7882/2024 7762/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

A.R.A. IV

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AR 065153

Certified that the Document is admitted to Registration. The SignatureSheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

28 MAY 2024

THIS DEVELOPMENT AGREEMENT("Agreement") is made this 28th day of May, 2024

BETWEEN

249447

Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1
Date 30 JAN 2024

Amal Kr. Saha
Licensed Stamp
Vendor

OFFICE OF THE ADDL. REGISTRAR

28 MAY 2024

1. **EVERSHIP REALTY PRIVATE LIMITED** (PAN AADCE1580D, CIN U70109WB2012PTC185759), a company incorporated under the companies Act, 1956, having its registered office at 9A, Raja Basant Roy Road, Ground Floor, Post Office Kalighat, Police Station Lake, Kolkata-700 026, being represented by one of its Director, **SHASHI KALA MUNDRA**, (PAN AEWPM8377G, Aadhaar 748709847474), by nationality Indian, by caste Hindu, wife of Pawan Kumar Mundra, residing at 33/1A, Kankurgachi Road, Orchid Tower, Post Office Kankurgachi, Police Station Manicktala, Kolkata – 700 054,

2. **GREENHIGH NIRMAN PRIVATE LIMITED** (PAN AAECG8940L, CIN U70109WB2012PTC185753), a company incorporated under the companies Act, 1956, having its registered Office at 10 Upper Chitpore Road, Kolkata, P.O. & P.S. Barabazar, Kolkata – 700007, West Bengal, India, being represented by one of its Director, **RAHUL AGARWAL**, (PAN BSTPA2613R, Aadhaar 609430928896), by nationality Indian, by caste Hindu, son of Ram Gopal Agarwal, residing at FE-323, Salt Lake City, Sector – III, Near Tank No.12, Post Office Bidhannagar, Police Station Bidhannagar, Kolkata – 700106, South 24 Parganas,

3. **SOMANSH RESIDENCY PRIVATE LIMITED** (PAN AASCS0360E, CIN U70109WB2012PTC185744), a company incorporated under the companies Act, 1956, having its registered office at 16 Strand Road, Suit No. 902, Diamond Heritage, 9th Floor, Customs House, Post Office GPO, Police Station Hare Street, Kolkata - 700001, being represented by its Authorised Signatory, **PRADIP PAL**, (PAN AZFPP3163P, Aadhaar 471492566913), by nationality Indian, by caste Hindu, son of Late Radhika Prasad Pal, residing at Hatkhola, Mokterpara, Chandannagar, Post Office Chandannagar, Police Station Chandannagar, Hooghly – 712136,

4. **VISUALIZATION PROJECTS PRIVATE LIMITED** (PAN AAECV1807F, CIN U70109WB2012PTC185783), a company incorporated under the companies Act, 1956, having its registered office at 19/1 Camac Street, 2nd Floor, Shakespeare Sarani, Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata 700017 being represented by its Authorised Signatory, **PRATIK TIBREWAL**, (PAN AGFPT1630C, Aadhaar 432721498447), by nationality Indian, by caste Hindu, son of Banwari Lal Tibrewal, residing at 190 G. T. Road (N), Near Krishna Bhawan, Salkia, Haora (M. Corp), Post Office Salkia, Police Station Malipanchghora, Howrah - 711106,

5. **NUTRIWAY COMPLEX PRIVATE LIMITED** (PAN AAECN1208Q, CIN U70109WB2012PTC185758), a company incorporated under the companies Act, 1956, having its registered office at Lords, Suite No. 209 & 211, 7/1 Lord Sinha Road, Middleton Row, Post Office Middleton Row, Police Station Shakeapeare Sarani, Kolkata - 700071, being represented by its Authorised Signatory, **VARDHAN AGARWAL**, (PAN AGSPA0640A, Aadhaar 619313257707), by nationality Indian, by caste Hindu, son of Pawan Kumar Agarwal, residing at 53/12/2, Bonbihari Bose Road, Ramkrishnapur, Post Office Ramkrishnapur, Police Station Shibpur, Howrah - 711101,

6. **SAPNANKUR COMPLEX PRIVATE LIMITED** (PAN AASCS0367D, CIN U70109WB2012PTC185786), a company incorporated under the companies Act, 1956, having its registered office at 22 C/1, Gorachand Road, Entally, Post Office CIT Road, Police Station Entally, Kolkata 700014, being represented by one of its Authorised Signatory, **VISHNUCHANDAK**, (PAN AEVPC5039A, Aadhaar 733852134303), by nationality Indian, by caste Hindu, son of Narayan Das Chandak, residing at Orbit Sky Garden, Flat 10A, 30

Bondel Road, Ballygunge, Post Office Ballygunge, Police Station Karaya, Kolkata - 700019,

7. **SIDDHIBHUMI REALCON PRIVATE LIMITED** (PAN AASCS0375H), (CIN U70109WB2012PTC185794), a company incorporated under the companies Act, 1956, having its registered office at 4, Debendra Lal Khan Road, Post Office and Police Station Bhawanipore, Kolkata - 700025, being represented by its Authorised Signatory, **DEEPAK KUMAR DUGAR**, (PAN ADLPD5632M, Aadhaar 870227677432), by nationality Indian, by caste Hindu, son of Late Ram Lal Dugar, residing at 9, Princep Street, Post Office and Police Station Hare Street, Kolkata – 700 072,

8. **SISHIRKANYA BUILDCON PRIVATE LIMITED**(PAN AASCS0370C, CIN U70109WB2012PTC185790), a company incorporated under the companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Kalighat, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, being represented by its Authorised Signatory, **TARASANKAR MUKHERJEE**, (PAN CEKPM9711C, Aadhaar 975679863549), by nationality Indian, by caste Hindu, son of Late Joydeb Mukherjee, residing at Village Ghatampur, Post Office Porabazar, Police Station Dadpur, Hooghly 712305,

9. **SOPHISTICATED RESIDENCY PRIVATELIMITED** (PAN AASCS0371D, CIN U70109WB2012PTC185797), a company incorporated under the companies Act, 1956, having its registered office at 4, Debendra Lal Khan Road, Post Office and Police Station Bhawanipore, Kolkata - 700025, being represented by one of its Director, **SHYAM SUNDAR BIHANI**, (PAN AISPB2153K, Aadhaar 456752313768), by nationality Indian, by caste Hindu, son of Late Shankar Lal Bihani, residing at 13, Hardutt Rai Chamaria Road, Post Office & Police Station Howrah, Howrah - 711101,

10. **SWARNABARSA REALCON PRIVATE LIMITED** (PAN AASCS0374G, CIN U70109WB2012PTC185785), a company incorporated under the companies Act, 1956, having its registered office at 229, A. J. C. Bose Road, Crescent Towers, 2nd Floor, Suit No. 2A, Post Office Bhowanipore, Police Station Shakespeare Sarani, Kolkata – 700020, being represented by one of its Director, **KAMAL AGRAWAL**,(PAN AOQPA5113C, Aadhaar 687770212318), by nationality Indian, by caste Hindu, son of Dilip Agrawal, residing at Patelnagar, Bhurkunda, Jharkhand, Bicha, Deoria Bargaon, Ramgarh, Post Office Bhurkunda, Police Station Patratu, Jharkhand - 829106,

11. **JIBANJYOTI ABASAN PRIVATE LIMITED** (PAN AACCJ9267H, CIN U70109WB2012PTC185796), a company incorporated under the companies Act, 1956, having its registered office at 43/A Nimtolla Ghat Street, First Floor, Beadon Street, Post Office& Police Station Jorabagan, Kolkata – 700006, being represented by one of its Director, **RISHI KESH MUNDRA**, (PAN AEWPM2140P, Aadhaar832303968283), by nationality Indian, by caste Hindu, son of Sriniwas Mundhra, residing at 43A, Nimtala Ghat Street, Beadon Street, Post Office and Police Station Jorabagan, Kolkata – 700 006,

12. **HAPPYLIFE ENCLAVE PRIVATE LIMITED** (PAN AADCH0074K, CIN U70109WB2012PTC185843), a company incorporated under the companies Act, 1956, having its registered office at 19/1 Camac Street, 2nd Floor, Shakespeare Sarani, Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata – 700017 being represented by its Authorised Signatory, **PRATIK TIBREWAL**, (PAN AGFPT1630C, Aadhaar 432721498447), by nationality Indian, by caste Hindu, son of Banwari Lal Tibrewal, residing at 190 G. T. Road (N), Near Krishna Bhawan, Salkia, Haora (M. Corp), Post Office Salkia, Police Station

Malipanchghora, Howrah - 711106,

13. **AUROSHAKTI INFRACON PRIVATE LIMITED** (PAN AALCA5951E, CIN U45400WB2013PTC192888), a company incorporated under the companies Act, 1956, having its registered office at Eco Suite, Unit No. 505, 5th Floor, Plot No. IID/22, Street No. 676 & 775, AA-II, New Town, Post Office Akankha, Police Station Ekopark, Kolkata 700157, North 24 Parganas being represented by one of its Director, **MUKESH AGARWAL**, (PAN ACQPA6905J, Aadhaar 488872839859), by nationality Indian, by caste Hindu, son of Gokul Chand Agarwal, residing at PS Magnum, Flat No.5A, Block - 8, VIP Road, Kaikhali, Rajarhat Gopalpur (M), Post Office Airport, Police Station Baguiati, Kolkata - 700052,

14. **NABHYA DEVELOPERS PRIVATE LIMITED** (PAN AAECN3344D, CIN U45200WB2013PTC192944), a company incorporated under the companies Act, 1956, having its registered office at 10/5 Gobinda Khatik Road, Tangra, A. C. Lane, Post Office & Police Station Tangra, Kolkata - 700046, being represented by its Authorised Signatory, ~~**ABHISHEK BANKA**~~ TARASANKA MUKHERJEE, (PAN ~~AISPB7914J~~ [illegible], Aadhaar ~~[illegible]~~ [illegible]), by nationality Indian, by caste Hindu, son of ~~Sanjay Kumar Banka~~ Lt. JOYDEB MUKHERJEE, residing at ~~CB-24 Salt Lake City, Sector – I, Bidhannagar (M)~~, Post Office & Police Station ~~Bidhannagar~~, Kolkata – ~~700064~~, North 24 Parganas. VILLAGE – GHATAMPUR, P.O. PORABAZAR, DIST. HOOGHLY, PIN – 712305, P.S. TADPUR,

15. **NAYAJIWAN DEVELOPERS PRIVATE LIMITED** (PAN AAECN3347A, CIN U45400WB2013PTC192916), a company incorporated under the companies Act, 1956, having its registered office at Space Town , Block-1, F/ No. 2C, Raghunathpur, V.I.P. Road, Kendriya Vihar, Post Office Airport, Police Station Baguiati, Kolkata – 700052, being represented by one of its Director, **HARSH DHANUKA** (PAN AFQPD4988M, Aadhaar 578421567474), by nationality Indian, by caste Hindu, son of Sanjay Kumar Dhanuka, residing at Flat No. 402, Maina Kunj, Block A, Sikaria Complex, Christian Basti, GS Road, Kamrup Metro, Post Office & Police Station Dispur, Guwahati – 781005, Assam,

16. **NISTHA REALCON PRIVATE LIMITED** (PAN AAECN3345C, CIN U45400WB2013PTC192921), a company incorporated under the companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Kalighat, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, being represented by its Authorised Signatory, **TARASANKAR MUKHERJEE**, (PAN CEKPM9711C, Aadhaar 975679863549), by nationality Indian, by caste Hindu, son of Late Joydeb Mukherjee, residing at Village Ghatampur, Post Office Porabazar, Police Station Dadpur, Hooghly 712305,

17. **SAPNANKUR INFRACON PRIVATE LIMITED** (PAN AATCS0470L, CIN U45400WB2013PTC192926), a company incorporated under the companies Act, 1956, having its registered office at Lords, Suite No. 209 & 211, 7/1 Lord Sinha Road, Middleton Row, Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata – 700071, being represented by its Authorised Signatory, **VARDHAN AGARWAL**, (PAN AGSPA0640A, Aadhaar 619313257707), by nationality Indian, by caste Hindu, son of Pawan Kumar Agarwal, residing at 53/12/2, Bonbihari Bose Road, Ramkrishnapur, Post Office Ramkrishnapur, Police Station Shibpur, Howrah - 711101,

18. **SIDDHIBHUMI DEVELOPERS PRIVATELIMITED** (PAN AATCS0471M, CIN U45400WB2013PTC192927), a company incorporated under the companies Act, 1956, having its registered office at 43/A, Nimtolla Ghat Street, First Floor, Beadon Street, Post Office & Police Station Jorabagan, Kolkata – 700006, being represented by one of its Director, **RISHI KESH MUNDRA**, (PAN AEWPM2140P, Aadhaar 832303968283), by nationality Indian, by

Director / Authorised Signatory

Director / Authorised Signatory

Director / Authorised Signatory

Director / Authorised Signatory

28 MAY 2024

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

192024250059209548

GRN Details

GRN:	192024250059209548	**Payment Mode:**	SBI Epay
GRN Date:	27/05/2024 13:50:24	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	4424955176016	**BRN Date:**	27/05/2024 13:50:37
Gateway Ref ID:	20240527861140	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	270520242005920953	**Payment Init. Date:**	27/05/2024 13:50:24
Payment Status:	Successful	**Payment Ref. No:**	2001217069/8/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr KYAL DEVELOPERS PVT LTD
Address:	122/1R, S N M SARANI, KOLKATA-700126
Mobile:	9330394689
Period From (dd/mm/yyyy):	27/05/2024
Period To (dd/mm/yyyy):	27/05/2024
Payment Ref ID:	2001217069/8/2024
Dept Ref ID/DRN:	2001217069/8/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001217069/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2001217069/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	562021
			Total	**636942**

IN WORDS: **SIX LAKH THIRTY SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.**

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

270520242005920953

GRIPS Payment Detail

GRIPS Payment ID:	270520242005920953	**Payment Init. Date:**	27/05/2024 13:50:24
Total Amount:	636942	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	4424955176016	**BRN Date:**	27/05/2024 13:50:37
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr KYAL DEVELOPERS PVT LTD
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250059209548	Directorate of Registration & Stamp Revenue	636942
		Total	**636942**

IN WORDS: **SIX LAKH THIRTY SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.**

DISCLAIMER: **This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**

PAID

caste Hindu, son of Sriniwas Mundhra, residing at 43A, Nimtala Ghat Street, Beadon Street, Post Office and Police Station Jorabagan, Kolkata – 700 006,

19. **SONARTARI INFRASTRUCTURE PRIVATELIMITED** (PAN AATCS0469F, (CIN U45400WB2013PTC192928), a company incorporated under the companies Act, 1956, having its registered office at 2/2, Justice Dwarkanath Road, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700 020, being represented by its Authorised Signatory, **SUNIL KUMAR MANNA**, (PAN AQPPM4754J, Aadhaar 360515560892), by nationality Indian, by caste Hindu, son of Keshab Chandra Manna, residing at 26A, H/9 Ram Kamal Street, Khiddirpore, Post Office Khidderpore, Police Station Ekbalpore, Kolkata – 700 023,

20. **SUBHLIFE TOWNSHIP PRIVATE LIMITED** (PAN AATCS0463R, CIN U45400WB2013PTC192929), a company incorporated under the companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Kalighat, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, being represented by its Authorised Signatory, **TARASANKAR MUKHERJEE**, (PAN CEKPM9711C, Aadhaar 975679863549), by nationality Indian, by caste Hindu, son of Late Joydeb Mukherjee, residing at Village Ghatampur, Post Office Porabazar, Police Station Dadpur, Hooghly 712305,

21. **SWARNABARSA PROJECTS PRIVATE LIMITED** (PAN AATCS0464J, CIN U45400WB2013PTC192958), a company incorporated under the companies Act, 1956, having its registered office at 8/B, Royd Street, Park Street, Post Office & Police Station Parkstreet, Kolkata – 700016, being represented by one of its Director, **DIMPLE AGARWAL**, (PAN AGBPB7795C, Aadhaar 625489461855), by nationality Indian, by caste Hindu, daughter of Sanwarmal Bubna, residing at Block V, Flat No. 3D, Lake District, 74, Narkeldanga Main Road, Post Office & Police Station Narkeldanga, Kolkata - 700054,

22. **GREENARENA RESIDENCY PRIVATE LIMITED** (PAN AAECG8941M, CIN U70109WB2012PTC185757), a company incorporated under the companies Act, 1956, having its registered office at 10A, Orchid Tower, 33/1/A, Kankurgachi Road, Post Office Kankurgachi, Police Station Maniktala, Kolkata - 700054, being represented by its Authorised Signatory, **PAWAN KUMAR MUNDRA**, (PAN AEWPM2310P, Aadhaar 227451563513), by nationality Indian, by caste Hindu, son of Late Parmanad Mundra, residing at 33/1A, Kankurgachi Road, Orchid Tower, Post Office Kankurgachi, Police Station Maniktala, Kolkata – 700 054,

23. **AHIBARAM DEVELOPERS PRIVATE LIMITED** (PAN AAKCA9407G, CIN U70109WB2012PTC185791), a company incorporated under the companies Act, 1956, having its registered office at 10A, Orchid Tower, 33/1/A, Kankurgachi Road, Post Office Kankurgachi, Police Station Maniktala, Kolkata - 700054, being represented by one of its Director, **PAWAN KUMAR MUNDRA**, (PAN AEWPM2310P, Aadhaar 227451563513), by nationality Indian, by caste Hindu, son of Late Parmanad Mundra, residing at 33/1A, Kankurgachi Road, Orchid Tower, Post Office Kankurgachi, Police Station Maniktala, Kolkata – 700 054,

24. **GOLDENYATRA COMPLEX PRIVATE LIMITED** (PAN AAECG8939P, CIN U70109WB2012PTC185743), a company incorporated under the companies Act, 1956, having its registered office at The Reserve, Block-1B, Fl-9C, 225B A. J. C. Bose Road, Post Office Minto Park, Police Station Shakespeare Sarani, Kolkata - 700020, being represented by one of its Director, **SUSHMA DUGAR**, (PAN AJEPD8892N, Aadhaar 301333887467), by

nationality Indian, by caste Hindu, wife of Arvind Kumar Dugar, residing at 78, Rajendra Avenue, Uttarpara, Post Office & Police Station Uttarpara, Hooghly - 712258,

25. **MOONTREE REALCON PRIVATE LIMITED** (PAN AAICM1665Q, CIN U70109WB2012PTC185803), a company incorporated under the companies Act, 1956, having its registered office at 101/A, Ballygunge Place, Post Office and Police Station Ballygunge, Kolkata-700019, being represented by one of its Authorised Signatory, **SUNIL KUMAR MANNA**, (PAN AQPPM4754J, Aadhaar 360515560892), by nationality Indian, by caste Hindu, son of Keshab Chandra Manna, residing at 26A, H/9 Ram Kamal Street, Khiddirpore, Post Office Khidderpore, Police Station Ekbalpore, Kolkata – 700 023,

