

SL. NO. 43/2023

Notarial Certificate

To all to whom these presents shall come, Pradip Kumar Datta duly appointed by the Central Government as a Notary and practising throughout the city of Calcutta (West Bengal), Union of India, do hereby certify that the paper writings, collectively marked 'A' annexed hereto, hereinafter called the paper Writings, 'A' are presented before me by the executant's.

Nature of Document Agreement.

Executed by Rajveer Goenka. of
Satyam Towers 3, Alipore Road, Kol-700027.

and others as per the same

hereinafter referred as the executant/s on this
the day of 05 OCT 2023 in the year 05 OCT 2023

The "Executant/s" having admitted the execution of the Paper Writings "A" and being satisfied as to the identity of the executant I have attested the execution.



IN FAITH AND TESTIMONY WHERE OF I, the said Notary, have hereunto subscribed my name and affixed my seal of office this day of 05 OCT 2023 in the year

[Handwritten Signature]

P.K. Datta
Notary
Govt. of India
Regn. No. 1101/98
Chief Metropolitan Magistrate's Court
2 & 3, Bankshall Street, Kolkata - 700 001

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91AB 072852



ATTORNEY/AGENCY AGREEMENT

1. Date: 05th OCTOBER, 2023 (THURSDAY)
2. Place: KOLKATA
3. Parties

GOLDEN GOENKA REALTY LLP

Goenka
Designated Partner

AG FERREN AND ALLOY TRADING LLP

Goenka
Partner

RAV ENCLAVES LLP

Goenka
Partner

GOLDENGOENKA ESTATE PRIVATE LIMITED

Goenka
Director

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M's Court
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NO 2474 Data
Name.....
Address.....
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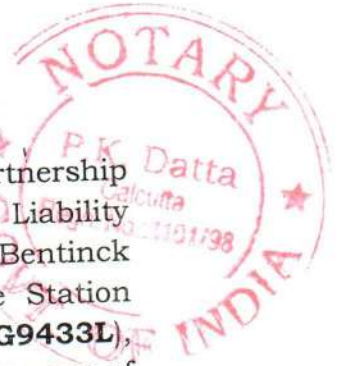
B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027

GURDENCOBKA ESTATE PRIVATE LIMITED

Director



3.1 **M/s. Golden Goenka Realty LLP**, a Limited Liability Partnership firm governed by the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 74, Bentinck Street, Kolkata - 700001, Post Office Lalbazar, Police Station Lalbazar, West Bengal (**LLPIN AAG-8008**) (**PAN AAPFG9433L**), represented by its Designated Partner **Mr. Rajeev Goenka**, son of Girdhari Lal Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at Satyam Towers, Flat 2B/1, 3 Alipore Road, Opposite Horticulture Garden Alipore, Kolkata-700027, Post Office Alipore, Police Station Alipore, District South 24 Parganas, West Bengal. (**PAN ALZPG8966B**) (**AADHAAR No. 826890987901**).
(**Co-owner No. 1/Project Attorney**, includes successors-in-interest)

3.2 **M/s. Goldengoenka Estate Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at 25A, S.P. Mukherjee Road, Kolkata - 700025, Post Office Bhawanipore, Police Station Bhawanipore, West Bengal (**CIN U45201WB2021PTC244935**) (**PAN AAJCG0100B**), represented by its Designated Partner **Mr. Rajeev Goenka**, son of Girdhari Lal Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at Satyam Towers, Flat 2B/1, 3, Alipore Road, Opposite Horticulture Garden, Alipore, Kolkata-700027, Post Office Alipore, Police Station Alipore, District South 24 Parganas, West Bengal. (**PAN ALZPG8966B**) (**AADHAAR No. 826890987901**).
(**Co-owner No. 2**, includes successors-in-interest)

