Portrait]
00022016

[Handwritten Signature]



भारत सरकार
GOVERNMENT OF INDIA



नन्दू कुमार बिलानी
Nandu Kumar Belani
जन्मतिथि/ DOB: 02/11/1959
पुरुष / MALE



5829 2344 6541

आम्हार आधार, आम्हार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

5बि, डि.एल.खान रोड,
आलिपुर, कोलकाता,
पश्चिम बङ्ग - 700027

Address:

5B, D.L.KHAN ROAD, Alipore,
Kolkata, West Bengal - 700027



5829 2344 6541

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Pray

वर्क अकाउंट नंबर / PERMANENT ACCOUNT NUMBER

ABUPT6543N



नाम / NAME
RISHI TODT

पिता का नाम / FATHER'S NAME
PAWAN KUMAR TODT

जन्म तिथि / DATE OF BIRTH
01-04-1980

हस्ताक्षर / SIGNATURE

Rishi Todt

[Handwritten Signature]

अधीनस्थ, ए. ए. सी.

COMMISSIONER OF INCOME TAX, W.B. - XI

Rishu



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

উপস্থাপিত আই ডি / Enrollment No. : 1040/20003/00044

To
Rishi Todi
 রিষি টোডি
 17/10/2012
 TODI NIKET
 2 QUEENS PARK
 Ballygunge S.O
 Ballygunge, Kolkata
 West Bengal - 700019



KL173665035DF

17366503



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3923 5587 1048

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



রিষি টোডি
Rishi Todi
 পিতা : পawan কুমার টোডি
 Father : PAWAN KUMAR TODI

জন্ম তারিখ/Year of Birth: 1980
 লিঙ্গ / Male

3923 5587 1048



আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: টোডি নিকট, ২ কুইন্স পার্ক
 বালীগঞ্জ, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০১৯

Address: TODI NIKET, 2
 QUEENS PARK, Ballygunge
 S.O, Ballygunge, Kolkata,
 West Bengal, 700019

1947
 1000 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Rishi



ভারত সরকার
Government of India



পীযুষ কান্তি সিনহা
Pijush Kanti Sinha
পিতা : নির্মলেন্দু সিনহা
Father : NIRMALENDU SINHA
জন্মতারিখ / DOB : 10/07/1976
পুরুষ / Male



8351 6219 9854

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক
Unique Identification Authority of India

ঠিকানা:
বিস্বনাথপুট, দক্ষিণ ডাউকী, পূর্ব
মেদিনীপুর, পশ্চিমবঙ্গ, 721464

Address:
Biswanathput, Dakshin Dauki,
East Midnapore, West Bengal,
721464

8351 6219 9854

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Pijush Kanti Sinha.



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

GRN Details

GRN:	192021220098171848	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	19/10/2021 18:32:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1956777395135	BRN Date:	19/10/2021 18:10:56
Gateway Ref ID:	0235682710	Method:	ICICI Bank - Corporate NB
Payment Status:	Successful	Payment Ref. No:	2002107470/2/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: NANDU K BELANI
Address: 5A, WOODBURN PARK, KOLKATA 20
Mobile: 9748411460
EMail: accounts@belanis.com
Contact No: 03340105656
Depositor Status: Others
Query No: 2002107470
Applicant's Name: Mrs Nikita Khaitan
Identification No: 2002107470/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002107470/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002107470/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

Dated this the 15th day of December, 2021

BETWEEN

ROCHITA CONSTRUCTION PRIVATE LIMITED

... Owner

AND

BELANI NPR HOUSING LLP

... Developer

DEVELOPMENT AGREEMENT

Radhika Singh & Co.

Advocates,

Nicco House

2nd Floor,

2, Hare Street,

Kolkata - 700 001

Major Information of the Deed

Deed No :	I-1903-15219/2021	Date of Registration	18/12/2021
Query No / Year	1903-2002107470/2021	Office where deed is registered	
Query Date	18/10/2021 2:49:50 PM	1903-2002107470/2021	
Applicant Name, Address & Other Details	R SINGH Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831090675, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 42,87,12,210/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,520/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue -- Bamun Para Lane) , , Premises No: 52D, , Ward No: 065 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS:-)		Bastu	3 Bigha 10 Katha 10 Chatak 36 Sq Ft		42,33,20,647/-	Property is on Road
Grand Total :				116.6138Dec	0 /-	4233,20,647 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9000 Sq Ft.	0/-	53,91,563/-	Structure Type: Structure
Gr. Floor, Area of floor : 9000 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		9000 sq ft	0 /-	53,91,563 /-	