26. **ARROWSPACE REALCON PRIVATE LIMITED** (PAN AAKCA9410D, CIN U70109WB2012PTC185879), a company incorporated under the companies Act, 1956, having its registered office at 68 Maharshi Debendra Road, Beadon Street, Post Office Beadon Street, Police Station Jorabagan, Kolkata – 700006, being represented by one of its Director, **TARUN KUMAR AGARWALA**, (PAN ADCPA1134G, Aadhaar 954763542109), by nationality Indian, by caste Hindu, son of Shree Narayan Agarwala, residing at 11A, Palm Avenue, Ashok Towers, Flat No-1A, 1st Floor, Post Office & Police Station Ballygunge, Kolkata - 700019,

27. **NISHOK PROJECTS PRIVATE LIMITED** (PAN AAECN3348R, CIN U45400WB2013PTC192918), a company incorporated under the companies Act, 1956, having its registered office at P-44 Rabindra Sarani, Lalbazar, Post Office Lalbazar, Police Station Hare Street, Kolkata – 700001, being represented by one of its Director, **KRISHAN BERIA**, (PAN AGFPB7514B, Aadhaar 305216455118), by nationality Indian, by caste Hindu, son of Jagdish Prasad Beria, residing at PS Magnum Complex, Flat – 8C, Block - 7, VIP Road, Kaikhali, Opposite Haj House, Post Office Airport, Police Station Baguiati, Kolkata - 700052,

28. **SWAPNABHUMI NIRMAN PRIVATE LIMITED** (PAN AASCS0366C, CIN U70109WB2012PTC185789), a company incorporated under the companies Act, 1956, having its registered office at 4, Debendra Lal Khan Road, Post Office and Police Station Bhawanipore, Kolkata - 700025, being represented by its Authorised Signatory, **TARASANKAR MUKHERJEE**, (PAN CEKPM9711C, Aadhaar 975679863549), by nationality Indian, by caste Hindu, son of Late Joydeb Mukherjee, residing at Village Ghatampur, Post Office Porabazar, Police Station Dadpur, Hooghly 712305

29. **BONUS TRADELINK PRIVATE LIMITED** (PAN AAECB2548R, CIN U70100WB2010PTC151559), a company incorporated under the companies Act, 1956, having its registered office at 20, O. C. Ganguly Sarani, Ground Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata-700020, being represented by one of its Authorised Signatory, **SUNIL KUMAR MANNA**, (PAN AQPPM4754J, Aadhaar 360515560892), by nationality Indian, by caste Hindu, son of Keshab Chandra Manna, residing at 26A, H/9 Ram Kamal Street, Khiddirpore, Post Office Khidderpore, Police Station Ekbalpore, Kolkata – 700 023,

collectively hereinafter referred to as the **"GROUP A OWNERS"** (which expression shall unless repugnant to the context mean and include their respective successors in office, successors in interest, agents and permitted assigns) of the **FIRST PART**;

30. **MUSLIMA KHATUN** (PAN CHQPK3462H and AADHAR 217899643752), wife of Yunus Gazi, by faith – Muslim, by Nationality – Indian, by Occupation - Service, residing at Village Baligori, Post Office Chakpanchuria, Police Station-Newtown, Kolkata – 700156, Police Station – New Town, District North 24 Parganas;

31. **MD. SAHABUDDIN MOLLA** (PAN AQXPM4616R and AADHAR 667345610780), son of Ketab Ali Molla, by faith Muslim, by Nationality – Indian, by Occupation - Business, residing at Village Hudarait, Post Office Bagu, Kolkata – 700135, Police Station – Rajarhat, District North 24 Parganas;

collectively hereinafter referred to as the "**GROUP B OWNERS**" (which expression shall mean the parties 30 and 31 abovenamed and each of their respective successors-in-interest, their heirs, executors, legal representatives, administrators, agents and permitted assigns) of the **SECOND PART;**

GROUP A OWNERS and GROUP B OWNERS are, unless repugnant to the context, and where the context so permits it shall refer to only such of them as is concerned with the relevant matter/issue hereinafter collectively referred to as **OWNERS;**

AND

KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E), having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, being represented by its Director Anurag Kyal, son of Umesh Kyal (PAN AGIPK4906H) (Aadhar No. 5217 2735 8314), residing at 30C South End Park, Kolkata- 700029, Police Station-Rabindra Sarobar, Post Office- Sarat Bose Road, hereinafter referred to as the "**DEVELOPER**" (which expression shall, unless repugnant to the subject or context be deemed to mean and include its successors in office, successors in interest, agents and/or permitted assigns) of the **THIRD PART;**

AND

SHREE RSH PROJECTS PRIVATE LIMITED, (PAN AAOCS3902Q), (CIN U45200WB2010PTC145024), a company incorporated under the companies Act, 1956, having its registered office at FMC Fortuna, Office No. A-10 & A-11, 5th Floor, 234/3A, AJC Bose Road, Kolkata-700020, Police Station- Shakespeare Sarani, Post Office – Circus Avenue, being represented by its Authorised Signatory, **SUNIL KUMAR MANNA**, (PAN AQPPM4754J, Aadhaar 360515560892), by nationality Indian, by caste Hindu, son of Keshab Chandra Manna, residing at 26A, H/9 Ram Kamal Street, Khiddirpore, Post Office Khidderpore, Police Station Ekbalpore, Kolkata – 700 023, hereinafter referred to as the "**CONFIRMING PARTY**"/FIRST DEVELOPER (which expression shall, unless repugnant to the subject or context be deemed to

MAHYA DEVELOPERS PVT. LTD. Director / Authorised Signatory

KYAL DEVELOPERS PRIVATE LIMITED Director / Authorised Signatory

Shree RSH Projects Pvt. Ltd. Director / Authorised Signatory

RICHMOND MIRHAM PVT. LTD. Director / Authorised Signatory

mean and include its successors in office, successors in interest, agents and/or permitted assigns) of the **FOURTH PART.**

WHEREAS:

A. The Owners herein are well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 198.7 (one hundred Ninety eight point seven) decimals of land fully and more particularly described in part I of the First Schedule hereunder written (hereinafter referred to as the *Project Land / Said land*). The devolution of title of the Owner is morefully set out in Part II of the First Schedule written hereunder.

B. The GROUP A Owners herein have entered into a Development Agreement dated 04.03.2016 with the Confirming Party herein which was registered in the Office of the ARA – IV, Kolkata in Book No. I, Volume No. 1904-2016 at Pages 100703 to 100881 Being No. 190402552 of 2016 (later rectified by a Supplementary Development Agreement dated 04.03.2019 registered in the Office of the ARA – IV, Kolkata in Book No. I, Volume No. 1904-2019 at Pages 99271 to 99333 Being No. 190402168 of 2019) in respect of the land more or less comprised in R.S./L.R. Dag Nos. 904, 905, 906, 907, 908, 909, 910, 911 in Mouza Patharghata, J.L. no 36, Police Station Technocity, Additional Sub-Registrar Rajarhat, District, 24 Parganas (North) on the terms and conditions as more fully mentioned therein.

C. The Group A Owners herein thereafter entered into an unregistered Development Agreement dated 08.01.2021 with the Confirming Party herein in respect of further lands comprised in R.S. Dag No. 902 and land comprised in R.S. Dag No. 903 more or less, situated at Mouza Patharghata, J.L. no 36, Police Station Technocity, Additional Sub-Registrar Rajarhat, District, 24 Parganas (North) on the terms and conditions as more fully mentioned therein.

D. The GROUP A Owners have in pursuance of such Development Agreement executed a Development Power of Attorney dated 04.03.2016 in favour of the Confirming Party herein which was registered in the Office of the ARA – III, Kolkata in Book No. IV, Volume No. 1903-2016 at Pages 50440 to 50557 Being No. 190301735 of 2016.

Documents mentioned to the aforesaid Clauses B and C, collectively referred to as the Existing JDA.

E. The Confirming Party herein had commenced to act in terms of the said Development Agreement dated 04.03.2016 and the said supplementary development agreement dated 04.03.2019 and the said unregistered Development Agreement dated 08.01.2021 and has taken steps towards the development of the Said Land.

F. Thereafter the GROUP A Owners and the Confirming Party have jointly approached and negotiated with the Developer herein to take over the work of development and construction at the Said Land for commercial exploitation thereof.

G. The Developer herein has in the meantime negotiated with the GROUP B Owners who are the Owners of land comprised in R.S. Dag No. 904, which is adjacent to the land owned by the Group A Owners, to also include their land in the proposed Project.

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H. In the meantime, while the negotiations were being crystalized, the Confirming Party has with the consent and concurrence of all the Owners and the Developer herein, obtained a sanctioned the plan vide No. 0070071820240305 dated 11.03.2024 from New Kolkata Development Authority at its own cost and expenses in respect of the such entire Project Land.

I. The parties have now crystalized their negotiations and accordingly delineated their respective responsibilities and the Developer has, thus relying upon the representation and assurances made by the Owners and the Confirming Party about the rights or title or interest of the Owners and Confirming Party in the Said Land, has agreed to undertake/take over development of the Said Land on the terms and conditions contained herein, it having been agreed that all rights under the previous agreements between the other parties would absolutely vest in the Developer herein.

J. In view of the rights under the previous agreements vesting in the Developer, herein, the Group A Owners and the Confirming Party have amicably and in order to given effect to the present Development Agreement, revoked the erstwhile Development Power of attorney dated 04.03.2016, by a Revocation of Power of Attorney dated 28.05.24 which is registered in the Office of the ..... in Book No. IV, Volume No. 1904-2024 at Pages ..... to ..... Being No. 190400290 for the year 2024..

DEFINITIONS: -In this Agreement, the following terms shall, unless repugnant to the context, have the meaning assigned hereinbelow: -

(i) **"Allottees"** or **"Transferees" or "Purchasers"** means the persons who shall book and/or enter into agreements for purchasing and/or acquiring or shall have purchased and/or acquired any Transferable Areas in the Project.

(ii) **"Building/Buildings"** means any building/buildings consisting of self-contained independent Residential Flats, Units, Car Parking Spaces, Commercial Areas, Servants Quarters and other constructed space, or any of the Common Areas, Facilities and Amenities to be constructed on the Said Land according to the Building Plan sanctioned by the New Town Kolkata Development Authority or any other relevant authority.

(iii) **"Building Plan"** means the plan for construction of the Buildings/Project and other structures on the Said Land as sanctioned by the appropriate authority(ies), together with all modifications and /or alterations thereto and/or revisions thereof from time to time made.

(iv) **"Car Parking Space"** shall mean open and/ or covered parking spaces, and/or mechanical and/or podium in any part of the Project, expressed or intended to be reserved for parking of Medium size motor cars/ two wheelers, in accordance with the Building Plan.

(v) **"Commencement of Construction"** shall mean commencement of the construction work of the Project within 90 (ninety) days from the date of obtaining the last of the permissions / sanctions / NOC. (Including Environment NOC) / Clearances / Conversions / Mutations/ commencement letter etc. are obtained by the Confirming Party in terms of this Agreement from the various sanctioning authorities as well as RERA.

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(vi) **"Common Areas, Facilities and Amenities"** means the areas in the Project meant for common use and enjoyment and includes internal and external passages, lobbies, staircases, lifts, corridors, hallways, lift-shafts, pump house, overhead water tanks, reservoirs, water pumps and motors, driveways, common lavatories, generator, electrical sub-stations, lawns, play grounds, halls, areas for installation of common amenities and facilities etc. and any other open spaces, facilities and utilities in the Project which may be required for and/or otherwise earmarked for the establishment, and enjoyment of the Project by the Transferees in common with each other, as may be decided by the Developer, but does not include the Transferable Areas and includes those morefully described in Fourth Schedule written hereunder.

(vii) **"Common Services"** means all essential services, in the Project as may be decided by the Developer to be provided therein, such as, water and electricity in the common areas, plumbing, sanitation, drainage, sewerage etc. and shall include all equipment, apparatus, fittings, plumbing required for providing such services, facilities and utilities.

(viii) "Developer's Revenue Share" or **"Developer's Allocation"** means 59% (Fifty-Nine percent) of Net Revenue Receipts (NRR) and also all other Developer's receivables under this Agreement, which shall be receivable by the Developer in the manner agreed to in this Agreement.

(ix) "**Encumbrances** means mortgages, charges, liens, lis pendens, attachments, trusts, uses, debutters, tenancies, permissive possessors or occupiers, leases, occupancy rights, restrictions, restrictive covenants, vesting, acquisition, alignments, claims, demands and liabilities, whatsoever or howsoever.

(x) "Force Majeure Event" means and includes any event which arises from or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Developer but does not arise out of any breach by the Developer of any of its obligations under this Agreement, and shall include Act of State, any law or regulation of the Government or other relevant Authority, restrain orders / directions of any Court or Authority or the Government, riots, strike (being a national, regional, or city wide strike), lockouts, labour strike, insurrection, war or terrorist action, pandemic, Quarantine restrictions, fire, earthquake, flood or any other natural disaster.

(xi) "Interest Free Refundable Security Deposit" or **"Security Deposit"** means an aggregate sum of Rs. 5,62,00,000/- (Rupees Five Crores Sixty Two Lakhs only) which has already been deposited by the Developer with the Confirming Party in terms of this Agreement and adjustable / refundable in the manner agreed herein.

(xii) "Marketing" means marketing of the Project as more fully stated in this Agreement.

(xiii) "Marketing Expenses" means the expenses incurred by the Developer for Marketing the Project as more fully stated in this Agreement.

(xiv) "Net Revenue Receipts" or **"NRR"** for the purpose of this Agreement shall mean the amounts / consideration and all installments of such amounts or consideration received against purchase of Prospectus, Booking / Allotment and Transfer of the Transferable Areas from time to time, and any other amount on any account received from the

Allottees/Transferees/Purchasers of Transferable Areas and/or any other person, in the Project including base price, floor rise charges, preferred location charges and open terraces, Premium Location charges, nomination charges, cancellation charges, provided the following items shall be excluded / deducted therefrom, which all shall be collected realized and appropriated by the Developer alone: -

a. amounts received from Allotees/Transferees/Purchasers on account of or as Extra charges such as on account of Generators, Transformers and Electricity Charges, Extra Development Charges, Air conditioning charges and other installations, any Deposit required to be made to the Electricity Board or relevant Authority, Mutation charges, Society formation charges, Legal and Documentation charges, Sinking Fund etc. and also those received as deposits / advances against Government rates and taxes, maintenance charges and such other deposits which are to be ultimately transferred to the Association subject to outstanding dues of Allottees/Transferee /Purchasers.

b. Cost of Extra work over and above the Project's standard specifications/amenities, agreed to be provided and carried out exclusively at the instance of Allotees/Transferees/Purchasers.

c. Furniture fixture or fittings or any electrical gadgets supplied at the cost and exclusively at the instance of Allotees/Transferees/Purchasers beyond the specified specifications.

d. Stamp duty, incidental charges and registration charges for sale/transfer of Transferable Areas if collected from the prospective Allottee/Transferees/Purchasers of Transferable Areas in the said Project.

e. Statutory, Taxes, including but not limited to Goods & Service Tax (GST).

(xv) "Confirming Party's Revenue Share" or **"Confirming Party's Allocation"** means 41.00% (Forty-One percent) of Net Revenue Receipts subject to deduction on account of **Group A Owner's Revenue Share and Group B** Owner's Allocation, which shall be receivable by the Owner in the manner agreed herein.

(xvi) "Group A Owner's Revenue Share" or **"Group A Owner's Allocation"** means the pro rata NRR accruing from sale of an area of 1,21,800 square feet Super built Up Area of the Residential Flats alongwith 58 Covered Car Parking Spaces alongwith 29 Open Car Parking spaces, to be computed on the proportionate basis of the entire Transferable Area of the Project, which shall be paid and/or adjusted out of the Confirming Party's Allocation.

(xvii) "Group B Owner's Allocation" means the identified 4 nos. of units to be constructed in Tower 1 alongwith 4 nos. of covered car parking space of the transferable area as morefully mentioned hereunder in the following manner:-

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Proposed Flat No. (as per plan submitted for sanction)	Area of Unit (Super Built Up)
9D	1566 sft + one no. of Covered independent car parking space
10D	1556 sft + one no. of Covered independent car parking space
11D	1566 sft + one no. of Covered independent car parking space
12D	1556 sft + one no. of Covered independent car parking space

"Project" means the residential and/or commercial Buildings, including Car Parking Spaces, Common Areas, Facilities and Amenities and other structures as shall be constructed or developed on the Project Land by the Developer in accordance with the terms of this Agreement and Building Plans approved by the relevant Authorities including construction to be made on the additional FAR that may be sanctioned by the relevant Authorities on any account whatsoever.

(xviii) "The Said Land" or **"The Project Land"** means ALL THAT the area of land measuring about 198.7(one hundred ninety eight point seven) decimals of land together with the easementary and quasi easementary rights morefully mentioned and described in Part – I of the First Schedule written hereunder.

(xix) "Transferable Area" means the entire saleable/leasable area of the Project including Residential Flats, Units, Apartments, Open Terraces, Commercial Areas, Servants Quarters, covered / open/mechanical/Podium Car Parking Spaces and other areas in the Buildings as also the open spaces within the Project which can be transferred in favour of intending Transferees and separately and independently occupied, used and enjoyed within the said Project by them.

(xx) "Act" means The Real Estate (Regulation and Development) Act, 2016 as applicable to the State of West Bengal and the rules framed thereunder.

(xxi) "Architect" means the Architect/s who may be retained and/or appointed by the Developer for designing and planning of the said development work as also for supervising the carrying out of the said development work and construction of the proposed Project as per the sanctioned plan obtained from Panchayat/ Municipality/NKDA/HIDCO and the Building Rules or any other architect as may be appointed by the Developer from time to time;

(xxii) "Association" means an association of the Allottees formed by the Developer under the West Bengal Apartment Ownership Act, 1972 or any other law for the time being in force.

(xxiii) "Carpet Area" of the Units means and include the net usable floor area of an apartment, flat or commercial unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment and the same subject to amendment as per the Act, local body Panchayat/Municipal/NKDA/HIDCO and the prevailing state government statutes;

(xxiv) "Built Up Area" means the aggregate of: (i) the Carpet Area of an unit/apartment/flat/commercial unit, (ii) the area of the Balcony/Verandah, (iii) 50% (fifty percent) of the area of the Open Terrace and (iv) the niches, elevation, treatment plus 100%

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area of the external walls which are not shared and 50% area of the walls shared by the apartment and the adjacent apartments and 50% area of the walls shared by the common facilities like lift lobbies, stairs, corridors, duct and so on, if any, all as computed by the Architect

(xxv) "Super Built Up Area" means the built-up area forming part of the unit/apartment/flat/commercial unit and such proportionate share in the common parts and portions as may be determined by the Architect for the time being in respect of the said Project and any certificate given by him shall be final, conclusive and binding.

(xxvi) "Common Expenses" means the costs and/or expenses and/or outgoings incurred for repair and maintenance of any common area, facility, amenities, Insurance charge, etc. as also the cost of upgrading and/or replacing any amenity, fitting, fixture etc. in the common areas as also the salary and other outgoings towards staff for such purposes and shall include those mentioned in Third Schedule written hereunder.

(xxvii) "Specification" shall mean the specification of the Project and the Transferable Areas as morefully described in Second Schedule written hereunder.