3.3 **M/s. RAV Enclaves LLP**, a Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008, having its registered office at 80, Golaghata Main Road, Block A, VIP Tower, Kolkata- 700048, Post Office Lake Town, Police Station Lake Town, West Bengal (**PAN AAUFR1969H**), represented by its Designated Partner **Mr. Anant Goenka**, son of Sri Ashok Kumar Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at 120, Bangur Avenue, Block C, Kolkata-700055, Post Office Lake Town, Police Station Lake Town, District

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Signature of Anant Goenka

North 24 Parganas, West Bengal. **(PAN ALPPG2182F) (AADHAAR No. 400072347263).**

(Co-owner No. 3, includes successors-in-interest)

3.4 **M/s. AG Ferrum and Alloy Trading LLP**, a Limited Liability Partnership Firm, registered under the Limited Liability Partnership Act 2008, having its registered office at P-243, Lake Town, Block - A, Kolkata- 700089, Post Office Lake Town, Police Station Lake Town, District North 24 Parganas, West Bengal **(PAN ABPFA1879B)**, represented by its Designated Partner **Mr. Anant Goenka**, son of Sri Ashok Kumar Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at 120, Bangur Avenue, Block - C, Kolkata 700055, Post Office Lake Town, Police Station Bangur Avenue, District North 24 Parganas, West Bengal. **(PAN ALPPG2182F) (AADHAAR No. 400072347263).**

(Co-owner No. 4, includes successors-in-interest)

(collectively **Co-Owners**, includes successors-in-interest and/or permitted assigns).

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Subject Matter of Agreement

4.1 **Said Premises:** Land admeasuring 1 (one) *bigha* 4 (four) *cottahs* 13 (thirteen) *chittack* and 21 (twenty one) square feet, more or less, together with structures erected thereon, situate, lying at and being Municipal Premises No. 22D (previously, Premises No. 22), Motilal Basak Lane, Kolkata- 700054, Police Station Phoolbagan within Ward No.31 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration Office Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and

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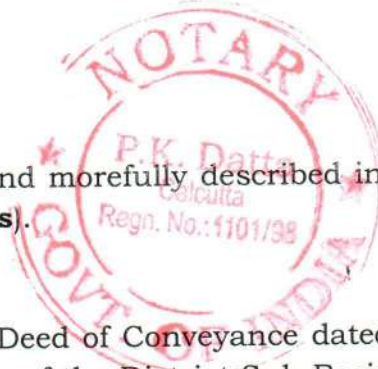
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Anant Goenka.



R.S.V.
Anant Goenka.

bordered in colour **Red** thereon and morefully described in the **1st Schedule** below (**Said Premises**).



- 4.2 **Ownership of the Parties:** By a Deed of Conveyance dated 9th July, 2022, registered in the Office of the District Sub-Registrar III, South 24 Parganas, recorded in Book I, Volume No. 1603-2022, Pages from 375064 to 375123, being deed no. 160310528 for the year 2022 (**Said Conveyance**), the Co-owners became the absolute joint Owners for the undivided and undemarcated share in the Said Premises in the following proportion:

Sl. No.	Co-Owner	Proportion
1	M/s. Golden Goenka Realty LLP	25%
2	M/s. Goldengoenka Estate Private Limited	25%
3	M/s. RAV Enclaves LLP	25%
4	M/s. AG Ferrum and Alloy Trading LLP	25%

The Said Conveyance is in the custody of the Co-Owner No. 1 for and on behalf of all the Co-Owners and the Said Premises is under the possession of the Co-Owner No. 1 for and on behalf of all the Co-Owners.

- 4.3 **Said Project:** The Co-owners have agreed (i) to construct G+4 (Ground+Four) storied new residential building upon the Said Premises, as per the specifications mentioned under **2nd Schedule** herein under, and for such purpose a building plan being No. 2023030045 (**Sanctioned Plan**) is obtained from the Kolkata Municipal Authority (**KMC**) as per the Municipal Rules by utilizing the Maximum permissible F.A.R (**New Building**) and (ii) to derive profit from the sale of residential/commercial units and car parking therein in the New Building (collectively **Said Project**). The New Building shall have several independent flats/apartments (**Units**). The New Building shall have independent car parking spaces, both covered and open

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(collectively **Car Parking Spaces**). The New Building shall have specified areas, amenities and facilities to be enjoyed in common, which are detailed and described in the **3rd Schedule** below (collectively **Common Portions**). In regard to the Common Portions it is clarified that the top roof of the New Building shall form part of the Common Portions and shall remain common to all owners of the New Building.