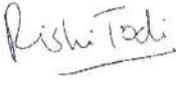
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROCHITA CONSTRUCTION PRIVATE LIMITED 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAXxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative


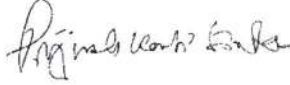
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BELANI NPR HOUSING LLP 257, Deshpran Sasmal Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ishan Jhunjunwala Son of Mr Saroj Kumar Jhunjunwala Date of Execution - 15/12/2021, , Admitted by: Self; Date of Admission: 18/12/2021, Place of Admission of Execution: Office	 Dec 18 2021 11:53AM	 LTI 18/12/2021	 18/12/2021
	Deodar Apartment, 2, Deodar Street, Flat No: 4C, 4th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx3R, Aadhaar No: 48xxxxxxxx7256 Status : Representative, Representative of : ROCHITA CONSTRUCTION PRIVATE LIMITED (as Director)			
2	Name Mr Nandu K Belani Son of Late Kishinchand P Belani Date of Execution - 15/12/2021, , Admitted by: Self; Date of Admission: 18/12/2021, Place of Admission of Execution: Office	 Dec 18 2021 11:52AM	 LTI 18/12/2021	 18/12/2021
	5B, Debendra Lal Khan Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8P, Aadhaar No: 58xxxxxxxx6541 Status : Representative, Representative of : BELANI NPR HOUSING LLP (as Authorized Signatory)			
3	Name Mr Rishi Todi (Presentant) Son of Mr Pawan Kumar Todi Date of Execution - 15/12/2021, , Admitted by: Self; Date of Admission: 18/12/2021, Place of Admission of Execution: Office	 Dec 18 2021 11:53AM	 LTI 18/12/2021	 18/12/2021
	2, Queens Park, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx3N, Aadhaar No: 39xxxxxxxx1048 Status : Representative, Representative of : BELANI NPR HOUSING LLP (as Authorized Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pijush Kanti Sinha Son of Nirmalendu Sinha Vill- Biswanathput, City:- , P.O:- Dakshin Dauki, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721464			
	18/12/2021	18/12/2021	18/12/2021

Identifier Of Mr Ishan Jhunjunwala, Mr Nandu K Belani, Mr Rishi Todi

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROCHITA CONSTRUCTION PRIVATE LIMITED	BELANI NPR HOUSING LLP-116.614 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ROCHITA CONSTRUCTION PRIVATE LIMITED	BELANI NPR HOUSING LLP-9000.00000000 Sq Ft

On 18-12-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 11:50 hrs on 18-12-2021, at the Office of the A.R.A. - III KOLKATA by Mr Rishi Todi ,.

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 42,87,12,210/-

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

Execution is admitted on 18-12-2021 by Mr Ishan Jhunjunwala, Director, ROCHITA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Pijush Kanti Sinha, , Son of Nirmalendu Sinha, Vill- Biswanathput, P.O: Dakshin Dauki, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721464, by caste Hindu, by profession Service

Execution is admitted on 18-12-2021 by Mr Nandu K Belani, Authorized Signatory, BELANI NPR HOUSING LLP (LLP), 257, Deshpran Sasmal Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Mr Pijush Kanti Sinha, , Son of Nirmalendu Sinha, Vill- Biswanathput, P.O: Dakshin Dauki, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721464, by caste Hindu, by profession Service

Execution is admitted on 18-12-2021 by Mr Rishi Todi, Authorized Signatory, BELANI NPR HOUSING LLP (LLP), 257, Deshpran Sasmal Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Mr Pijush Kanti Sinha, , Son of Nirmalendu Sinha, Vill- Biswanathput, P.O: Dakshin Dauki, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721464, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2021 6:34PM with Govt. Ref. No: 192021220098171848 on 19-10-2021, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 1956777395135 on 19-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 134423, Amount: Rs.500/-, Date of Purchase: 15/12/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2021 6:34PM with Govt. Ref. No: 192021220098171848 on 19-10-2021, Amount Rs: 75,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 1956777395135 on 19-10-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 69744 to 69828

being No 190315219 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER

Date: 2022.01.28 11:08:32 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/01/28 11:08:32 AM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)