(xxviii)"Existing JDA" shall mean the Development Agreement dated 04.03.2016 with the Confirming Party herein which was registered in the Office of the ARA – IV Kolkata in Book No. I, Volume No. 1904-2016 at Pages 100703 to 100881 Being No. 190402552 of 2016 (later rectified by a Supplementary Development Agreement dated 04.03.2019 registered in the Office of the ARA – IV, Kolkata in Book No. I, Volume No. 1904-2019 at Pages 99271 to 99333 Being No. 190402168 of 2019) read with the a unregistered Development Agreement dated 08.01.2021 all executed between the Group A Owners and the Confirming Party. Upon signing of this document, assignment of whatsoever rights, responsibilities, liabilities of **SHREE RSH PROJECTS PRIVATE LIMITED,** Confirming Party herein, previous Developer in respect of the said Existing JDA, shall stand assigned in favour of **KYAL DEVELOPERS PRIVATE LIMITED**, the Developer of the Said Project/Land herein. It has been unequivocally agreed by and between the Owners, Developer and Confirming Parties that the revenue sharing ratio shall be shared as per clause (xv) above and clause 9.1 mentioned hereinafter This Agreement for Development shall be treated as final, conclusive and binding to all concerned Parties in lieu of the aforesaid previous Joint Development Agreement, Supplementary Development Agreement and unregistered Development agreement in connection with the Said Land for the Said Project.

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

1. **DEVELOPMENT OF THE PROJECT:**

1.1. The Owners and Confirming Party hereby grant exclusive right of demolition, construction, execution and development of the Project on the Project Land unto and in favour of the Developer with an object and intent that the entire Transferable Areas comprised in the Project together with the undivided share or interest in the land appurtenant to such areas as also undivided right, share or interest in the Common Areas

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appurtenant to such Transferable Areas, shall be sold/transferred by the Developer alone and the Net Revenue Receipts shall be shared by and between the aforesaid Parties on the terms and conditions hereinabove stated.

1.2. It is hereby recorded that all rights and benefits under the Existing JDA have vested unto the Developer herein, absolutely and forever and the Confirming Party hereby confirms that no right survives in its favour. It has been unequivocally agreed by and between the Owners, Developer and Confirming Parties that the revenue sharing ratio shall be shared as per clause (xv) above and clause 9.1 mentioned hereinafter. It is further agreed that this Agreement shall supersede any clauses of the Existing JDA but for purposes of continuity the rights under the Existing JDA are deemed to have been vested in the Developer herein.

1.3. The Developer shall execute and construct the Project in accordance with the Building Plans at its own cost and expense. Any amendment or modification or alteration to the Building Plans sanctioned by the relevant authority shall be carried out only at the instance of the Developer and the Confirming Party shall be responsible to obtain sanction the Building Plan in the name of the Developer with such modifications and alterations at the cost and expenses of the Confirming Party. Any further action / additional permission from HIDCO shall also be obtained by the Confirming Party at its own cost and effort.

1.4. The Developer shall however be entitled to decide to construct the Project in one or more parts/phases.

1.5. The Owners and the Confirming Party have simultaneously herewith executed and registered Power of Attorney in favour of the Developer so as to enable the Developer to take all steps for execution of the Project and also to take all steps for implementation of this Agreement including but not limited to making bookings, enter into agreements for sale / transfer, execute Sale deeds, Lease deeds or other documents of transfer of Transferable Areas and other spaces areas rights or benefits comprised in the Project in the name and on behalf of the Owner and/or the Confirming Party.

1.6. The Owners and the Confirming Party and each of them confirm that such Power of Attorney is an agency coupled with interest and shall always remain irrevocable.

1.7. If for the purpose of obtaining any permission or sanction from any statutory authority and/or otherwise to carry out the said Project, gift any part or portion of the Said Land to any authority or statutory body, then the Developer as the agent of the Owners and the Confirming Party shall be at liberty to execute and register such Gift Deed in the name and on behalf of the Owners and the Owners and the Confirming Party shall be bound by such gift.

1.8. Simultaneously with the execution of this Agreement, the Owners and the Confirming Party have, in part performance hereof, put the Developer into physical possession of the Said Land.

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2. REPRESENTATION OF THE OWNERS AND THE CONFIRMING PARTY:

2.1 The Owners and the Confirming Party and each of them represent that the Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to and are the absolute owners of the said Land (in the manner described in Part - II of the First Schedule) and that the said Land is free hold lands, being free from all claims, demands, encumbrances, mortgages, charges, liens, lis pendences (except those specifically disclosed herein), attachments, uses, *debutters*, trusts, prohibitions, Income Tax attachment, Bank/Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Owner or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner or the Owner's predecessors-in-title and the title of the Owners to the Said Land is free, clear and marketable.

2.2 The Owners and Confirming Party shall ensure that title of the Owners to the Said Land continue to remain marketable and free from all encumbrance till this agreement subsists.

2.3 That no notices have been received nor proceedings for winding up or initiation of Insolvency Process under the Insolvency & Bankruptcy Code, 2016 have been initiated against the Owners or the Confirming Party or any of them.

2.4 The Owners or their predecessors have not received any notice from any authority for acquisition, requisition or vesting of the Said Land or any part thereof and declare that the Said Land is not affected by any scheme of the Government or any Statutory Body.

2.5 The Owners do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

2.6 The Owners, save and except the aforesaid, have not at any time done or executed or knowingly or unknowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

2.7 The Owners and/or the Confirming Party has not dealt with and/or entered into any agreement for sale or otherwise encumbered any part of the said Land or the proposed construction or its rights under the said Existing JDA in any manner whatsoever and no person has made any claim or demand in any manner whatsoever against the Confirming Party or the said Land and/or any part thereof.

2.8 The Owners and the Confirming Party and each one of them agree and covenant that after execution of the this agreement, and except in accordance with the terms of hereof, they shall not enter into any agreement, commitment, arrangement or understanding of any manner whatsoever with any person which shall have the effect of creating, directly or indirectly and whether immediately or contingently, in favour of such person any

right, title, interest, claim or encumbrance in or over or in relation to the said Project and/or the Said Land and/or the constructed area or any part hereof.

2.9 The Owners have good right, full power absolute authority and indefeasible title to enter into this Development Agreement in respect of the Said Land.

2.10 No Certificate Case is pending for realization of any taxes from the Owners or the Confirming Party or any of them and all the liabilities have been duly cleared and liquidated.

2.11 The Owners and/or the Confirming Party have paid taxes in respect of the Said Land as on the date of this Agreement and there are no pending proceedings against the Owners in respect thereof.

2.12 No notice from any Government office or department including the Inland Fisheries Department or the Wetland Department has been received by the Owner in respect of the Said Land or any part thereof.

2.13 No mortgage or charge has been created by the Owners or any of them by depositing the title deeds or otherwise over and in respect of the Said Land or any part thereof.

2.14 No mortgage or charge has been created by the Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Land or any part thereof or the Confirming Party's Allocation under the said Existing JDA.

2.15 There is no order of Court or any other statutory authority prohibiting the Owners from selling, transferring, or dealing with and/or alienating the Said Land or any part thereof or from entering into this Agreement.

2.16 No person other than the Owners and Confirming Party have, nor have claimed any right, title and interest of any nature whatsoever in the Said Land.

2.17 The Owners and/or the Confirming Party or any of them have not granted any Power of Attorney to any person in respect of the Said Land or any part thereof. The Owners and the Confirming Party and each one of them confirm and undertake that the Owners and/or the Confirming Party shall not enter into any Power of Attorney empowering any person to act on behalf of the Owners or the Confirming Party in any manner relating to the Said Land at any time hereafter, save in favour of the Developer and/or its authorized representative in terms of this Agreement.

2.18 The Owners or the Confirming Party or any of them are not in default under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Real Estate (Regulation and Development) Rules, 2021.

2.19 The Owners or the Confirming Party or any of them have not entered into any negotiation and/or agreement with any person or persons for sale or transfer or lease or development or otherwise of the Said Land or any part thereof and the Owners and the Confirming Party and each one of them confirms and undertakes that it shall not enter into any such agreement at any time hereafter save in favour of the Developer and/or its nominees.

2.20 That to the best knowledge of Owner and/or the Confirming Party, the Said Land or any part thereof is not affected by or subject to (a) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (b) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (c) any debutter wakf or devseva, (d) any right of way water light support drainage or any other easement with any person or property (f) any restrictive covenant, (g) any other encumbrance of any kind whatsoever;

2.21 All original documents of title and connected papers in respect of the Said Land owned by the Owners, including the Existing JDA are in the exclusive possession and custody of the Confirming Party and the Group B owners. (hereinafter collectively referred as "Original Title Documents"). As mutually decided by the Parties the said Original Title Documents have been handed over to the Developer by the Confirming Party and the Group B owners on execution of these presents, as morefully stated herein.

2.22 The Said Land is partially bounded by a Pucca Boundary wall and any remaining work of the boundary wall shall be completed by the Confirming Party at its own cost and expense.

2.23 That there is no dispute between any of the Group A Owners / Confirming Party Companies and /or its shareholders relating to or concerning any matters or affairs or property of any of the Group A Owners / Confirming Party Companies. The shares of the shareholders of the Group A Owners / Confirming Party are not pledged or mortgaged or charged or have any lien in any manner whatsoever.

2.24 The Group A Owners and the Confirming Party and each one of them represents that statutory compliances under the relevant laws including the Companies Act, 2013 and the Income Tax Act 1961 have been complied and are up to date in respect of the Owners and the Confirming Party.

2.25 The Owners or the Confirming Party or any of them has not extended any Guarantee nor stood as a Guarantor or Surety for any transaction whatsoever in respect of the Said Land. The Owners and the Confirming Party and each of them hereby assures and confirms that in respect of the Said Land none of them shall extend any guarantee or surety in any manner whatsoever till this Agreement is in subsistence;

2.26 The execution, delivery and performance of this Agreement and all instruments or agreements required hereunder do not conflict with, contravene, violate, result in the breach of, constitute a default under or accelerate performance of any agreement or instrument to which the Owners or the Confirming Party or any of them is a party or any covenant, agreement, understanding, decree or order, injunction, award to which it is a party.

2.27 There are no actions, suits, proceedings or investigations threatened or pending against the Owners or the Confirming Party or any of them before any Court or before any other judicial, quasi-judicial or other authority, the outcome of which may result in the breach of or constitute a default in the performance by the Owner of its obligations under this Agreement.

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3. **REPRESENTATION OF DEVELOPER:**

3.1. The Developer has, on the basis of documents provided by the Owners, has conducted its own title due diligence and after being fully satisfied with the right title and interest of the Owners in respect of the Said Land, agreed to undertake development of the Said Land on the terms and conditions contained herein.

3.2. The Developer is legally entitled and has the necessary expertise, infrastructure and financial capability and other resources to complete the Project and meet all obligations specified in this Agreement.

3.3. The execution, delivery and performance of this Agreement and all instruments or agreements required hereunder do not conflict with, contravene, violate, result in the breach of, constitute a default under or accelerate performance of any agreement or instrument to which the Developer is a party or any covenant, agreement, understanding, decree or order, injunction, award to which it is a party.

3.4. The Developer shall use its best efforts to carry out its obligations under this Agreement and perform all its obligations and complete the development and construction of the Project in accordance with the applicable laws and the terms and conditions of this Agreement on time as agreed in this Agreement.

3.5. The Developer shall adhere to all laws, rules and regulations and provisions of this Agreement while undertaking the development and construction of the Project and Marketing of the Transferable Areas of the Project.

3.6. The Developer shall apply for and obtain the registration and/or approval of the Project from the concerned authority under the applicable Real Estate Law and the applicable Rules and Regulations thereunder (hereinafter collectively referred to as "WBRERA") in accordance with law and all costs, charges, expenses, outgoings and fees that may be required to be incurred and/or paid in connection with the same shall be borne and paid by the Developer.

3.7. All the functions, duties and obligations of the 'Developer' under WBRERA shall be fully and solely complied with by the Developer. All filings, submissions and compliances required to be made under WBRERA shall be the sole responsibility and liability of the Developer. In the event of any interest, penalty, compensation, liability and/or other amounts becoming payable under and/or pursuant to WBRERA and/or any other applicable law (including to Allottees and third parties) and/or any punishment being ordered for any offence on any account whatsoever, then the same shall be the sole liability, obligation and responsibility of the Developer, who shall bear, pay and suffer the same.

3.8. The Developer hereby indemnifies and agrees to keep the Owners and/or Confirming Party fully indemnified and harmless against all actions claims demands losses damages liabilities, expenses, etc. whatsoever regarding all matters, filings, submissions, compliances, obligations, responsibilities, actions, proceedings, liabilities,

punishments, offences etc. under WBRERA including but not limited to those mentioned above.

4. **TERM**

4.1. This Agreement shall commence and shall be deemed to have come into force and effect from the date of execution hereof.

4.2. Unless terminated earlier in accordance with the provisions of this Agreement, this Agreement shall remain valid and in full force till the completion of all the obligations of all the parties in terms of this agreement.

5. **CONSTRUCTION OF THE PROJECT**

5.1. The Developer shall, at its own costs and expenses construct, develop, erect and complete the Project in accordance with the Building Plans sanctioned by the relevant authority, as per the specifications mentioned herein in accordance with the time period, terms, covenants and conditions herein. The Developer shall provide good quality materials and workmanship in construction the Project.

5.2. The Developer shall be solely entitled to appoint the Architect(s), Marketing Agents, Contractors, and other Consultants in connection with construction of the Project and all costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and in this regard the Owner or Confirming Party shall have no liability or responsibility. The Developer shall establish, provide or procure, install, construct, and operate the facilities in the Project in terms of this Agreement and the Building Plan sanctioned by the relevant authorities.

5.3. The Developer shall commence the construction work of the Project within 90 (ninety) days from the date of obtaining all licences and Approvals necessary for commencement of construction including environment clearance ("*Commencement of Construction*"). The Developer shall, subject to Force Majeure Events complete the construction of the Project in all respects and obtain Completion Certificate within 4 years and grace of 6 (six) months from the date of Commencement of Construction.

5.4. The Developer shall install, erect and complete the Project, the common areas, amenities and facilities required for establishment, enjoyment, maintenance and management of the Project at its own costs and expenses.

5.5. The Developer shall be entitled to split the development and construction of the Project into Phases or Parts or both.

5.6. The Developer is hereby authorized in the name of the Owners, to apply for and obtain temporary connections of water, electricity, drainage, sewerage and other necessary utilities.

5.7. The Developer shall utilize the existing power source and/or enhance the source of power at their cost for supply of electricity required for construction and permanent usage in the Project. The Developer shall obtain at its own costs and expenses, all requisite approvals for procuring electricity for the Project. The Developer may remove and/or relocate all temporary lines/permanent structures within the Project at the cost of the Developer.

5.8. The Developer shall obtain at its own costs and expense, all requisite approvals for waste disposal management which shall include non-hazardous house hold and hazardous house hold waste.

5.9. The Developer shall obtain Completion Certificate(s) (Partial or Complete) from the relevant authorities after completing the Project or the relevant Parts/Phases in all respects within the period agreed hereinbefore.

5.10. In addition to whatever is agreed herein as also irrespective of the grant of the power of attorney by the Owners and the Confirming Party in terms of this Agreement, the Developer is hereby irrevocably authorized by the Owners and the Confirming Party and each one of them to:

a) To defend possession of each of the Land Parcels and also the Said Land and every part thereof, and also to manage, maintain and administer the Project and all buildings and constructions to be constructed thereon and every part thereof.

b) To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.

c) To have the soil tested and to measure/survey each of the Land Parcels and/or any part or portion thereof.

d) To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other Person or Persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other Person in his/their/its place and stead for the aforesaid purposes, and to settle and pay their fees and/or compensation.

e) To prepare or cause to be prepared plans for construction of building(s) on any Land Parcels together with any modifications/ amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/ municipal corporation and/or Zilla Parishad and/or panchayat/NKDA/HIDCO, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.

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f) To appear and represent each of the Owners and/or Confirming Party before any and/or all authorities(statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the concerned municipality/municipal corporation/panchayat/NKDA, West Bengal Housing Infrastructure Development Corporation Limited ("HIDCO"), Block Land & Land Reforms Office, Collector, Additional Collector Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the 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 any of the Land Parcels comprising the Subject Land, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.

g) To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and/or receive deposits for the same and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).

h) To submit and take delivery of all the deeds, documents etc. evidencing the respective ownership, right, title and interest of the concerned Owners to, over and in respect of their respective Land Parcels including those as identified by the Developer ("Title Deeds") and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.

i) To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Subject Land and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.

j) To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at is sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.

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k) 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 of the Land Parcels and/or the proposed development thereof howsoever.

l) To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any of the Land Parcels, including acquisition/requisition/vesting of any part or portion of the Subject Land, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners and the Confirming Party in each of such legal proceedings etc.

m) To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, plaints, petitions, written statement, memo of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners and the Confirming Party in pursuance of the powers granted herein.

n) To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or agreed between the Owners, the Confirming Party and the Developer.

o) To negotiate and sell and/or transfer and/or convey and/or assign and/or lease and/or let out and/or deal with and/or pledge and/or mortgage and/or charge and/or hypothecate and/or create a security interest and/or encumber and/or place in trust and/or exchange and/or gift and/or transfer by operation of law and/or in any other manner any part or portion of any of the Land Parcels and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Said Project Land and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, on such terms and to such persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer.

p) To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title defect and/or any other defect, issue etc. in any of the Said Land Parcels as identified by the Developer, at the cost and expense of the

Owners/Confirming Party, such that the rights and interests of the Developer to/over the Said Land as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.

q) To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with any of the Land Parcels or any part or portion thereof, *inter alia*, for the sale, lease, license, assignment, mortgage, creation of any Encumbrance etc. in/over/in respect of any of the Land Parcels and/or any part or portion thereof and/or any undivided share and/or interest therein and/or any buildings/improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of this Agreement, on such terms and to such Persons as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer.

r) To arrange for financing from any banks and/or financial institutions upon such terms and conditions as may be deem fit to the Developer and to secure such finance by mortgaging the Project and/or parts/portions thereof and each of the Land Parcels and/or parts/portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the each Land Parcel comprising the Subject Land and the originals of other deeds and documents by way of equitable mortgage and/or by executing simple mortgage and/or by creating English mortgage as also by creating a charge in respect of the developer's share, and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.

s) To execute and enter into agreements with the prospective allottees/purchasers and/or transferees for sale and transfer of Transferable areas as also the undivided and impartible share in the Said Land in terms of the Said Development Agreement and to receive the consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.

t) To execute agreement for sale and deed of conveyance and other related deeds, documents, writings, assurances as the Said Attorney may deem fit and proper and to apply for registration and admit execution thereof as the Said Attorney may desire and deem fit, to execute deeds by any mode and other documents in respect of the Transferable Areas in the Project to be constructed at the Said Land and also the undivided share in the Said Land as the Said Attorney shall deem fit and proper.