5. Appointment of Co-Owner No. 1 as Project Attorney

5.1 **Project Attorney:** All Co-Owners have decided that the Said Project shall be implemented and/or executed by the Co-Owner No. 1 as the agent/project attorney for and on behalf of all the Co-Owners (**Project Attorney**) as per the Sanctioned Plan and the Specifications mentioned in the **2nd Schedule hereinafter**. The related Board Resolutions to such effect are annexed hereto and marked with the letter "A", collectively.

5.2 **Costs and Expenses:** All costs and expenses for the construction of the New Building including development cost, construction cost, sanction fees, department costs, extra FAR costs, marketing costs, brokerage, cost for obtaining Completion Certificate and all such cost incurred and/or to be incurred by the Project Attorney (Co-Owner No. 1) for and on behalf of all the Co-Owners shall be proportionately borne by all the Co-Owners.

5.3 **Sanctioned Plan:** It is further clarified that if variations/modifications are required/demanded/permitted by the KMC and other authorities concerned with granting sanctions, permissions and licenses relating to the New Building and the construction thereof (collectively **Other Planning Authorities**) owing to any change in law, the same shall be duly incorporated by the Project Attorney, after consultation with other Co-Owners. All consents, licenses, permissions, authorizations, certifications, registrations or approvals from

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Signature of P. K. Datta.



requisite Government departments or authorities, such as the Fire and Safety Department, Department of Telecom, Airport Authority of India and NOC from the State Pollution Control Board in connection with the Building Plan is already obtained wherever required and shall be further obtained if required for obtaining approvals for modification and/or variations in the Sanctioned Plan by the Project Attorney. The Sanctioned Plan, wherever used in this Agreement shall also mean and include such variations/modifications thereto as aforesaid.

5.4 **Planning, Designing and Development:** The Project Attorney shall be responsible to appoint the Architect, the Structural Engineer, MEP Consultant and other consultants/professional bodies for planning, designing and development of the New Building. The New Building shall be constructed under the supervision of the Project Architect appointed by the Project Attorney strictly as per the Sanctioned Plan. The Project Attorney shall be authorized to appoint the Project Manager, Engineers, staffs, construction workers and other consultants/professional for the purpose of construction of the New Building.

5.5 **Building Materials:** The Project Attorney is authorized to apply for and obtain, quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Parties and required for the construction of the New Building. The Project Attorney will ensure consumption of better quality material at a cost best available in the market in order to ensure qualitative construction product.

RERA Registration & Compliances: The Project Attorney shall be treated and deemed as "Promoter" for the purpose of Real Estate (Regulation and Development) Act, 2016 under section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 and further the Project Attorney shall be responsible to take all

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Notary 5.6

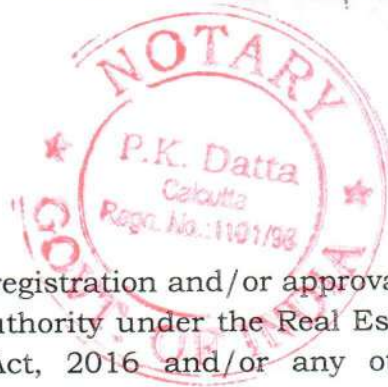
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necessary steps for obtaining the registration and/or approval of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or any other applicable real estate laws, rules and regulations (**RERA**) and comply with the provisions of the Act and operate the separate account to be maintained in a scheduled bank under section 4 (l) (D), RERA, and other provisions of RERA.