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u) To receive Stamp duty, Registration Fees, incidental charges and registration charges for sale/transfer of Transferable Areas if collected from the prospective Allottee/Transferees/Purchasers of Transferable Areas in the said Project and to operate the same for such purposes.

v) To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Land for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Owner.

w) To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principal or by the said attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.

x) To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreements from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

y) To cancel any booking/blocking and terminate any contract/ agreement with any person or persons intending to acquire any Transferable Areas and/or undivided shares in the land comprised in the said Land as the said attorney or attorneys may deem fit and proper. and to enter into nomination agreement to accept any other person as nominee of any Allottee / Buyer/ Purchaser and collect cancellation charges and nomination fees together with applicable taxes in pursuance of that.

z) To hand over and/or deliver the various parts and/or portions of the Project and/or the building(s)/improvements to be constructed on any of the Land Parcels including the units, parking spaces, etc. therein, to such Person(s), in terms of this Agreement, as the Developer may at its absolute discretion deem fit and proper.

aa) To appear and represent each of the Owners and the Confirming Party before all authorities for fixation and/or finalisation of the land revenue and/or valuation of each of the Land Parcels, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.

bb) To make necessary representations including filing of complaints and appeals before all the concerned authorities including the courts of competent jurisdiction

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for/regarding the fixation of the land revenue and/or valuation of each of the Land Parcels and/or the rateable value of the new building(s) to be constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.

cc) To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of each of the Land Parcels and/or the Project and/or dealing with each of the Land Parcels and/or the constructions thereon.

dd) For all or any of the purposes hereinbefore stated to appear and represent the Owner and/or the Confirming Party before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept such deeds and documents including agreements for sale and deed of conveyance of Transferable Areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Owner and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts.

ee) For the better doing and more effectually executing the powers and authorities aforesaid or any of them, to retain, employ and appoint advocates, pleaders, mukhtiars, agents etc., to terminate their appointment from time to time and to appoint other(s).

ff) To do all acts, deeds and things concerning the authorities granted herein and/or in/under this Agreement in respect of each of the Land Parcels.

gg) To make representations and warranties for and on behalf of each of the Owners and the Confirming Party in respect of the Owners and each of the Land Parcels including restating and reiterating the representations and warranties made by the Owners in/under this Agreement.

hh) To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

And Generally to do all other acts, deeds and things concerning each of the Land Parcels comprising the Said Land which each of the Owners and/or the Confirming Party could have done under their respective hands and seals.

In addition to whatever is agreed herein as also irrespective of the grant of the power of attorney by the Owners in terms of this Agreement, the Developer is hereby irrevocably authorized by the Owners to sign, execute, deliver, enter into, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declarations and all

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other documents in connection with rectification of the title of any of the Land Parcels and also in respect of the Transferable Areas. .

It is hereby agreed that grant of any authority or power to the Developer as aforesaid or by the power of attorney to being executed separately does not and shall not amount to exonerate the Owners and/or the Confirming Party from any of their obligations under this Agreement, in any manner whatsoever.

6. OTHER OBLIGATIONS OF THE CONFIRMING PARTY:

6.1. The Confirming Party hereby acknowledges that the consideration agreed to be paid by the Developer under this Agreement to the Confirming Party is not only on account of relinquishment of rights under the Existing JDA in favour of the Developer but also on account of the promises, assurances, representations and undertakings to perform its obligations as recorded herein.

6.2. The Confirming Party shall at all times hereafter make out and maintain a clear and marketable Title in respect of the Said Land in favour of the Owners. It is hereby clarified that although the obligation as to title is that of the respective Owners yet it is at the representation and assurance of the Confirming Party that the Confirming Party shall take primary, unequivocal and complete responsibility towards making out and maintaining a clear and marketable title for each of the Owner that the Developer has agreed to enter into this Agreement.

6.3. The Confirming Party shall not do or omit to do or cause to be done any act deed matter or thing whereby or by reasons whereof the rights, title or interest of the Owners or any of them to the Said Land or the rights and interest of the Developer under this Agreement is affected or prejudiced in any manner whatsoever.

6.4. The Confirming Party shall be primarily responsible and shall accordingly at all times, promptly answer and comply with all requisitions made by the Allottees/Transferees and/or the Banks / Financial Institutions / Lenders associated with the Project.

6.5. The Confirming Party agrees and covenants with the Developer not to cause any obstruction, interference or hindrance in the Developer carrying out the work of construction and development of the Project and not to do any act, deed, matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from carrying out the construction and development herein envisaged or transferring the Transferable Areas and other spaces areas rights and benefits as elsewhere herein dealt with.

6.6. Notwithstanding anything stated herein, in case at any time hereafter the Said Land or any of them or any part thereof is found to be affected by any encumbrance or if any liability, claim or demand, statutory or non-statutory, is found to be due in respect of the Said Land or any part thereof; then and in such event the Owners /Confirming Party shall have sole responsibility to, at its own costs to have such encumbrance and/or

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liability cleared and discharged.

6.7. All Rates, land revenue, taxes and charges in respect of the Said Land have been paid upto date. Any dues on account of rates land revenue and taxes and other related charges, upto the date of this Agreement, whether already assessed or assessed at a later stage shall be paid by the Confirming Party, promptly and in any event within 30 days from the same becoming due.

6.8. The Confirming Party shall at all times hereafter sign and execute all papers, deeds, documents, writings, affidavits and declarations as may be required by the Developer for Project implementation including for obtaining any alteration and/or modifications of the sanctioned Building Plan and other approvals, permissions from the appropriate authorities for the purpose of development of the Project.

6.9. The Confirming Party hereby covenants not to sell, transfer, assign, let out, grant lease, mortgage, charge or otherwise deal with or dispose of the Said Land or any portions thereof nor act as the agent of any of the Owners in any manner whatsoever.

6.10. The Confirming Party shall not enter into any dealing in respect of the Transferable Areas or any part of the Said Land.

6.11. The Confirming Party shall not disturb the possession of the Developer in respect of the Said Land or any part thereof. The Confirming Party shall as and when required do all necessary acts to preserve and protect the possession of the Developer in respect of the Said Land and every part thereof.

6.12. The Confirming Party shall promptly notify the Developer of any notice relating to or otherwise affecting or likely to affect the Said Land or any part thereof (including in the pending proceedings if any) which comes to its notice and shall provide copies thereof forthwith to the Developer to enable the Developer to take necessary steps to defend the same if within the scope of the Developer's Obligation under the Agreement and otherwise the Owners and/or Confirming Party shall take necessary steps in regards thereto.

6.13. The Confirming Party shall promptly notify the Developer of any financial claim being made against any of the Owners or the Confirming Party, and particularly any notice or proceedings under the Insolvency & Bankruptcy Code, 2016 or similar enactment.

6.14. The Confirming Party shall not terminate the Power of Attorney granted pursuant to this Agreement in favour of the Developer which shall be irrevocable in nature. Any contrary term in the Power of Attorney or elsewhere shall stand superseded by this clause.

6.15. The Confirming Party hereby agrees and covenants with the Developer to comply with the provisions of all laws applicable to it from time to time in relation to development of the Project by the Developer in terms of this Agreement.

6.16. The Confirming Party shall execute all necessary deeds and documents as may be required by the Developer for obtaining Project Finance from any Bank or Financial Institution and for such purposes file necessary forms with the Registrar of Companies

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as also deposit of Title Deeds. It is however clarified that the Loans so obtained by the Developer shall be the sole liability of the Developer without any financial or other implications on the Confirming Party.

6.17. The Confirming Party shall at its own cost and expense obtain all necessary permissions, sanctions and revised sanctions , no objections, clearances, etc. as may be required for the purposes of carrying out the work of development and construction on the Project land (and not limited to the said Land) including the approval for commencement of construction of the Project, approval from the Fire department, the environment clearance and the relevant licenses/ approval/NOC from the Airport Authority of India and from the appropriate authorities under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, NKDA, Zilla Parishad, Panchayat, Pollution Control Board, Microwave, HIDCO etc. as may be applicable or required by the Developer,.

6.18. If any realignment of the Boundary Wall is required to be done at the Said Land, owning to any gift to HIDCO or alteration of the actual boundary line being detected or any other reason whatsoever not attributable to the Developer, the same shall be done by the Confirming Party at its own effort, cost and expense.

6.19. The Beneficial ownership as also the control and management (i.e. share holding pattern or directors) of the Confirming Party shall not, without the express consent of the Developer, be altered.

6.20. Notwithstanding anything stated herein, in case at any time hereafter the Said Land or any part thereof is found to be affected by any title related encumbrance or if any title related liability, claim or demand, statutory or non-statutory, is found to be due in respect of the Said Land or any part thereof; then and in such event the Confirming Party shall at their own cost have such encumbrance and/or liability cleared and discharged.

6.21. In case the Confirming Party fails to discharge such encumbrance and/or liability and/or clear the same within 60 days, the Developer shall be in addition to its other remedies, be also entitled to (without being obliged to) discharge such encumbrance and/or liability and thereafter adjust such payments and the cost incurred in connection therewith out of the Confirming Party's Allocation.

7. OBLIGATIONS OF THE OWNERS:

7.1. The Owners and each of them shall at all times hereafter make out and maintain a clear and marketable Title in respect of the Said Land.

7.2. The Owners and each of them shall make payment of all outgoings, costs and expenses as recorded and agreed herein to be paid and/or borne and/or being the liability of the Owner.

7.3. The Owners and each of them shall not do or omit to do or cause to be done any act

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deed matter or thing whereby or by reasons whereof the rights, title or interest of the Owners or any of them to the Said Land or the rights and interest of the Developer under this Agreement is affected or prejudiced in any manner whatsoever.

7.4. The Owners and each of them shall at all times, promptly answer and comply with all requisitions made by the Allottees/Transferees and/or the Banks / Financial Institutions / Lenders associated with the Project.

7.5. The Owners and each of them agrees and covenants with the Developer not to cause any obstruction, interference or hindrance in the Developer carrying out the work of construction and development of the Project and not to do any act, deed, matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from carrying out the construction and development herein envisaged or transferring the Transferable Areas and other spaces areas rights and benefits as elsewhere herein dealt with so long as the Developer is not in breach of its obligations as contained herein.

7.6. The Owners and each of them shall at all times hereafter sign and execute all papers, deeds, documents, writings, affidavits and declarations as may be required by the Developer for Project implementation including for obtaining modification and/or alterations of the sanctioned Building Plan and other approvals, permissions from the appropriate authorities for the purpose of development of the Project.

7.7. The Owners shall execute all necessary deeds and documents as may be required by the Developer for obtaining Project Finance from any Bank or Financial Institution and for such purposes file necessary forms with the Registrar of Companies as also deposit of Title Deeds. It is however clarified that the Loans so obtained by the Developer shall be the sole liability of the Developer without any financial or other implications on the Owners.

7.8. The Owners and each of them hereby covenants not to sell, transfer, assign, let out, grant lease, mortgage, charge or otherwise deal with or dispose of the Said Land or any portions thereof.

7.9. The Beneficial ownership as also the control and management (i.e. share holding pattern or directors) of each of the Group A Owners shall not, without the express consent of the Developer, be altered.

7.10. The Owners or any of them shall not enter into any dealing in respect of the Transferable Areas or any part of the Said Land.

7.11. The Owners and each of them shall not disturb the possession of the Developer in respect of the Said Land or any part thereof. The Owners and each of them shall as and when required do all necessary acts to preserve and protect the possession of the Developer in respect of the Said Land and every part thereof.

7.12. The Owners and each of them shall promptly notify the Developer of any notice relating to or otherwise affecting or likely to affect the Said Land or any part thereof (including in the pending proceedings) which comes to its notice and shall provide copies thereof

forthwith to the Developer to enable the Developer to take necessary steps to defend the same if within the scope of the Developer's Obligation under the Agreement and otherwise the Owners shall take necessary steps in regards thereto.

7.13. The Owners and each of them shall promptly notify the Developer of any financial claim being made against any of the Owner, and particularly any notice or proceedings under the Insolvency & Bankruptcy Code, 2016 or similar enactment.

7.14. The Owners or any of them shall not terminate the Power of Attorney granted pursuant to this Agreement in favour of the Developer which shall be irrevocable in nature. Any contrary term in the Power of Attorney or elsewhere shall stand superseded by this clause.

7.15. The Owners and each of them hereby agrees and covenants with the Developer to comply with the provisions of all laws applicable to it from time to time in relation to development of the Project by the Developer in terms of this Agreement.

7.16. The Owners and each of them shall execute all necessary deeds and documents as may be required by the Developer for obtaining Project Finance from any Bank or Financial Institution and for such purposes file necessary forms with the Registrar of Companies as also deposit of Title Deeds. It is however clarified that the Loans so obtained by the Developer shall be the sole liability of the Developer without any financial or other implications on the Owners.

8. COVENANTS AND OBLIGATIONS OF THE DEVELOPER:

8.1. The Developer shall undertake and complete construction of the Project in the manner agreed herein and complete the same within the time stipulated in this Agreement.

8.2. The Developer shall carry out and complete the construction of the Project in accordance with all the laws, rules and regulations applicable from time to time and shall be responsible for the compliance of thereof.

8.3. The Developer shall provide all materials and fittings in the Project including electronics fittings of good quality and from reputed brands as mentioned herein.

8.4. The Developer shall be entitled to execute separate agreements with any third party for construction, operation and/ or management of the Project, Project utilities or any other activities relating to the Project or matters incidental thereto.

8.5. The Developer shall obtain registration under the Real Estate (Regulation & Development) Act, 2016 (RERA) and the rules and regulations framed thereunder at its own cost and expense and abide by the same. The Owners, the Confirming Party and each of them shall sign all deeds and documents that may be required by the Developer in this regards also. In the event the Project is developed in phases, the Developer shall register each such Phase separately under the provisions of the RERA, if and as may be applicable.

8.6. The Developer shall be liable and solely entitled to carry out all branding and Marketing of the Project which shall be at its own costs and expenses and shall undertake the publicity, promotional events, preparation of brochures, advertisements in newspapers, digital platforms, signboards and/or placards and hoardings, wherever and whenever necessary, all containing the name and logo of the Developer.

8.7. All Marketing costs for the Project, including marketing commission/brokerage, advertisement and publicity costs, and all other costs including for constructing marketing office of the Project shall be borne by the Developer. The Owners or the Confirming Party shall not be liable to pay any branding, marketing or brokerage expenses in respect of the sale of Transferable Areas.

8.8. The Developer shall be liable for any financial burden imposed upon the Project towards any Transferee or any other person, authority, body or association owing to delay in completion of the Project or any other issues in connection with the proposed Project. However, any financial burden imposed due to defect in Title or owing to reasons attributable to the same shall be borne by the Confirming Party alone.

8.9. The Developer shall distribute the NRR as per agreed terms herein mentioned and also within the stipulated period as also mentioned herein.

9. REVENUE SHARING AND COST OF THE PROJECT:

9.1. All Net Revenue Receipts (NRR) in respect of the said Land (as defined herein at clause xiv) shall be received solely by the Developer in its own name and thereafter shared by the Developer, Owners and the Confirming Party in the following ratio:-

- **Confirming Party & Owners**: collectively 41% (Forty One percent) of the NRR, which is to be distributed in the following manner:

- **Group A Owners** : NRR corresponding to 1,21,800 square feet super built up area, together with right to use of 87 car parking space (58 Nos. Covered and 29 No. Open) [Each of the Group A Owners shall be entitled to a share in the NRR equivalent to super built up area of 4200 sq. ft., more or less, together with right to use of 3 car parking space (2 Nos. Covered and 1 No. Open)]. The exact ratio shall be computed upon sanction of the building plan whereupon the total Transferable Area shall be calculated.

- **Group B Owners** : All that identified 4 nos. of units to be constructed in Tower 1 alongwith 4 nos. of covered car parking space of the transferable area as morefully mentioned hereunder in the following manner:-

Proposed Flat No. (as per plan submitted for sanction)	Area of Unit (Super Built Up)

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9D	1566 sft + one no. of Covered independent car parking space
10D	1556 sft + one no. of Covered independent car parking space
11D	1566 sft + one no. of Covered independent car parking space
12D	1556 sft + one no. of Covered independent car parking space

- **Confirming Party** : 41.00% (Forty One percent) NRR less Owner's Allocation as above, i.e. 41% NRR less [Group A Owners Allocation + Group B Owners Allocation]

- **Developer** : 59.00% (Fifty Nine percent) of NRR and all other receivables as agreed herein

9.2. All costs, charges and expenses for execution and construction of the Project (except those which are Owner's or the Confirming Party's liabilities in terms of this Agreement) shall be borne and paid by Developer, including taxes.

9.3. The Developer shall alone be entitled to receive all sums of money against booking, sale, transfer and/or in any other manner of dealing of the Transferable Areas and other spaces areas rights or benefits comprised in the Project in Project's Designated Bank Account. The NRR shall be distributed on a monthly basis commencing from the first booking of any Transferable area in the said Project.

9.4. The allocation of Group B Owners shall be delivered simultaneous to grant of Completion Certification of the Project. In case the Project is constructed in phases or Completion Certificate is obtained in parts, then the Group B Owners Allocation shall be delivered by the Developer upon grant of the Completion Certificate covering the Group B Owners Allocation.

9.5. Nothing contained in this Agreement shall be construed or deemed to be a partnership between the parties hereto. The Developer shall however be deemed to have acquired an interest in the Project Land to the extent of the Developer's Allocation.

GREENHIGH NIRMAN PVT. LTD. Director / Authorised Signatory

Shree RSH Projects Pvt. Ltd. Director / Authorised Signatory

VAL DEVELOPERS PRIVATE LIMITED Director / Authorised Signatory

10. SECURITY DEPOSIT:

10.1 The Developer shall deposit a sum of Rs. 5,62,00,000/- (Rupees Five Crores Sixty Two Lakhs only) as and by way of Interest Free Refundable/~~Adjustable~~ Security Deposit (**"Security Deposit to Confirming Party"**) with the Confirming Party on or before execution and registration of this Agreement which the Confirming Party hereby as also by the Memo written hereunder admits and acknowledges. It is clarified that no Security Deposit in any manner whatsoever being paid to any of the Owners. It is further clarified

that under none of the Existing JDA any Security Deposit is refundable to any of the Group A Owners by the Developer or the Confirming Party.

10.2. The Security Deposit Amount of Rs. 5,62,00,000/- (Rupees Five Crores Sixty Two Lakhs only) shall be refunded by the Confirming Party to the Developer in the following manner:

a) Within 15 days of completion of 1 year from commencement of construction – Rs.1,50,00,000/- (Rupees One crore fifty Lakhs only)

b) Within 15 days of completion of 2 years from commencement of construction – Rs.1,50,00,000/- (Rupees One crore fifty Lakhs only)

c) Within 15 days of completion of 3 years from commencement of construction – Rs.62,00,000/- (Rupees Sixty Two Lakhs only)

d) Within 15 days of completion of receiving completion certificate - Rs.2,00,00,000/- (Rupees Two crore only)

In the event the commencement of construction is delayed by the Developer by more than 30 (thirty) days then the said refund of Security deposit shall also move forward accordingly.

10.3.The Developer shall have a Charge over the said Land until adjustment and/or refund of the entire Security Deposit in terms of this Agreement. (Security Deposit amounts to Rs.5,62,00,000/- (Rupees Five Crores Sixty Two Lakhs only), whereas the said land is value much more)

11. REVENUE COLLECTION, DISTRIBUTION AND UNSOLD AREAS

11.1. The Developer shall alone be entitled to receive all sums of money against booking, sale, transfer and/or in any other manner of dealing of the Transferable Areas and other spaces areas rights or benefits comprised in the Project.

11.2. The Developer shall deposit the Net Revenue Receipts received from the transferees of the Transferable Areas into a Project's Designated Bank Account opened by the Developer in its name in accordance with the provisions of RERA. Such account shall be opened prior to the Developer accepting any bookings in respect of the Transferable areas at the Project. The Developer shall instruct all intending Purchasers and Transferees of Flats/Units, Car Parking Spaces and any other Transferable Areas in the Buildings in the Project to make payment of all Net Revenue Receipts and other payable by them for purchase of any Flat/Unit or Car Parking Space, by way of a cheque drawn in favour of the Project's Designated Bank Account or by way of electronic transfer directly into the Project's Designated Bank Account and in all cases, cause to be deposited, all Net Revenue Receipts directly into the abovementioned Project's Designated Bank Account. The Developer agrees confirms and undertakes not to cause to be deposited any amount received/receivable by it and forming part of

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the Net Revenue Receipt in any account other than the Project's Designated Bank Account. After the settlement of the accounts of monthly sales the Developer shall at the first instance distribute the Group A Owner's Allocation and the Confirming Party's Allocation on a monthly basis in their respective ratios as agreed herein. The Developer shall distribute the same, within 15th day of next month, by directly making payment of the respective shares in each of the Group A Owners and the Confirming Party's Bank accounts or by issuing cheques in their respective favour. The Developer shall also supply a complete account of the NRR on a monthly basis to the Group A Owners and the Confirming Party for the purpose of reconciliation of accounts.

11.3. Payment of Gourp A Owners' Allocation and Confirming Party's Allocation shall be deemed to be cost of land for the Project and shall be accordingly dealt with under the provisions of RERA. Any withdrawals from the escrow account as mandated by RERA (the 70% account) shall too be distributed in the same manner as aforesaid. In other words, the Group AOwners' Allocation and the Confirming Party's Allocation shall be paid at the first instance and thereafter the balance amount shall be treated as Project Revenue for the purposes of RERA and withdrawn shall be utilized by the Developer for construction of the Project.

11.4. Disbursements made by the Developer as aforesaid into the Group A Owners' and Confirming Party's respective Designated Bank Account shall be valid and effectual disbursements of the Confirming Party's Revenue Share as also the Group A Owner's Revenue Share in terms of this Agreement and shall be fully binding upon the Owners and the Confirming Party and each of them and such payment shall be effective discharge of the Developer's obligation under this Agreement.

11.5. The Developer shall continue to have a charge on the Said Land until Closure of the Project in the manner agreed herein.

11.6. It is further clarified that the above mechanism and provisions shall not apply to any receivables apart from NRR, which shall be received and appropriated directly by the Developer, and the Owners or the Confirming Party or any of them shall have no right on any part or portion of such amounts.

11.7. The Group A Owner, the Developer and the Confirming Party shall on a quarterly basis (unless any other period is otherwise mutually agreed in writing), reconcile the accounts as regards the total receipts and their respective entitlements in terms thereof and if such party is found to have received more than its entitlement, such party shall pay to the other party the amounts in excess so received within 15 days thereof.

11.8. The Confirming Party further agrees that in case the Confirming Party does not refund the amounts as per clause 11.2, the Developer shall be entitled to adjust the Confirming Party's Share against such outstanding refund of the Security Deposit commencing from the due date of refund and until the entire outstanding sum is recovered and thereafter again start disbursing the Confirming Party's Share to the Confirming Party.

11.9. The parties agree that in case there is any unsold areas after the Completion of the Project, the parties shall divide the remaining unsold areas in their respective

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Allocation/Revenue Share ratios subject to the Security Deposit being adjusted. Group B owners shall not have a say in any of the transferable areas.

12 PROPERTY TAXES AND OTHER OUTGOINGS:

12.1. All taxes related to the Said Land and every part thereof including rates and taxes, land revenue, rents, interest, penalty, late payment charges, electricity charges, development fees, betterment charges, drainage charges, civic utility charges, other taxes and any other kind of outgoings which are pertaining to the Said Land or part thereof, whether presently assessed or assessed in future, shall be payable in the following manner:

12.1.1 For the period upto the date hereof shall be paid by the Confirming Party;

12.1.2 From the date hereof shall be paid by the Developer till completion Certificate is obtained from the relevant authority;

12.1.3 After the Completion Certificate is obtained from the relevant authority(ies), by the Transferees of the Transferable Areas.

12.2. All taxes payable for the construction and development of the Project, including Goods and Service Tax (GST) and any other direct or indirect tax, cess, levies etc. shall form part of the Project cost and shall be paid and borne by the Developer. The Owners and the Confirming Party shall bear, pay and discharge all types of Direct & Indirect Taxes in relation to the Owners and Confirming Party's Revenue Share/Allocation.

12.3. The Developer shall pay all statutory dues/liabilities including Goods and Service Tax payable on Net Revenue Receipts received/receivable from Allottees /Transferees/Purchasers of Flat/Units, Car Parking Spaces or other Transferable Areas in the project and payable to any Government/Semi Government/Local Bodies or Authorities.

13 MAINTENANCE OF THE PROJECT:

13.1. The Developer shall cause an Association to be formed under the relevant prevailing laws and cause the Allottees / Transferees to become members of such Association and shall at appropriate time handover the maintenance to the Association of the Allottees / Transferees. The Developer shall be entitled to form one or more Associations amongst the Allottees / Transferees based on the location or nature of the Transferable Area, at its sole discretion.

13.2. Until formation of the Association the Developer by itself or by any Agency appointed by it shall be responsible and have exclusive right to manage and maintain the Project including all Common Areas and Facilities and provide all Common Services in the Project and the Owner and the Confirming Party shall not in any way have any obligation to maintain the Project.

13.3. The Developer, in exercise of such right, shall have right to fix and determine the rate of Maintenance charge payable by the Allottees and Transferees and receive the same.

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13.4. Over and above maintenance charges, Developer shall be entitled to receive and realize G.S.T. or any other applicable Taxes on Maintenance charge from the Allottees and shall pay the said amount received on account of GST to the GST authority within the statutory period. On formation of the association by the Transferees for maintenance of the Project, the Developer shall hand over maintenance of the Project to such association.

13.5. The Developer shall be entitled to all profits, if any, arising out of the maintenance services provided by the Developer till formation of the Association of apartment owners and the Owners or the Confirming Party or any of them shall have no share or right therein.

14 PROJECT FINANCE & MORTGAGE:

14.1. The Developer shall be entitled to arrange for and obtain financing of the Project (Project Finance) from any Banks and/or Financial Institutions for construction and completion of the project upon such terms and conditions as may be agreeable by the Developer. Such finance may be secured by mortgaging the Said Land belonging to the Owners in favour of any bank / financial institution by deposit of original title deeds of the said Land AND/OR by way of executing Registered Mortgage. Further, the Developer may execute letters evidencing deposit of title deeds, confirmation of deposit of title deeds, deliver the title deeds and to receive back the title deeds, etc.

14.2. For the aforesaid purpose, the Owners/Confirming Party shall, as may be required by the Developer, join in as a consenting / confirming party and shall execute any documents (as may be required).

14.3. Notwithstanding the above, the Developer shall take the Project Finance without creating any charge / liability in respect of the Owners' /Confirming Party share of revenue in the project. It is, however, clearly understood that the Owners or the Confirming Party at no point of time shall be responsible for any debts raised by the Developer towards project finance and in case due to any non-payment or delay in payment of interest or principal amount by the Developer, if the Owners or the Confirming Party suffer any loss, damage, cost, claim, demand, action or proceeding, the Developer shall indemnify and keep the Owners and the Confirming Party fully saved harmless and indemnified in respect thereof.

14.4. The Developer hereby further agrees to indemnify and keep saved, harmless and indemnified the Owners/Confirming Party for loss, damage, claims, demands or proceedings whatever suffered by the Owners/Confirming Party due to nonpayment or delay in payment of the Project Finance liability by the Developer. The Developer alone shall be liable and/or responsible for repayment of the loan together with the interest accrued due thereon and shall keep the Owners and the Confirming Party saved harmless and fully indemnified from and against all cost, charges, claims, actions, suits and proceedings arising there from including the claim of the prospective purchasers of the Transferable Area.

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14.5. The Owners and the Confirming Party and each of them shall sign and execute all such Deeds and Documents as may be required by the Developer for the purposes of obtaining such Project Finance and shall file necessary documents with the Registrar of Companies including forms for creating Charge over the Said Land or any part thereof and/or Constructions thereat. Notwithstanding, the Developer and/or its nominees shall equally be empowered to execute such Deeds and Documents for and on behalf of the Owners and the Confirming Party as their Constituted Attorney and take all necessary steps as may be required for the purposes of obtaining Project Finance,

14.6. Simultaneously with the execution of this agreement, the Original Title Documents of the said Land have been deposited with the Developer.

14.7. The Developer shall be entitled to give production of the same to be examined, inspected and given in evidence and also furnished with such true or attested or otherwise copies of or extracts or abstracts from the same.

15 EXCLUSIVE RIGHT AND AUTHORITY OF DEVELOPER IN DEALING WITH TRANSFERABLE AREAS

15.1. The Developer shall be solely entitled to deal with the Transferable and any other areas within the Project and the Owners and/or the Confirming Party shall have no right whatsoever to deal with, enter into any agreement or in any manner encumber any Transferable or other areas in the Project.

15.2. All Project Documents including those relating to registration of the Project, Sale and Transfer of the constructed areas and other documents shall be prepared by the Project Advocate appointed by the Developer being Mr. Aditya Kanodia, Advocate having his office at Temple Chambers, 4th Floor, 6 Old Post Office Street, Kolkata – 700 001.

15.3. The Developer shall have a standard draft of all the Documents relating to Transfer prepared which shall be used by the Developer at the time of entering into any Agreement and Deed with the prospective Transferees / Purchasers of Transferable Area.

15.4. The Owners, the Confirming Party and the Developer shall be parties in all Deeds, Documents, Agreements and Deeds of Conveyance and the Owners and the Confirming Party shall be represented by the Developer as the Owners and the Confirming Party's Constituted Attorney.

16 GOVERNMENT ACQUISITION

16.1. In the event that the Said Land or the Project or any part thereof shall become affected by any notice of acquisition or intended acquisition by any Government Authority or under any legislation in India for any reason whatsoever, the Owners and/or the Confirming Party shall immediately notify the Developer of such acquisition in writing.

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16.2. In the event of acquisition by the Government or by any Government body of total or partial area of the said Land for any reason, whatsoever, the compensation paid by the Government shall be first used for refund of the Security Deposit and also reimbursement of costs incurred by the Developer under this Agreement and the remaining sums shall be distributed among the Owners and Confirming Party as may be mutually agreed between them.

16.3. If the Acquisition takes place after bookings of the Transferrable Area having commenced, the refunds and other costs / charges / compensations etc. required to be made to the Allottees shall be firstly made out of such compensation money and then the remaining shall be distributed as per clause 17.2 hereinabove.

17 Defaults and consequences

17.1. Each party shall be entitled to seek specific performance of this Agreement.

17.2. In case of delay in curing any default by the Owners and/or the Confirming Party or any of them within the time agreed herein or if no time for any specified default is listed, the Developer shall be required to give 60-day cure period notice whereupon if the default still continues then:

17.1.1 The Developer shall be entitled to seek specific performance; OR

17.1.2 The Developer shall be entitled to cure the default at the cost of the Confirming Party and recover the cost from the Confirming Party's allocation after providing proper receipts for the same and after intimation in writing to the Confirming Party; OR

17.1.3 Terminate this Agreement whereupon the Developer shall become entitled to all Costs and Expenses after providing proper receipts for the same to the Owners and Confirming Party, refund of Security deposits within a period of 30 days on and from the date of such termination.

17.3. In case of delay in making payment of the Allocation to the Owners and the Confirming Party the Developer shall be liable to pay interest @ 12% p.a. for the period of delay from the date it become due as per this Agreement till the time it is being paid.

17.4. In case of delay in completion of the Project within the time agreed herein, the Developer shall pay an amount of Rs 2,00,000/- (Rupees two lacs per month) to the Owners and Confirming Party collectively every month till the completion of the project which shall be distributed amongst the Owner and The Confirming Party according to their revenue sharing ratio. Notwithstanding anything contained herein, it is further agreed between the parties, that the Developer alone shall be liable to pay such interest to the intending transferees, in terms of applicable laws, and shall keep the Owners and the Confirming Party duly saved and indemnified from such liability.

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17.5. Neither party hereto can unilaterally cancel or rescind this Agreement at any time unless such party is entitled to do so by express terms of this Agreement contained elsewhere herein upon default of the other party.

17.6. It is further agreed and understood that termination of this Agreement on any ground shall not release the Parties from any liability which at the time of termination had already accrued or which thereafter may accrue in respect of any act or omission prior to such termination.

18 SPECIFIC PERMORMANCE

In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach.

19 INDEMNITIES:

Each Party hereby indemnifies and covenants to keep the other party indemnified and harmless against any loss, claim or demand that may arise or be suffered by the other arising out of any breach being committed by such party in respect of any obligations required to be performed by such in terms of this Agreement;

20 MISCELLANEOUS:

20.1. Notices to the Parties shall be given by sending the same at their registered office on the date of such notice being sent.

20.2. Unless otherwise agreed the Notices shall be given to the parties by sending the same by Speed Post or Registered Post.

20.3. Each party shall bear their respective legal costs relating to execution of this Agreement. Stamp duty and Registration fees payable hereon shall be borne by the Developer.

22. ASSIGNMENT:

None of the Owners shall be entitled to assign or transfer all or any of their respective rights and/or novate any of their respective obligations under this Agreement to any Third Party without the prior written consent of the Developer, which the Developer shall not unreasonably withhold. Further, the Developer shall also not be entitled to assign or Transfer all or any of its rights and/or novate any of its obligations under this Agreement to any assignee/Third Party without the prior written consent of the Owners. On Assignment by the Developer, subject to the above permission, all its rights, titles, interests, obligations and benefits of this Agreement shall absolutely and forever vest into the permitted assignee/Third Party, to the end and intent that the said

assignee/Third Party shall be deemed to be the full, true and absolute holder of the rights and obligations under this Agreement. For the avoidance of doubt it is clarified that the exercise by the Developer of the specific rights granted elsewhere in this Agreement including but not limited to those stipulated in Clause 6.2 shall not be treated and/or construed as a breach of this covenant by the Developer.

23 Severability

Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such, and in the event of any obligation or obligations being or becoming unenforceable in whole or in part, or to the extent that any provision of this Agreement is invalid or unenforceable or is prohibited by law, it shall for all purposes be treated as severed from this Agreement and ineffective to the extent of such invalidity or unenforceability, without in any manner affecting the remaining provisions hereof, which shall continue to be valid and binding, and the Parties shall negotiate in good faith to substitute the obligation/provision determined as being invalid or unenforceable, with such an obligation/provision which is as close as possible to the original intent of the Parties.

24 Waiver

No waiver of any term or condition or provision of this Agreement or of any breach of any provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach, being the Owners' Authorised Representatives in the case of the Owners and the Confirming Party's Representative in case of the Confirming Party. No failure or delay by a Party in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

25 Amendment

No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by each of the Parties.

26 Costs and Expenses

26.1 All costs, charges and expenses towards stamp duty and the registration charges payable on this Agreement shall be borne and paid by Developer.

26.2 In the event any taxes and/or fees are payable by the Owners/Confirming Party in relation to the development and/or implementation of the Project, the same shall be borne and paid respectively by the Owners/Confirming Party. Similarly, in case any taxes and/or fees is payable by the Developer in relation to the development and/or implementation of the Project, the same shall be borne and paid by the Developer.

26.3 Each Party shall bear and pay the respective taxes payable by it, arising from or in respect of this Agreement, and shall keep each of the other Parties safe, harmless and indemnified in respect thereof.

27. Governing Law and Arbitration

27.1 This Agreement shall be governed by and construed in accordance with the laws of India.

27.2 The Parties shall make endeavors to settle by mutual conciliation any claim, dispute or controversy (each a "Dispute"), arising out of, or in relation to, this Agreement, including any Dispute with respect to the existence or validity hereof, the interpretation hereof, the activities performed hereunder or a breach hereof. Any Dispute which cannot be resolved through such conciliation within fifteen (15) days, or such extended period as the Parties hereto may agree upon, shall be finally settled in accordance with provisions of the Arbitration and Conciliation Act, 1996 and any statutory modifications or re-enactment thereof for the time being in force.

27.3 Such arbitration proceedings shall be conducted in Kolkata, West Bengal, India, in English language. The arbitration shall be conducted by a panel of three arbitrators, one appointed by and on behalf of the Developer, one appointed by and on behalf of the Owners, one on behalf of the Confirming Party. The decision of the Arbitrators shall be final and binding on the Parties. The Parties confirm that each Party shall be liable to bear all costs, fees and expenses relating to the Arbitrator appointed by such Party. The costs, fees and expenses related to the arbitration venue and arbitral proceedings shall be shared equally between the Parties. Notwithstanding the foregoing, the Parties confirm that the Arbitrators shall be empowered to award costs to either Party.

27.4 Courts at Kolkata/Barasat alone shall have the jurisdiction to exclusively try, entertain and decide the disputes and differences, if any, between the parties hereto in respect of or arising out of this Agreement.

28. Notice

28.1 All routine correspondence may be carried on by electronic mails, letters. However, each notice, demand or other communication given or made under this Agreement shall be in writing and delivered or sent to the relevant Party to the attention of and at its

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address by registered post/speed post with acknowledgement due or by electronic mail as set out below (or such other address or electronic mail id as the addressee has by 5 (five) days' prior written notice specified to the other Parties). Any notice, demand or other communication so addressed to the relevant Party shall be deemed to have been delivered, (a) if delivered in person or by messenger, when proof of delivery is obtained by the delivering Party; (b) if sent by post, on the 5th (fifth) day following posting; (c) if given by electronic mail, on the date of dispatch.

28.2 The registered address of the Parties for the purposes of any communication regarding these Agreement shall be considered the registered address of the respective Parties as mentioned hereinbefore.

29. Entire Agreement

This Agreement constitutes and sets forth the entire agreement between the Parties, and without prejudice to each of the several acts, deeds and things already done, executed and performed, this Agreement supersedes all earlier understandings (written or otherwise) between the Parties in respect of the Said Project Land, it being further clarified that all documents executed in writing in pursuance hereto and/or simultaneously hereto, whether registered or unregistered, shall be deemed to form and comprise an integral and inseparable part of this Agreement.

30. Relationship

None of the provisions of this Agreement shall be deemed to constitute a partnership between the Parties hereto, and each Party shall have the authority to bind or shall be deemed to be the agent of the other only in the manner specifically provided herein, it being clarified and understood that the Developer has not been appointed as an agent or contractor of the Owners (save as specifically stated herein), but to the contrary has been granted independent valuable rights and interest in/over each of the Land Parcels by virtue of and/or under these presents.