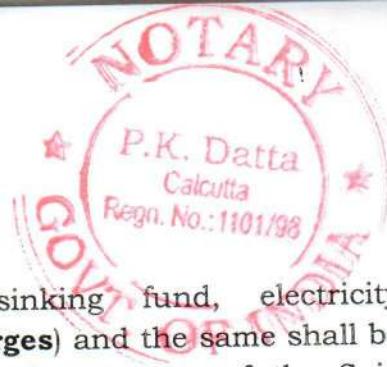
- 5.7 **Insurance:** The Project Attorney shall obtain and keep valid all such policy or policies of insurance, during the period of construction of the New Building on the Said Premises and until the KMC issues the Completion Certificate.
- 5.8 **Sales:** On the New Building being constructed, completed and finished in tenantable and habitable condition with grant of occupancy certificate from the KMC, the Unit Buyers shall take possession of the Units and the Car Parking Space from the Project Attorney. The Project Attorney shall appoint a marketing company as a sole agency and/or various marketing companies/agents for open market selling of the Units along with the Car Parking Space to be constructed in the New Building.
- 5.9 **Sale Proceeds:** The Project Attorney shall be entitled to sale/transfer the Units and the Car Parking Space of the New Building to prospective buyers in any manner, the Project Attorney may deem fit and proper and all proceeds arising out of such sale/transfer of the Units of the New Building (**Sale Proceeds**) shall be collected by the Project Attorney and shall be distributed between all the Co-owners as per their respective proportionate share in the said Project after deducting the costs incurred by the Project Attorney.

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- 5.10 **Extra Charges:** The Project Attorney shall also be entitled to collect all extra charges including but not limited to legal



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charges, maintenance deposit, sinking fund, electricity transformer charges etc. (**Extra Charges**) and the same shall be kept with the Project Attorney for the purpose of the Said Project only which not being in the nature of Sale Proceeds shall not be distributed to the Co-Owners.

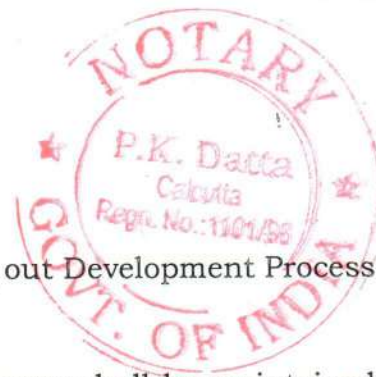
5.11 Project Bank Account and Project Disbursement Account.
The Project Attorney shall deposit all the sums received towards Sale Proceeds in a bank account (**RERA Master Collection Bank Account**).

- a. The 70% (seventy percent) of the amount out of the Total Sale Proceeds deposited shall be bifurcated to a separate bank account (RERA Designated **Bank Account**) to cover the cost of construction, which also includes cost towards Internal Development, External Development and Cost of providing Common Amenities and Facilities, Approval Cost and the Cost of land . The Project Attorney shall solely use the funds in the RERA Designated Bank Account for the purpose as stated herein and as stated under clause 4.3 herein above and for implementation of the Said Project.
- b. The Project Attorney shall fulfill all conditions for utilizing funds from the RERA Master Collection Bank Account, RERA Designated Bank Account and the Balance 30% of the Sales Proceed transferred to the Current account of the Project Attorney u/s 4 (l), RERA.
- c. All amounts finally remaining in the RERA Master Collection Bank Account, RERA Designated Bank Account and the Current account of the Project Attorney at the end of each Quarter shall be distributed amongst the Co-Owners in the proportion of 25% (twenty five) percent each i.e. firstly towards Cost of Land invested by the Co-Owners and thereafter towards Profit only if it is justified that the amount remaining in the mentioned accounts are sufficient enough to be distributed and

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P. Goenka



there will be no hurdle in the carrying out Development Process of the Said Project (New Building).