31. Independent Rights

Each of the rights of the respective Parties under this Agreement are independent, cumulative and without prejudice to all other rights available to each of them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.

Each of the Parties agree that having due regard to all the circumstances, the covenants contained herein are reasonable and necessary for the protection of the Parties.

32. Third Party Benefit

Nothing herein expressed or implied is intended to, nor shall it be construed to confer upon or give to any Third Party, any right, remedy or claim under or by reason of this Agreement or any part hereof.

34 Further Assurance

The Parties to this Agreement have negotiated in good faith. Each Party shall co-operate with each other, and execute and deliver such instruments and documents and take such other actions as may be reasonably requested from time to time by any Party in order to carry out, evidence and confirm their rights and the purpose of this Agreement.

35 Counterparts

This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed to be an original, but all of which will constitute one and the same instrument.

36 **Supersession**

This Agreement will supersede all other agreements and/or any other documents executed between the Owner and/or Owners, Confirming Party with the Developer in this regard.

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The First Schedule Above Referred to

(Description of the Said Land)

ALL THAT the land measuring 198.7 (one hundred ninety eight point seven) decimals, more or less, comprised in R. S. / L. R. Dag Nos. 902, 903, 904, 905, 906, 907, 908, 909, 910 and 911, situated at Mouza Patharghata, J.L. no 36, Police Station Technocity, Additional Sub-Registrar Rajarhat, District, 24 Parganas (North) comprised in following R.S. & L.R. Dag & Khatian Nos. shown in tabular form as follows: -

Sl. No.	R.S. / L.R. Dag No.	L.R. Khatian Nos.	Area (in decimal)
1.	902	5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5524, 5525, 5968, 5969, 5970	3
2.	903		1.7
3.	904		16
4.	905		22
5.	906		25
6.	907		7.5
7.	908		7
8.	909		6
9.	910		3
10.	911		107.5
		Total	**198.7**

Part – II
(devolution of title)

Re: All that piece and parcel of land measuring 198.7 (one hundred ninety eight point seven) Decimal, more or less, comprised in portion of R.S/L.R. Dag Nos. 902, 903, 904, 905, 906, 907, 908, 909, 910 and 911, recorded in L.R. Khatian Nos. 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5524, 5525, 5968, 5969, and 5970 in Mouza Patharghata, R.S. No. 225, J.L No. 36, Touzi No. 172, Police Station Technocity (previously Newtown), within the jurisdiction Patharghata Gram Panchayat, Sub Registration District Rajarhat, District North 24 Parganas (**Said Property**).

L.R. DAG NO. 902 and 903:

Devolution of Title:

1. By a Deed of Sale in Bengali Language (*Bikroy Kobala*) dated 22nd January, 1965, registered in the Office of the Sub Registrar, Cossipore Dum Dum, North 24

Parganas, recorded in Book No. I, Volume No. 16, at Pages 135 to 139, Being Deed No. 0518 for the year 1965, Bhabanath Mondal sold, transferred and conveyed, (1) All That piece and parcel of land measuring 6 (Six) Decimal, more or less, comprised in portion of C.S. Dag No. 801/4402, corresponding to R.S/L.R. Dag No. 902 and (2) All That piece and parcel of land measuring 12 (Twelve) Decimal, more or less, comprised in portion of C.S. Dag No. 802, corresponding to R.S/L.R. Dag No. 903, aggregating to 18 (eighteen) Decimal, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Phanindra Nath Mondal alias Phani Bhusan Mondal, for the consideration mentioned therein.

2. By a Deed of Sale in Bengali Language (*Bikroy Kobala*) dated 3rd May, 1966, registered in the Office of the Sub Registrar, Cossipore Dum Dum, North 24 Parganas, recorded in Book No. I, Volume No. 65, Being Deed No. 3717 for the year 1966, Bhabanath Mondal sold, transferred and conveyed, (1) All That piece and parcel of land measuring 6 (Six) Decimal, more or less, comprised in portion of C.S. Dag No. 801/4402, corresponding to R.S/L.R. Dag No. 902 and (2) All That piece and parcel of land measuring 12 (Twelve) Decimal, more or less, comprised in portion of C.S. Dag No. 802, corresponding to R.S/L.R. Dag No. 903, aggregating to 18 (eighteen) Decimal, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Phanindra Nath Mondal alias Phani Bhusan Mondal, for the consideration mentioned therein.

3. Phanindra Nath Mondal alias Phani Bhusan Mondal became the sole and absolute owner of (1) All That piece and parcel of land measuring 12 (Twelve) Decimal, more or less, comprised in C.S. Dag No. 801/4402, corresponding to R.S/L.R. Dag No. 902 and (2) All That piece and parcel of land measuring 24 (Twenty Four) Decimal, more or less, comprised in C.S. Dag No. 802, corresponding to R.S/L.R. Dag No. 903, aggregating to 24 (Twenty Four) Decimal, new L.R. *Kri* Khatian No. 517, corresponding L.R. Khatian No. 5022, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas.

4. By a Deed of Gift in Bengali Language (*Daanpatra*) dated 29th December, 2010, registered in the Office of the Additional District Sub Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 20, at Pages 8873 to 8887, Being Deed No. 13073 for the year 2010, Phanindra Nath Mondal alias Phani Bhusan Mondal out of his natural love and affection, gifted, transferred and assigned, (1) All That piece and parcel of land measuring 12 (Twelve) Decimal, more or less, comprised in C.S. Dag No. 801/4402, corresponding to R.S/L.R. Dag No. 902 and (2) All That piece and parcel of land measuring 24 (Twenty Four) Decimal, more or less, comprised in C.S. Dag No. 802, corresponding to R.S/L.R. Dag No. 903, aggregating to 48 (forty eight) Decimal, recorded in L.R. *Kri* Khatian No. 517 and L.R. Khatian No. 5022, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa.

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No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Pradyut Mondal

5. By a Deed of Sale in Bengali Language (*Bikroy Kobala*) dated 8th June, 2018, registered in the Office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No. I, Volume No. 1904-2018, at Pages 245599 to 245673, Being Deed No. 190406155 for the year 2018, Pradyut Mondal, sold transferred and conveyed (1) All That piece and parcel of land measuring 12 (Twelve) Decimal, more or less, comprised in C.S. Dag No. 801/4402, corresponding to R.S/L.R. Dag No. 902 and (2) All That piece and parcel of land measuring 21.7 (Twenty One Point Seven) Decimal, more or less, comprised in C.S. Dag No. 802, corresponding to R.S/L.R. Dag No. 903, aggregating to 33.7 (thirty three point seven) Decimal out of Total Property at L.R. Dag Nos. 902 and 903, recorded in L.R. *Kri* Khatian No. 817 and L.R. Khatian No. 5022, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas, respectively, to **the Group A owners herein** for the consideration mentioned therein.

6. Thereafter, **the Group A owners herein** became the absolute owner of (1) All That piece and parcel of land measuring 12 (Twelve) Decimal, more or less, comprised in C.S. Dag No. 801/4402, corresponding to R.S/L.R. Dag No. 902 and (2) All That piece and parcel of land measuring 21.7 (Twenty One Point Seven) Decimal, more or less, comprised in C.S. Dag No. 802, corresponding to R.S/L.R. Dag No. 903, aggregating to 33.7 (thirty three point seven) Decimal out of Total Property at L.R. Dag Nos. 902 and 903, and mutated their names in the records of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian Nos. 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5524, 5525, 5968, 5969, and 5970.

L.R. DAG NO. 904:

Devolution Of Title:

1. Becharam Mondal was the sole and absolute owner of All That piece and parcel of land measuring 46 (Forty Six) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas **(Property at R.S./L.R. Dag No. 904)**.

2. Becharam Mondal, a Hindu, died intestate leaving behind him surviving his wife Champa Bala Dasi, his only son Nepal Chandra Mondal and only daughter namely, Madari Devi, as his only legal heir and heiresses, who inherited the right, title and interest of Late Becharam Mondal in the Property at R.S./L.R. Dag No. 904, each having equal 1/3rd share.

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3. By a Deed of Sale in Bengali Language (*Bikray Kobala*) dated 29th May, 1989, registered in the Office of the Additional District Sub Registrar, Bidhannagar, recorded in Book No. I, Volume No. 92, at Pages 111 to 118, Being Deed No. 4347 for the year 1989, (1) Nepal Chandra Mondal and (2) Champa Bala Dasi, sold, transferred and conveyed their respective shares being 2/3rd portion of the Property at R.S./L.R. Dag No. 904 being All That piece and parcel of land measuring 30.66 (Thirty Point Six Six) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas **(2/3rd Portion of Land at R.S./L.R. Dag No. 904)** to (**1**) Manik Chandra Mondal (**2**) Mahadeb Mondal (**3**) Khatiram Mondal and (**4**) Haripada Mondal, free from all encumbrances.

4. (**1**) Manik Chandra Mondal (**2**) Mahadeb Mondal (**3**) Khatiram Mondal and (**4**) Haripada Mondal became the joint and absolute owners of the 2/3rd portion of land at R.S./L.R Dag No. 904 and recorded their names in the records of the Block Land & Land Reforms Office, Rajarhat, under L.R. Khatian Nos. 903, 358, 902 and 370. Each having 1/4th share in the 2/3rd portion of land at R.S./L.R. Dag No. 904.

5. By a Deed Conveyance dated 5th June, 2013, registered in the Office of the District Sub Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 31, at Pages 1923 to 1937, being Deed No. 08567 for the year 2013, Khatiram Mondal, sold, transferred and conveyed his 1/4th share in the 2/3rd Portion of land at R.S./L.R. Dag No. 904 being All That piece and parcel of land measuring 7.67 (Seven Point Six Seven) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 370 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Dhanlaxmi Towers Private Limited, for the consideration mentioned therein.

6. By a Deed of Conveyance dated 18th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 108 to 139, Being Deed No. 07312 for the year 2013, Manik Chandra Mondal, sold, transferred and conveyed his 1/4th share in the 2/3rd Portion of land at R.S./L.R. Dag No. 904 being All That piece and parcel of land measuring 7.665 (Seven Point Six Six Five) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 903 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.**

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Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein.

7. By a Deed of Conveyance dated 18th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 140 to 170, Being Deed No. 07313 for the year 2013, Mahadeb Mondal, sold, transferred and conveyed his 1/4th share in the 2/3rd Portion of land at R.S./L.R. Dag No. 904 being All That piece and parcel of land measuring 7.665 (Seven Point Six Six Five) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 358 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein

8. By a Deed of Conveyance dated 18th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 226 to 256, Being Deed No. 07319 for the year 2013, Haridpada Mondal, sold, transferred and conveyed his 1/4th share in the 2/3rd Portion of land at R.S./L.R. Dag No. 904 being All That piece and parcel of land measuring 7.665 (Seven Point Six Six Five) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 902 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24

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Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein.

9. By a Deed Conveyance dated 5th June, 2013, registered in the Office of the District Sub Registrar II, North 24 Parganas, in Book No. I CD Volume No. 32 at Pages 577 to 592 Being Deed No. 08764 for the year 2013, Madari Devi, sold, transferred and conveyed All That piece and parcel of land measuring 3.84 (three point eight four) Decimal out of her 1/3rd inherited share of Land at R.S./L.R. Dag No. 904 from Becharam Mondal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 370 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Dhanlaxmi Towers Private Limited, for the consideration mentioned therein.

10. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 377 to 398, being Deed No. 11094 for the year 2014, (**1**) Nayajiwan Promoters Pvt. Ltd. (**2**) Pardashi Township Pvt. Ltd. (**3**) Greenimage Housing Pvt. Ltd. (**4**) Prabuddha Properties Pvt. Ltd. (**5**) Sanctity Properties Pvt. Ltd. and (**6**) Warmth Realcon Pvt. Ltd., sold, transferred and conveyed All That piece and parcel of land measuring 4.02 (Four Point Zero Two) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 5497, 5526, 5527, 5528, 5529 and 5530 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to the **Group A Owners herein**, for the consideration mentioned therein.

11. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 348 to 376, being Deed No. 11096 for the year 2014, **1.** Greenhigh Nirman Pvt. Ltd. **2.** Greenarena Residency Pvt. Ltd. **3.** Goldenyatra

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Complex Pvt. Ltd. **4.** Evership Realty Pvt. Ltd. **5.** Auroshakti Infracon Pvt. Ltd. **6.** Nabhya Developers Pvt. Ltd. **7.** Nayajiwan Developers Pvt. Ltd. **8.** Nishok Projects Pvt. Ltd. **9.** Nistha Realcon Pvt. Ltd. **10.** Sapnankur Infracon Pvt. Ltd. **11.** Siddhibhumi Developers Pvt. Ltd. **12.** Sonartari Infrastructure Pvt. Ltd. **13.** Subhlife Township Pvt. Ltd. **14.** Swarnabarsa Projects Pvt. Ltd. **15.** Sapnankur Complex Pvt. Ltd. **16.** Siddhibhumi Realcon Pvt. Ltd. **17.** Sishirkanya Buildon Pvt. Ltd. **18.** Sophisticated Residency Pvt. Ltd. **19.** Swapnabhumi Nirman pvt. Ltd. **20.** Swarnabarsa Realcon Pvt. Ltd. **21.** Moontree Realcon Pvt. Ltd. **22.** Ahibaram Developers Pvt. Ltd. **23.** Jibanjyoti Abasan Pvt. Ltd. **24.** Arrowspace Realcon Pvt. Ltd. **25.** Happylife Enclave Pvt. Ltd. **26.** Somansh Residency Pvt. Ltd. **27.** Visualization Projects Pvt.Ltd. and **28**. Nutriway Complex Pvt. Ltd., sold, transferred and conveyed All That piece and parcel of land measuring 0.652 (Zero Point Six Five two) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524 and 5525, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to, Bonus Tradelink Pvt. Ltd. for the consideration mentioned therein.

12. By a Deed of Conveyance dated 22nd August, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 5, at Pages 1101 to 1119, being Deed No. 00786 for the year 2014, Dhanlaxmi Towers Private Limited sold, transferred and conveyed All That piece and parcel of land measuring 11.5 (Eleven point Five) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 370, 904 and 905 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein** for the consideration mentioned therein.

13. By a Deed of Conveyance dated 17th July, 2020, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2020, at Pages 190233 to 190258, being Deed No. 152304460 for the year 2020, Madari Devi *alias* Madari Bala Mondal(being represented by her constituted attorney Prafulla Naskar vide a General of Power Of Attorney dated 29th June, 2020, registered in the Office of the Additional District Sub Registrar Rajarhat, recorded in Book No. I, CD Volume No. 1523-2020, at pages 169627 to 169643, being Deed No. 152303911 for the year 2020) sold, transferred and conveyed, All That piece and parcel of land measuring 11.50 (Eleven Point Five Zero) Decimal, more or less, comprised in C.S. Dag No. 803, corresponding to R.S/L.R. Dag No. 904, recorded in L.R. Khatian No. 2022 (old) and 904 and 905 (new), in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to (1) Muslima Khatun and (2) Md. Sahabuddin Molla, **the Group B owners herein** for the consideration mentioned therein.

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14. **The Owners herein**, became the joint and absolute owners of the entire land measuring 46 (Forty Six) Decimal in R.S./L.R. Dag No. 904.

15. Thereafter, **the Group A owners herein** in respect of their ownership in L.R. Dag Nos. 904 mutated their names in the records of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian Nos. 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5968, 5515, 5516, 5517, 5520, 5521, 5522, 5969, 5524, 5525, 5499, 5970, 5500 and 5498, respectively.

L.R. DAG NO. 905:

Devolution Of Title:

1. Bankim Pramanik was the sole and absolute owner of All That piece and parcel of land measuring 22 (Twenty-Two) Decimal, more or less, comprised in R.S/L.R. Dag No. 905, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas (**Property at R.S/L.R. Dag No. 905**)

2. Bankim Pramanik, a Hindu, died intestate leaving behind him surviving his 2 (two) sons (1) Ashwini Pramanik and (2) Arjun Pramanik, as his only legal heirs, who inherited the right, title and interest of Late Bankim Pramanik in the Property at R.S./L.R. Dag No. 905, each having equal ½ (one half) share.

3. (1) Ashwini Pramanik and (2) Arjun Pramanik mutated their names in the records of the Block Land and Land Reforms, Rajarhat in the L.R. Khatian Nos. 359 and 906, respectively.

4. Arjun Pramanik, a Hindu, died intestate leaving behind him surviving his wife Mina Pramanik, 2 (two) sons (1) Uttam Paramanik and (2) Tapas Pramanik and 4 (four) daughters namely (1) Rekha Biswas (2) Sikha Biswas (3) Reba Pramanik and (4) Rupa Modak, as his only legal heirs, who inherited the right, title and interest of Late Arjun Pramanik in the Property at R.S./L.R. Dag No. 905. Each having equal 1/7th share in Arjun's ½ (one half) share in Property at R.S./L.R Dag No. 905.

5. By a Deed of Conveyance dated 19th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 6663 to 6695, Being Deed No. 07566 for the year 2013, (1) Mina Pramanik (2) Uttam Paramanik (3) Rekha Biswas (4) Sikha Biswas (5) Reba Pramanik and (6) Rupa Modak (being represented by their constituted attorney Uttam Pramanik vide a General of Power Of Attorney dated 22nd February, 2013, registered in the Office of the Additional District Sub Registrar Rajarhat, recorded in Book No. IV, CD Volume No. 1, at pages 2301 to 2315, being Deed No. 200 for the year 2013), sold, transferred and conveyed their 6/7th share in the Arjun's ½

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(one half) share in Property at R.S./L.R Dag No. 905 being All That piece and parcel of land measuring 9.43 (Nine Point Four Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 905, recorded in L.R. Khatian No. 906, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein

6. By a Deed of Conveyance dated 18th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 171 to 197, Being Deed No. 07314 for the year 2013 Tapas Pramanik (being represented by his constituted attorney Sahinur Rahaman vide a General of Power Of Attorney dated 12th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. IV, CD Volume No.I, at Pages 6633 to 6645, being Deed No. 574 for the year 2013), sold, transferred and conveyed his 1/7th share in the Arjun's ½ (one half) share in Property at R.S./L.R Dag No. 905 being, All That piece and parcel of land measuring 1.57 (One Point Five Seven) Decimal, more or less, comprised in R.S/L.R. Dag No. 905, recorded in L.R. Khatian No. 906, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha

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Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein.

7. By a Deed of Conveyance dated 14th March, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, Being Deed No. 04090 for the year 2013, Ashwini Pramanik, sold, transferred and conveyed her ½ (one half) share in Property at R.S./L.R Dag No. 905 being, All That piece and parcel of land measuring 11 (Eleven) Decimal, more or less, comprised in R.S/L.R. Dag No. 905, recorded in L.R. Khatian No. 359, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Bengal Brahmaputra Conclave Private Limited, for the consideration mentioned therein.

8. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 377 to 398, being Deed No. 11094 for the year 2014, (**1**) Nayajiwan Promoters Pvt. Ltd. (**2**) Pardashi Township Pvt. Ltd. (**3**) Greenimage Housing Pvt. Ltd. (**4**) Prabuddha Properties Pvt. Ltd. (**5**) Sanctity Properties Pvt. Ltd. and (**6**) Warmth Realcon Pvt. Ltd., sold, transferred and conveyed All That piece and parcel of land measuring 1.94 (One Point Nine Four) Decimal, more or less, comprised in R.S/L.R. Dag No. 905, recorded in L.R. Khatian Nos. 5497, 5526, 5527, 5528, 5529 and 5530, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein**, for the consideration mentioned therein.

9. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 348 to 376, being Deed No. 11096 for the year 2014, **1.** Greenhigh Nirman Pvt. Ltd. **2.** Greenarena Residency Pvt. Ltd. **3.** Goldenyatra Complex Pvt. Ltd. **4.** Evership Realty Pvt. Ltd. **5.** Auroshakti Infracon Pvt. Ltd. **6.** Nabhya Developers Pvt. Ltd. **7.** Nayajiwan Developers Pvt. Ltd. **8.** Nishok Projects Pvt. Ltd. **9.** Nistha Realcon Pvt. Ltd. **10.** Sapnankur Infracon Pvt. Ltd. **11.** Siddhibhumi Developers Pvt. Ltd. **12.** Sonartari Infrastructure Pvt. Ltd. **13.** Subhlife Township Pvt. Ltd. **14.** Swarnabarsa Projects Pvt. Ltd. **15.** Sapnankur Complex Pvt. Ltd. **16.** Siddhibhumi Realcon Pvt. Ltd. **17.** Sishirkanya Buildon Pvt. Ltd. **18.** Sophisticated Residency Pvt. Ltd. **19.** Swapnabhumi Nirman pvt. Ltd. **20.** Swarnabarsa Realcon Pvt. Ltd. **21.** Moontree Realcon Pvt. Ltd. **22.** Ahibaram Developers Pvt. Ltd. **23.** Jibanjyoti Abasan Pvt. Ltd. **24.** Arrowspace Realcon Pvt. Ltd. **25.** Happylife Enclave Pvt. Ltd. **26.** Somansh Residency Pvt. Ltd. **27.** Visualization Projects Pvt.Ltd. and **28.** Nutriway Complex Pvt. Ltd., sold, transferred and conveyed All That piece and parcel of land measuring 0.312 (Zero Point Three One Two) Decimal, more or less, comprised in R.S/L.R. Dag No. 905, recorded L.R. Khatian Nos. 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524 and 5525, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram

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Panchayet, District North 24 Parganas to, Bonus Tradelink Pvt. Ltd. for the consideration mentioned therein.

10. Deed of Conveyance dated 16th July, 2015, registered in the Office of the Additional Registrar of Assurances II, Kolkata recorded in Book No. I, Volume No. 1902-2015, at Pages 88906 to 88983, Being Deed No. 190208364 for the year 2015, Bengal Brahmaputra Conclave Private Limited, sold, transferred and conveyed All That piece and parcel of land measuring 11 (Eleven) Decimal, more or less, comprised in R.S/L.R. Dag No. 905, recorded in L.R. Khatian No. 5622, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas, to **Group A Owners herein**, for the consideration mentioned therein.

11. Thereafter, **the Group A owners herein** in respect of their ownership in L.R. Dag No. 905 mutated their names in the records of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian Nos. 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5968, 5515, 5516, 5517, 5520, 5521, 5522, 5969, 5524, 5525, 5499, 5970, 5500 and 5498, respectively.

L.R. DAG NO. 906:

Devolution Of Title:

1. Kalipada Karmakar was the sole and absolute owner of All That piece and parcel of land measuring 25 (Twenty Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas (**Property at R.S/L.R. Dag No. 906**)

2. Kalipada Karmakar, a Hindu, died intestate leaving behind him surviving his wife Laxmi Karmakar, 6 (six) sons namely, (1) Gostha Karmakar (2) Sudhir Karmakar (3) Jayanta Karmakar (4) Hazari Pada Karmakar (5) Subal karmakar and (6) Sushil Karmakar and 2 (two) daughters (1) Jamuna Karmakar and (2) Gita Karmakar, as his only legal heirs and heiresses, who inherited the right, title and interest of Late Kalipada Karmakar in the Property at R.S./L.R. Dag No. 906. Each having equal 1/9th share.

3. (1) Laxmi Karmakar (2) Gostha Karmakar (3) Sudhir Karmakar (4) Jayanta Karmakar (5) Hazari Pada Karmakar (6) Subal karmakar and (7) Sushil Karmakar (8) Jamuna Karmakar and (9) Gita Karmakar became the joint and absolute owners of the Property at R.S./L.R Dag No. 906, and recorded their names in the records of the Block Land and Land Reforms Office, Rajarhat, under L.R. Khatian Nos. 907, 908, 910, 911, 913, 914 and 915.

4. Laxmi Karmakar, a Hindu, died intestate leaving behind him surviving her 6 (six) sons namely, (1) Gostha Karmakar (2) Sudhir Karmakar (3) Jayanta Karmakar (4) Hazari Pada Karmakar (5) Subal karmakar and (6) Sushil

Karmakar and 2 (two) daughters (1) Jamuna Karmakar and (2) Gita Karmakar, as his only legal heirs and heiresses, who inherited the right, title and interest of Late Laxmi Karmakar 1/9th share in the Property at R.S./L.R. Dag No. 906.

5. By a Deed of Conveyance dated 26th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 11821 to 11847, Being Deed No. 07809 for the year 2013, Jamuna Karmakar (being represented by her constituted attorney Rabindra Nath Laha vide a General of Power Of Attorney dated 29th May, 2013, registered in the Office of the Additional District Sub Registrar Rajarhat, recorded in Book No. IV, CD Volume No. 1, at Pages 6179 to 6189, being Deed No. 00535 for the year 2013), sold, transferred and conveyed her 1/8th share in the Property at R.S./L.R Dag No. 906 being All That piece and parcel of land measuring 3.12 (Three Point One Two) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 907 and 915, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein

6. By a Deed of Conveyance dated 26th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 12233 to 12259, Being Deed No. 07811 for the year 2013, (1) Gostha Karmakar (2) Sudhir Karmakar and (3) Gita Karmakar (being represented by his constituted attorney Rabindra Nath Laha vide a General of Power Of Attorney dated 29th May, 2013, registered in the Office of the Additional District Sub Registrar Rajarhat, recorded in Book No. IV, CD Volume No. 1, at pages 6190 to 6202, being Deed No. 536 for the year 2013), sold, transferred and conveyed her 3/8th share in the Property at R.S./L.R Dag No. 906 being All That piece and parcel of land measuring 9.36 (Nine Point Three Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 907, 910, 911 and 914, in Mouza Patharghata, Touji No.

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10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein

7. Hazari Pada Karmakar, a Hindu, died intestate leaving behind him surviving his wife Chandra Karmakar, only son Prabir Karmakar, and 2 (two) daughters namely Shrabani Karmakar and Banani Mondal (Karmakar), as his only heir and heiresses, who inherited the right, title and interest of Late Hazari Pada Karmakar's 1/8th share in the Property at R.S/L.R Dag No. 906.

8. By a Deed of Conveyance dated 26th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 11727 to 11753, Being Deed No. 07812 for the year 2013, (1) Chandra Karmakar (2) Prabir Karmakar (3) Shrabani Karmakar and (4) Banani Mondal (Karmakar) (being represented by their constituted attorney Rabinra Nath Laha vide a General of Power Of Attorney dated 7th June, 2013 registered in the Office of the Additional District Sub Registrar Rajarhat, recorded in Book No. IV, CD Volume No. 1, at pages 6521 to 6534, being Deed No. 567 for the year 2013), sold, transferred and conveyed their respective 1/32nd share in the Property at R.S./L.R Dag No. 906 being All That piece and parcel of land measuring 3.12 (Three Point One Two) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 907 and 908, in Mouze Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.**

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Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein.

9. Jayanta Karmakar, a Hindu, died intestate leaving behind him surviving his wife Brihaspati Karmakar, 2 (two) sons namely Pradip Karmakar and Sonatan Karmakar and only minor daughter Pinki Karmakar, as his only heirs and heiresses, who inherited the right, title and interest of Late Jayanta Karmakar's 1/8th share in the Property at R.S/L.R Dag No. 906.

10. By a Deed of Conveyance dated 26th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 12274 to 12300, Being Deed No. 07813 for the year 2013, (1) Brihaspati Karmakar (2) Pradip Karmakar and 3) Sonatan Karmakar (being represented by their constituted attorney Rabindra Nath Laha vide a General of Power Of Attorney dated 7th June, 2013, registered in the Office of the Additional District Sub Registrar Rajarhat, recorded in Book No. IV, CD Volume No. 1, at pages 6535 to 6547, being Deed No. 568 for the year 2013), sold, transferred and conveyed their respective 1/32nd share in the Property at R.S./L.R Dag No. 906 being All That piece and parcel of land measuring 2.34 (Two Point Three Four) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 907 and 913, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman Pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein.

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11. By a Deed of Conveyance dated 22nd April, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 7, at Pages 9546 to 9569, Being Deed No. 04572 for the year 2014, Subal Karmakar, sold, transferred and conveyed at R.S./L.R Dag No. 906 being All That piece and parcel of land measuring 3.3475 (Three Point Three Four Seven Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 907 and 909, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein** for the consideration mentioned therein.

12. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 331 to 347, being Deed No. 11092 for the year 2014, Nayajiwan Promoters Pvt. Ltd. sold, transferred and conveyed All That piece and parcel of land measuring 0.115 (Zero Point One One Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded L.R. Khatian Nos. 907 and 909, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Bonus Tradelink Pvt. Ltd. for the consideration mentioned therein.

13. By a Deed of Sale in Banegali Language (*Bikroy Kobala*) dated 25th June, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 8671 to 8682, Being Deed No. 07096 for the year 2014, Pinki Karmakar, sold, transferred and conveyed her respective 1/32nd share in Property at R.S./L.R Dag No. 906 being, All That piece and parcel of land measuring 0.78 (Zero Point Seven Eight) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 907 and 913, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Someshwar Mukherjee, for the consideration mentioned therein.

14. By a Deed of Conveyance dated 5th December, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata recorded in Book No. I, CD Volume No. 3, at Pages 1478 to 1496, Being Deed No. 00398 for the year 2015, Someshwar Mukherjee, sold, transferred and conveyed All That piece and parcel of land measuring 0.78 (Zero Point Seven Eight) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 907 and 913, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas, to **Group A Owners herein**, for the consideration mentioned therein

15. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 348 to 376, being Deed No. 11096 for the year 2014,

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1. Greenhigh Nirman Pvt. Ltd. **2.** Greenarena Residency Pvt. Ltd. **3.** Goldenyatra Complex Pvt. Ltd. **4.** Evership Realty Pvt. Ltd. **5.** Auroshakti Infracon Pvt. Ltd. **6.** Nabhya Developers Pvt. Ltd. **7.** Nayajiwan Developers Pvt. Ltd. **8.** Nishok Projects Pvt. Ltd. **9.** Nistha Realcon Pvt. Ltd. **10.** Sapnankur Infracon Pvt. Ltd. **11.** Siddhibhumi Developers Pvt. Ltd. **12.** Sonartari Infrastructure Pvt. Ltd. **13.** Subhlife Township Pvt. Ltd. **14.** Swarnabarsa Projects Pvt. Ltd. **15.** Sapnankur Complex Pvt. Ltd. **16.** Siddhibhumi Realcon Pvt. Ltd. **17.** Sishirkanya Buildon Pvt. Ltd. **18.** Sophisticated Residency Pvt. Ltd. **19.** Swapnabhumi Nirman pvt. Ltd. **20.** Swarnabarsa Realcon Pvt. Ltd. **21.** Moontree Realcon Pvt. Ltd. **22.** Ahibaram Developers Pvt. Ltd. **23.** Jibanjyoti Abasan Pvt. Ltd. **24.** Arrowspace Realcon Pvt. Ltd. **25.** Happylife Enclave Pvt. Ltd. **26.** Somansh Residency Pvt. Ltd. **27.** Visualization Projects Pvt.Ltd. and **28.** Nutriway Complex Pvt. Ltd., sold, transferred and conveyed All That piece and parcel of land measuring 0.604 (Zero Point Six Zero Four) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 5498, 5499, 5500, 5501, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524 and 5525, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to, Bonus Tradelink Pvt. Ltd. for the consideration mentioned therein

16. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. 1, CD Volume No. 54, at Pages 310 to 330, being Deed No. 11099 for the year 2014, **(1)** Nayajiwan Promoters Pvt. Ltd. **(2)** Pardashi Township Pvt. Ltd. **(3)** Greenimage Housing Pvt. Ltd. **(4)** Prabuddha Properties Pvt. Ltd. **(5)** Sanctity Properties Pvt. Ltd. and **(6)** Warmth Realcon Pvt. Ltd., sold, transferred and conveyed their respective 1/34th shares All That piece and parcel of land measuring 3.16 (Three Point One Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian Nos. 5497, 5526, 5527, 5528, 5529 and 5530, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein**, for the consideration mentioned therein.

17. By a Deed of Conveyance dated 23rd August, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata recorded in Book No. I, CD Volume No. 5, at Pages 1062 to 1082, Being Deed No. 00783 for the year 2015, Sushil Karmakar (being represented by his constituted attorney Azhar Rahaman vide a General of Power Of Attorney dated 2nd July, 2013, registered in the Office of the District Sub Registrar II, Barasat, recorded in Book No. IV, CD Volume No. 3, at pages 3327 to 3337, being Deed No. 1149 for the year 2013), sold, transferred and conveyed All That piece and parcel of land measuring 3.13 (Three Point One Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 906, recorded in L.R. Khatian No. 912, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction

of Patharghata Gram Panchayet, District North 24 Parganas, to **Group A Owners herein**, for the consideration mentioned therein.

18. Thereafter, **the Group A owners herein** in respect of their ownership in L.R. Dag No. 906 mutated their names in the records of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian Nos. 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5968, 5515, 5516, 5517, 5520, 5521, 5522, 5969, 5524, 5525, 5499, 5970, 5500 and 5498, respectively.

L.R. DAG NO. 907 and 908:

Devolution Of Title:

1. Sashibhusan Naskar was the sole and absolute owner of (**1**) All That piece and parcel of land measuring 6 (Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 6.5 (Six Point Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 12.5 (Twelve Point Five) Decimal, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas (**First Part of the Property at R.S/L.R. Dag Nos. 907 and 908**)

2. Sashi Bhusan Naskar, a Hindu, died intestate leaving behind him surviving his 2 (two) sons namely, (1) Nilkanta Naskar and (2) Phatik Chandra Naskar and 3 (Three) Daughters namely (1) Malina Naskar (2) Monorama Mondal alias Rama Mondal and (3) Taramoni Naskar, as his only legal heirs and heireses, who inherited the right, title and interest of Late Sashibhusan Naskar in the First Part of the Property at R.S./L.R. Dag No. 907 and 908, each having equal 1/5th share.

3. By a Deed of Conveyance dated 26th June, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 11, at Pages 12147 to 12172, Being Deed No. 07801, Nilkanta Naskar sold, transferred and conveyed his 1/5th share being (**1**) All That piece and parcel of land measuring 1.2 (One Point Two) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 1.3 (One Point Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 2.5 (Two Point Five) Decimal, recorded in L.R. Khatian No. 315, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects

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Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd.

4. Phatik Chandra Naskar, a Hindu, died intestate leaving behind him surviving him 2 (two) sons namely, (1) Mrityunjoy Naskar (2) Satya Ranjan Naskar and 4 (four) daughters namely, (1) Sandhya Rani Acharjee (2) Usha Rani Sarkar (3) Purnima Paul and (4) Shudha Rani Naskar, as his only legal heirs and heiresses, who inherited the right, title and interest of Late Phatik Chandra Naskar's 1/5th share in the First Part of the Property at R.S./L.R. Dag Nos. 907 and 908.

5. By a Deed of Conveyance dated 15th July, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 13, at Pages 330 to 357, Being Deed No. 8675 for the year 2013, (1) Mrityunjoy Naskar (2) Satya Ranjan Naskar (3) Sandhya Rani Acharjee (4) Usha Rani Sarkar (5) Purnima Paul and (6) Shudha Rani Naskar (being represented by their constituted attorney Someshwar Mukherjee vide a General of Power Of Attorney dated 25th June, 2013, registered in the Office of the Additional District Sub Registrar Rajarhat, recorded in Book No. IV, CD Volume No. 1, at pages 7097 to 7114, being Deed No. 614 for the year 2013), sold, transferred and conveyed their respective 1/30th share in the First Part of Property at R.S./L.R Dag Nos. 907 and 908 being (**1**) All That piece and parcel of land measuring 1.2 (One Point Two) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 1.3 (One Point Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 2.5 (Two Point Five) Decimal, recorded in L.R. Khatian No. 314, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity

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Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein.

6. By a Deed of Conveyance dated 23rd August, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 5, at Pages 1062 to 1082, Being Deed No. 00783 for the year 2015, (1) Malina Naskar (being represented by her constituted attorney Azhar Rahaman vide a General of Power of Attorney dated 5th July, 2013, registered in the Office of the District Sub Registrar II, Barasat, recorded in Book No. IV, CD Volume No. 3, at pages 3511 to 3520, being Deed No. 1165 for the year 2013) and (2) Monorama Mondal (being represented by her constituted attorney Azhar Rahaman vide a General of Power Of Attorney dated 19th June, 2013, registered in the Office of the District Sub Registrar II, Barasat, recorded in Book No. IV, CD Volume No. 3, at pages 3904 to 3913, being Deed No. 1198 for the year 2013), sold, transferred and conveyed their respective 1/5th share in the First Part of the Property at R.S./L.R Dag Nos. 907 and 908 being (**1**) All That piece and parcel of land measuring 2.4 (Two Point Four) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 2.6 (Two Point Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 5 (Five) Decimal, recorded in L.R. Khatian Nos. 316 and 317, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein** for the consideration mentioned therein

7. Taramoni Naskar (Biswas), a Hindu, died intestate leaving behind her surviving her 3 (three) sons namely, (1) Pankaj Biswas (2) Tapas Biswas and (3) Dipankar Biswas and 1 (one) daughter Ashalata Naskar, as his only legal heirs and heiress, who inherited the right, title and interest of Late Taramoni Biswas's 1/5th share in the First Part of the Property at R.S./L.R. Dag Nos. 907 and 908.

8. Dipankar Biswas, a Hindu, died intestate leaving behind him surviving his wife Paramita Biswas, 1 (one) son Rahul Biswas and 1 (one) daughter Sikha Biswas, as his only legal heirs and heiress, who inherited the right, title and interest of Late Dipankar Biswas's 1/20th share in the First Part of the Property at R.S./L.R. Dag Nos. 907 and 908.