- d. All payments made towards Extra Charges shall be maintained in a separate bank account to be operated by the Project Attorney.
- e. A separate Reserve account shall be set up in order to fulfill the Defect Liability of a Promoter/Project Attorney for the next five years following the completion certificate. In this account, 5% of the project's total receipts (cost + profit) shall be kept in order to cover any defects reported by any Allottee. The co-owners further concur that the left-over Reserved amount kept in the said separate Account shall be distributed proportionately among all Co-owners at the conclusion of the 5-year period of Defect responsibility.

5.12 **Statement of Accounts:** The Project Attorney shall get a statement of accounts prepared at the end of every financial quarter, to record the income and expenditure of the Said Project and shall submit duplicates of such statement of accounts to all the co-owners. The residue of profits shall be distributed between the Co-Owners as per final statement of accounts and the Co-Owners may demarcate the unsold Units after Completion Certificate by a Deed of Allocation to close the book of accounts of the Said Project.

5.13 **Project Finance:** The Project Attorney may arrange for financing of the New Building (**Project Finance**) by a Bank/Financial Institution (**Banker**). Such Construction Finance can be secured on the strength of the security of the Said Premises and construction work-in-progress/receivables but collateral security may be created by depositing the Title Deeds of the Said Premises. Notwithstanding the fact that under section 16 (1) (d) (S) (ii), RERA, the Project Attorney shall make available on the website of the Authority, the Sanctions Letters from banks for home loan tie-ups, the Project Attorney shall at

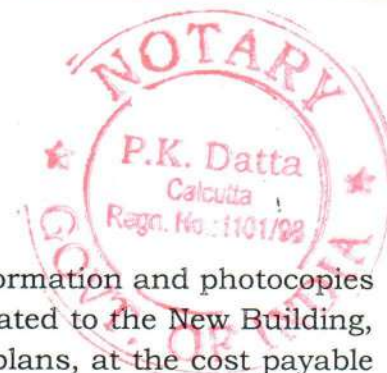
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all times, shall provide all available information and photocopies or scanned copies of all documents related to the New Building, including title papers and sanctioned plans, at the cost payable by the Unit buyers, as and when required by the bankers of the Unit buyers, for the purpose of home loan applicable on the concerned Units.

a. **Contribution by all Co-owners in case of deficiency of fund**

If there is a funding shortfall during the development and/or construction of the Said Project (New Building), all co-owners shall equally contribute to cover the shortfall and/or deficiency in order to ensure the successful completion of the project's construction.

5.14 **Indemnity**

The other Co-owner No. 2, 3 and 4 hereby indemnify and agree to keep the Project Attorney/Co-owner No.1 saved, harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Project Attorney may suffer due to any defect in title of the other Co-owners of the said premises and/or encumbrance or liability whatsoever thereon, save those specially mentioned herein.

5.15 **Municipal Taxes and Outgoings:** All municipal taxes, land revenue and outgoings (collectively **Rates**) on the Said Premises relating to the period till the date of the fulfillment of all the terms and conditions of this Agreement and /or obtaining of Completion Certificate whichever is later shall be equally borne, paid and discharged by the Co-Owners through the Project Attorney.

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a. **Tax Liabilities:** Any tax liability whether direct and/or indirect arising from construction, occupation and sales realization of the Said Premises (said New Building) shall be the responsibility of all the respective Co-owners to pay and keep the other Co-

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[Signature]



[Signature]



owners indemnified from such tax liabilities arising during and/or after the stage of construction and completion..

5.16 **Post Completion Maintenance:** The Project Attorney shall be responsible for management and administration of the Common Portions until formation of the association of Unit Buyers after completion of the New Building.

5.17 **Documentation:** The Project Attorney shall get prepared all the agreements and deeds to be made for the sale of Units and Car Parking Space to the Unit Buyers which shall be executed by all the Co-Owners through the nominee of the Project Attorney appointed by a registered Power Of Attorney in favour of the nominee of the Project Attorney for the purpose of this Agreement.

6. **Miscellaneous**

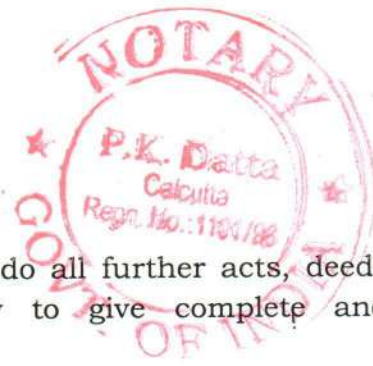
6.1 **No Partnership:** The Co-Owners have entered into this Agreement purely as a contract on principal to principal basis and nothing contained herein shall be deemed to be or construed as a development agreement between the Co-Owners in any manner whatsoever nor shall the Co-Owners constitute an association of persons since no consideration inter se is intended to be passed out between the Co-Owners. It is clarified that the financial and statutory obligations of the Project Attorney as a co-owner shall not be the obligation of other co-owners in any circumstances whatsoever.

6.2 **No Implied Waiver:** Failure or delay by either Co-Owner to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights

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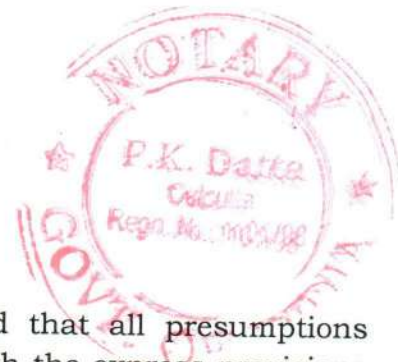
- 6.3 **Further Acts:** The Co-Owners shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 6.4 **No Assignment:** The Co-Owners hereby agree and covenant with the Project Attorney not to transfer and/or assign the benefits of this Agreement or any portion thereof, under any circumstances. The above embargo shall however not apply to entering into agreements with Unit Buyers.
- 6.5 **Counterparts:** This Agreement is being executed simultaneously in four counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Co-Owners.
- 6.6 **Amendment/Modification:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the Co-Owners expressly referring to the relevant provision of this Agreement.
7. **Arbitration:** Any and all disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement whether *inter se* between the Co-Owners (collectively **Disputes**) shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.
- Jurisdiction:** In connection with the aforesaid arbitration proceedings, the Hon'ble High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

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Signature



9. **Rules of Interpretation**

9.1 **Presumptions Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Said Premises.

9.2 **Statutes:** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

9.3 **Number:** In this Agreement, any reference to singular includes plural and vice-versa.

9.4 **Gender:** In this Agreement, words denoting any gender includes all other genders.

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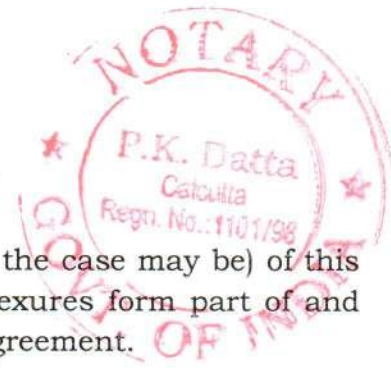
9.5 **Party:** In this Agreement, any reference to a Party is to a party to this Agreement.

9.6 **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) or annexure is a reference to a clause or

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Signature



paragraph or schedule or annexure (as the case may be) of this Agreement and the schedules and annexures form part of and are deemed to be incorporated in this Agreement.

- 9.7 **Including:** In this Agreement, any phrase introduced by the terms “including”, “include”, “in particular” or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 9.8 **Headings:** In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.
- 9.9 **Definitions:** In this Agreement, the words put in brackets and in bold prints define the word, phrase and expression immediately preceding.

1ST SCHEDULE

(Said Premises)

[Subject Matter of this Agreement]

Land admeasuring 1 (one) *bigha* 4 (four) *cottahs* 13 (thirteen) chittack and 21 (twenty one) square feet, more or less, together with structures thereon, lying situate at and being Municipal Premises No. 22D (previously, Premises No. 22), Motilal Basak Lane, Kolkata- 700054, Police Station Phoolbagan, within the limits of Kolkata Municipal Corporation, Ward no. 31, Sub-Registration Office Sealdah, District South 24 Parganas, delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By Premises No. 22C, Motilal Basak Lane
On the East : By Motilal Basak Lane (KMC Road)
On the South : By Bholanath Dr. Lane
On the West : By Motilal Basak Lane

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2ND SCHEDULE
(Specifications)

Structure	: Earthquake-resistant, RCC framed construction with infill brick walls.
Doors & Windows	: Main Door: Solid Teak Door & Frame. Fully glazed aluminums wooden windows.
Door	: Door frames will be made of tough timber frames. Solid core flush shutters will be provided. Mortise lock in the door for each room and main door of the flat will be provided.
Window	: Aluminum frames with fully glazed shutters and superior quality fittings.
Common Area	: Well decorated lobby. Flooring: Marble granite Tiles Lift: Mitsubishi or equivalent. Walls: Plastic emulsion paint finish.

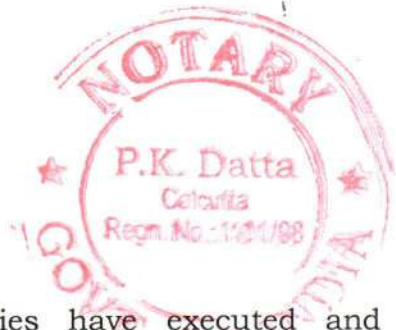
3RD SCHEDULE
(Common Portions)

- Water supply pipeline in the Said Block (save those inside any Apartment)
- Wiring, fittings and accessories for lighting of lobbies, staircase(s) and other common portions of the Said Block/Building
- Intercom Network in the Said Block
- Broadband connection in the Said Block, if any
- Water reservoirs/tanks of the Said Block
- Drainage and sewage pipeline in the Said Block (save those inside any Apartment)
- Network of Cable TV/DTH in the Said Block, if any
- External walls of the Said Block

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10. Execution and Delivery

IN WITNESS WHEREOF the Parties have executed and delivered this Attorney/Agency Agreement on the date mentioned above.

GOLDEN GOENKA REALTY LLP

✓ Rav ✓ R Goenka
Designated Partner

M/s. Golden Goenka Realty LLP
[Co-Owner No. 1]

GOLDENGOENKA ESTATE PRIVATE LIMITED

✓ RTU ✓ R Goenka
Director

M/s. Goldengoenka Estate Private Limited
[Co-Owner No. 2]

RAV ENCLAVES LLP

✓ R Goenka
Partner

M/s. RAV Enclaves LLP
[Co-Owner No. 3]

AG FERRUM AND ALLOY TRADING LLP

✓ R Goenka
Partner

M/s. AG Ferrum and Alloy Trading LLP
[Co-Owner No. 4]

WITNESSES:

Signature <u>N.K. Parashramika</u>	Signature <u>Subrata Das</u>
Name <u>Naresh K U Parashramika</u>	Name <u>SOBRATA DAS</u>
Father's Name <u>Om Prakash Parashramika</u>	Father's Name <u>GAUTAMI DAS</u>
Address <u>21 Rose Mealy Lane</u> <u>Howrah- 71101</u>	Address <u>185, SHYAMNAGAR</u> <u>ROAD KOL- 700055</u>

Signature Attested by the Identification of Advocate
[Signature]

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700017

05 OCT 2023



Identified by me
[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21

Dated the 07 OCT 2023 day of 20

IN THE MATTER OF

Instrument "A"

AND

IN THE MATTER OF
Notarial Certificate

P. K. Datta

ADVOCATE

&

Notary Public

**GOVT. OF INDIA
REGN. NO. 1101/98**

**CMM,s Court
2 & 3, Bankshall Street
Kolkata-700 001**

:: OFFICE ::

**12/2, Old Post Office Street,
2nd Floor, Kolkata-700 001**