9. By a Deed of Conveyance dated 3rd March, 2022, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2022, at Pages 195417 to 195492, Being Deed No. 152304490 for the year 2022, (1) Pankaj Biswas (2) Paramita Biswas (3) Rahul Biswas and (4) Sikha Biswas sold, transferred and conveyed their respective 1/20th share in the First Part of the Property at R.S./L.R Dag Nos. 907 and 908, being (**1**) All That piece and parcel of land measuring 0.6 (Zero Point Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 0.65 (Zero Point Six Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 1.25 (One Point Two Five) Decimal, recorded in L.R. Khatian No. 5504, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No.

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225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

10. By a Deed of Conveyance dated 13th March, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 5, at Pages 12131 to 12145, Being Deed No. 03591 for the year 2013, (1) Ashalata Naskar and (2) Tapas Biswas, sold, transferred and conveyed their respective 1/20th share in the First Part of the Property at R.S./L.R Dag Nos. 907 and 908 being (**1**) All That piece and parcel of land measuring 0.6 (Zero Point Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 0.65 (Zero Point Six Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 1.25 (One Point Two Five) Decimal, recorded in corresponding L.R. Khatian No. 318 and 343, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Bengal Brahmaputra Conclave Private Limited, for the consideration mentioned therein. As recited in Deed No. 3591 of 2013, Ashalata Naskar and Tapas Biswas inherited Late Harendra Biswas's undivided share in R.S./L.R. Dag No. 907 and 908. Though, it is observed from the documents perused that the actual right and ownership of Ashalata and Tapas devolved from their mother Taramoni Biswas.

11. By a Deed of Conveyance dated 16th July, 2015, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, Volume No. 1902-2015, at Pages 88906 to 88983, Being Deed No. 190208364 for the year 2015, Bengal Brahmaputra Conclave Private Limited, sold, transferred and conveyed (**1**) All That piece and parcel of land measuring 0.6 (Zero Point Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 0.65 (Zero Point Six Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 1.25 (One Point Two Five) Decimal, L.R. Khatian No. 5622, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

12. Monoranjan Naskar, Hazari Mondal and Shanti Mondal, was the joint and absolute owner of (**1**) All That piece and parcel of land measuring 6 (Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 6.5 (Six Point Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 12.5 (Twelve Point Five) Decimal, recorded in L.R. Khatian Nos. 344, 345 and 346 and in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas. Each having 1/3rd share (**Second Part of the Property at R.S/L.R. Dag Nos. 907 and 908**)

13. Hazari Mondal, a Hindu, died intestate as child widow leaving behind her surviving her 1 (one) brother namely, Manoranjan Naskar and 1 (one) sister Shanti Mondal, as her only legal heir and heiress, who inherited the right, title

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and interest of Late Hazari Mondal's 1/3rd share in the Second Part of the Property at R.S./L.R. Dag Nos. 907 and 908.

14. By a Deed of Conveyance dated 26th August, 2013, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. 1, CD Volume No. 15, at Pages 6463 to 6490, Being Deed No. 10338 for the year 2013, Shanti Mondal (being represented by her constituted attorney Biswanath Sardar vide a General Power of Attorney dated 22nd February, 2013, registered in the Office of the Additional Dsitrict Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 2176 to 2185, Being Deed No. 00189 fro the year 2013) sold, transferred and conveyed, being (**1**) All That piece and parcel of land measuring 3 (Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 3.24 (Three Point Two Four) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 6.24 (Six Point Two Four) Decimal, recorded in L.R. Khatian Nos. 345 and 346, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **1.** Nayajiwan Promoters Pvt. Ltd. **2.** Nutriway Complex Pvt. Ltd. **3.** Visualization Projects Pvt. Ltd. **4.** Somansh Residency Pvt. Ltd. **5.** Greenhigh Nirman pvt. Ltd. **6.** Greenarena Residency Pvt. Ltd. **7.** Goldenyatra Complex Pvt. Ltd. **8.** Evership Realty Pvt. Ltd. **9.** Auroshakti Infracon Pvt. Ltd. **10.** Nabhya Developers Pvt. Ltd. 11. Nayajiwan Developers Pvt. Ltd. **12.** Nishok Projects Pvt. Ltd. **13.** Nistha realcon Pvt. Ltd. **14.** Sapankur Infracon Pvt. Ltd. **15.** Siddhibhumi Developers Pvt. Ltd. **16.** Sonartari Infrastructure Pvt. Ltd. **17.** Subhlife Township Pvt. Ltd. **18.** Swarnabarsa Projects Pvt. Ltd. **19.** Sapankur Complex Pvt. Ltd. **20.** Siddhibhumi realcon Pvt. Ltd. **21.** Sishirkanya Buildon Pvt. Ltd. **22.** Sophisticated Residency Pvt. Ltd. **23.** Swapnabhumi Nirman pvt. Ltd. **24.** Swarnabarsa Realcon Pvt. Ltd. **25.** Moontree Realcon Pvt. Ltd. **26.** Ahibaram Developers Pvt. Ltd. **27.** Jibanjyoti Abasan Pvt. Ltd. **28.** Arrowspace realcon Pvt. Ltd. **29.** Happylife Enclave Pvt. Ltd. **30.** Pardarshi Township Pvt. Ltd. **31.** Greenimage Housing Pvt. Ltd. **32.** Prabudhha Properties Pvt. Ltd. **33.** Sanctity Properties Pvt. Ltd. and **34.** Warmth Realcon Pvt. Ltd. for the consideration mentioned therein.

15. Manoranjan Naskar, a Hindu, died intestate leaving behind him surviving his wife Shova Naskar, 2 (two) daughters namely, (1) Shankari Biswas and (2) Sikha Ghosh and only son Subhas Chandra Naskar, as his only legal heir and heiresses, who inherited the right, title and interest of Late manoranjan Naskar's share in the Second Part of the Property at R.S./L.R. Dag Nos. 907 and 908.

16. By a Deed of Conveyance dated 7th February, 2014, registered in the Office of the Additional Registrar of Assurance II, recorded in Book No. I, CD Volume No. 22, at Pages 3790 to 3816, Being Deed No. 04004 for the year 2015, (1) Shova Naskar (2) Shankari Biswas (3) Sikha Ghosh (4) Subhas Chandra Naskar (being represented by his constituted attorney Abuzar Rahaman vide a General of Power Of Attorney dated 3rd June, 2014, registered in the Office of the District Sub Registrar II, Barasat, recorded in Book No. IV, CD Volume No. 1, at pages 3162

to 3178, being Deed No. 264 for the year 2014), sold, transferred and conveyed (**1**) All That piece and parcel of land measuring 3.0006 (three point zero zero zero six) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 3.25065 (Three Point Two Five Five Zero Six Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 6.25125 (Six Point Two Five One Two Five) Decimal, recorded in L.R. Khatian Nos. 344 and 345, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein**, for the consideration mentioned therein.

17. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurance II, recorded in Book No. I, CD Volume No. 54, at Pages 526 to 548, Being Deed No. 11905 for the year 2014, (**1**) Nayajiwan Promoters Pvt. Ltd. (**2**) Padarshi Township Pvt. Ltd (**3**) Greenimage Housing Pvt. Ltd. (**4**) Prabuddha Properties Pvt. Ltd. (**5**) Sanctity Properties Pvt. Ltd. and (**6**) Warmth Realcon, sold, transferred and conveyed (**1**) All That piece and parcel of land measuring 0.952 (zero point nine five two) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 1.03 (One Point Zero Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 1.982 (one Point Eight Two) Decimal, recorded in L.R. Khatian Nos. 345, 346, 5497, 5526, 5527, 5528, 5529 and 5530, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein**, for the consideration mentioned therein.

18. By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 348 to 376, being Deed No. 11096 for the year 2014, **1.** Greenhigh Nirman Pvt. Ltd. **2.** Greenarena Residency Pvt. Ltd. **3.** Goldenyatra Complex Pvt. Ltd. **4.** Evership Realty Pvt. Ltd. **5.** Auroshakti Infracon Pvt. Ltd. **6.** Nabhya Developers Pvt. Ltd. **7.** Nayajiwan Developers Pvt. Ltd. **8.** Nishok Projects Pvt. Ltd. **9.** Nistha Realcon Pvt. Ltd. **10.** Sapnankur Infracon Pvt. Ltd. **11.** Siddhibhumi Developers Pvt. Ltd. **12.** Sonartari Infrastructure Pvt. Ltd. **13.** Subhlife Township Pvt. Ltd. **14.** Swarnabarsa Projects Pvt. Ltd. **15.** Sapnankur Complex Pvt. Ltd. **16.** Siddhibhumi Realcon Pvt. Ltd. **17.** Sishirkanya Buildon Pvt. Ltd. **18.** Sophisticated Residency Pvt. Ltd. **19.** Swapnabhumi Nirman pvt. Ltd. **20.** Swarnabarsa Realcon Pvt. Ltd. **21.** Moontree Realcon Pvt. Ltd. **22.** Ahibaram Developers Pvt. Ltd. **23.** Jibanjyoti Abasan Pvt. Ltd. **24.** Arrowspace Realcon Pvt. Ltd. **25.** Happylife Enclave Pvt. Ltd. **26.** Somansh Residency Pvt. Ltd. **27.** Visualization Projects Pvt.Ltd. and **28.** Nutriway Complex Pvt. Ltd., sold, transferred and conveyed (**1**) All That piece and parcel of land measuring 0.153 (Zero Point One Five Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 907 and (**2**) All That piece and parcel of land measuring 0.165 (Zero Point One Six Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 908, aggregating to 0.318 (Zero Point Three One Eight) Decimal, recorded in L.R. Khatian Nos. 344, 345 and 346 (old) and 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519,

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5520, 5521, 5522, 5523, 5524 and 5525, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Bonus Tradelink Pvt. Ltd. for the consideration mentioned therein.

19. Thereafter, **the Group A owners herein** in respect of their ownership in L.R. Dag Nos. 907 and 908 mutated their names in the records of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian Nos. 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5968, 5515, 5516, 5517, 5520, 5521, 5522, 5969, 5524, 5525, 5499, 5970, 5500 and 5498, respectively.

L.R. DAG NO. 909 and 910:

Devolution Of Title:

1. (1) Mahadeb Mondal (2) Manik Mondal alias Manik Chandra Mondal (3) Haripada Mondal and (4) Khatiaram Mondal were the joint and absolute owners of All That piece and parcel of land measuring 6 (Six) Decimal, more or less, comprised in R.S/L.R. Dag No. 909, recorded in L.R. Khatian Nos. 358, 370, 902 and 903, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas (**Property at R.S./L.R. Dag No. 909**).

2. Bipin Chandra Mondal, was the sole and absolute owner of All That piece and parcel of land measuring 7 (Seven) Decimal, more or less, comprised in R.S/L.R. Dag No. 910, recorded in L.R. Khatian No. 622, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas (**Property at R.S./L.R. Dag No. 910**).

3. Bipin Chandra Mondal died intestate leaving behind him surviving his wife Rangabala Mondal, 6 (Six) sons namely (1) Mahadeb Mondal (2) Dharma Mondal (3) Kubir Mondal (4) Khatiram Mondal (5) Haripada Mondal (6) Manik Mondal alias Manik Chandra Mondal and 2 (two) daughters namely (1) Ashima Mondal and (2) Subhadra Roy, as his only legal heirs and heiresses who inherited the right, title and interest of Late Bipin Chandra in the Property at R.S./L.R. Dag No. 910. Each having 1/9th share.

4. By a Deed of Conveyance dated 22nd April, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 7, at Pages 8926 to 8950, Being Deed No. 04532 for the year 2014, (1) Mahadeb Mondal and (2) Dharma Mondal sold, transferred and conveyed, (1) All That piece and parcel of land measuring 1.50 (One Point Five Zero) Decimal, comprised in R.S./L.R. Dag No. 909 and (2) All That piece and parcel of land measuring 1.55 (One Point Five Five) Decimal, comprised in R.S./L.R Dag No. 910, aggregating 3.05 (Three Point Zero Five) Decimal, more or less, recorded in

L.R. Khatian Nos. 358 and 622, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

5. Subhadra Roy, a Hindu, died intestate leaving behind her surviving her 2 (Two) sons namely (1) Arjun Roy and (2) Tapan Roy and only daughter namely Sutapa Mondal, as her only legal heirs and heiress who inherited the right, title and interest of Late Subhardra Roy's 1/9th share in the Property at R.S./L.R. Dag No. 910.

6. By a Deed of Conveyance dated 22nd April, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 9, at Pages 12976 to 13016, Being Deed No. 6012 for the year 2014, (1) Khatiram Mondal (2) Rangabala Mondal (3) Ashima Mondal (4) Kubir Mondal (5) Arjun Roy (6) Tapan Roy and (7) Sutapa Mondal, sold, transferred and conveyed (1) All That piece and parcel of land measuring 1.50 (One Point Five Zero) Decimal, comprised in R.S./L.R Dag No. 909 and (2) All That piece and parcel of land measuring 3.89 (Three Point Eight Nine) Decimal, comprised in R.S./L.R Dag No. 910, aggregating 5.39 (Five Point Three Nine) Decimal, more or less, comprised in R.S/L.R. Dag Nos. 909 and 910, recorded in L.R. Khatian Nos. 370 and 622, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

7. By a Deed of Conveyance dated 30th September, 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 61, at Pages 1482 to 1502, Being Deed No. 12382 for the year 2014, (1) Hajaripada Mondal (being represented by his constituted attorney Husneara Begum vide a General of Power Of Attorney dated 20th May, 2014, registered in the Office of the District Sub Registrar II, Barasat, recorded in Book No. IV, being Deed No. 256 for the year 2014) (2) Manik Mondal alias Manik Chandra Mondal (being represented by his constituted attorney Husneara Begum vide a General of Power Of Attorney dated 20th May, 2014, registered in the Office of the District Sub Registrar II, Barasat, recorded in Book No. IV, being Deed No. 249 for the year 2014), sold, transferred and conveyed (1) All That piece and parcel of land measuring 3 (Three) Decimal, comprised in R.S./L.R Dag No. 909 and (2) All That piece and parcel of land measuring 1.54 (One Point Five Four) Decimal, comprised in R.S./L.R Dag No. 910, aggregating 4.54 (Four Point Five Four) Decimal, more or less, comprised in R.S/L.R. Dag Nos. 909 and 910, recorded in L.R. Khatian Nos. 622, 902 and 903 in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein**, for the consideration mentioned therein

8. By a Deed of Conveyance dated 1st July , 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 54, at Pages 331 to 347, Being Deed No. 11092 for the year 2014, Nayajiwan Promoters Pvt. Ltd, sold, transferred and conveyed (1) All That piece and parcel

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of land measuring 0.1034 (Zero Point One Zero Three Four) Decimal, more or less, comprised in R.S/L.R. Dag Nos. 909 and (2) All That piece and parcel of land measuring 0.187 (Zero Point One Eight Seven) Decimal, more or less, comprised in R.S/L.R. 910, recorded L.R. Khatian Nos. 358, 370 and 622 in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to Bonus Tradelink Pvt. Ltd. for the consideration mentioned therein

9. Thereafter, **the Group A owners herein** in respect of their ownership in L.R. Dag Nos. 902 and 903 mutated their names in the records of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian Nos. 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5968, 5515, 5516, 5517, 5520, 5521, 5522, 5969, 5524, 5525, 5499, 5970, 5500 and 5498, respectively.

L.R. DAG NO. 911:

Devolution Of Title:

1. Halima Bibi was the sole and absolute owner of All That piece and parcel of land measuring 152 (One Hundred and Fifty Two) Decimal, more or less, comprised in R.S/L.R. Dag No. 911, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas (**Property at R.S/L.R. Dag No. 911**)

2. Halima Bibi, a Muslim, died intestate leaving behind him surviving his 11 (eleven) sons namely, (1) Atiar Rahman Dhali (2) Abdul Jabbar Dhali alias Abdul Jubbar Dhali (3) Lutfar Rahman Dhali (4) Ajijur Rahaman Dhali (5) Abdur Rahaman Dhali (6) Matiar Rahaman Dhali (7) Habibar Rahaman Dhali (8) Nazrul Islam Dhali alias Nazrul Dhali (9) Sahidul Islam Dhali alias Sahidul Dhali (10) Idrish Rahaman Dhali and (11) Emdadul Dhali *alias* Emdadul Islam Dhali, as his only legal heirs and heiresses, who inherited the right, title and interest of Late Halima Bibi in the Property at R.S./L.R. Dag No. 911. Each having equal 1/11th share.

3. By a Deed of Gift in Bengali Language (Hebanama) dated 3rd October, 2012, registered in the Office of the Additional District Sub Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 18, at Pages 1189 to 1208, Being Deed No. 12694 for the year 2012, Lutfar Rahaman Dhali, out of his natural love and affection, gifted, transferred and assigned, *inter alia* his 1/11th share in the Property at R.S./L.R. Dag No. 911, being All That piece and parcel of land measuring 13.84 (Thirteen Point Eight Four) Decimal, more or less, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 36, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas unto in favour of Sahabuddin Dhali and Firdousi Bibi, free from all encumbrances

4. By a Deed of Gift in Bengali Language (Hebanama) dated 28th May, 2012, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 9, at Pages 6804 to 6821, Being Deed No. 6305 for the year 2013, Emdadul Dhali alias Emdadul Islam, out of his natural love and affection, gifted, transferred and assigned, *inter alia* his 1/11th share in the Property at R.S./L.R. Dag No. 911, being All That piece and parcel of land measuring 13.83 (Thirteen Point Eight Three) Decimal, more or less, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 40, Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas unto in favour of Tabiul Islam Dhali and Khabirul Dhali, free from all encumbrances

5. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 1559 to 1581, Being Deed No. 00081 for the year 2015, Atiar Rahaman Dhali, sold, transferred and conveyed, All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 38, Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

6. Abdul Jabbar Dhali alias Abdul Jubbar Dhali, a Muslim, died intestate leaving behind him surviving his wife Ayesha Bibi 3 (three) sons namely, (1) Abdul Rezzak Dhali alias Abdul Rajjak Mondal (2) Abdul Rafique Dhali alias Abdul Rafik Dhali and (3) Abdul Safik Dhali and 3 (three) daughters namely (1) Anwara Bibi alias Anowara Bibi (2) Meherun Necha Bibi alias Meherun Nasa Bibi alias Meherun Mondal and (3) Manjunara Khatun alias Manjura Bibi, as his only legal heirs and heiresses, who inherited the right, title and interest of Late Abdul Jabbar Dhali alias Abdul Jubbar Dhali's 1/11th share in the Property at R.S./L.R. Dag No. 911.

7. By a Deed of Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 1220 to 1246, Being Deed No. 00082 for the year 2015 (1) Ayesha Bibi (2) Abdul Rezzak Dhali alias Abdul Rajjak Mondal (3) Abdul Rafique Dhali alias Abdul Rafik Dhali (4) Abdul Safik Dhali (5) Anwara Bibi alias Anowara Bibi (6) Meherun Necha Bibi alias Meherun Nasa Bibi alias Meherun Mondal and (7) Manjunara Khatun alias Manjura Bibi, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 35, Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

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8. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 23, at Pages 12370 to 12393, Being Deed No. 14375 for the year 2014, Sahabuddin Dhali and Firdousi Bibi, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 36, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

9. Matiar Rahaman Dhali alias Matiara Rahaman Dhali alias Matiara Ali, a Muslim, died intestate leaving behind him surviving his wife Jainur Begum alias Gainur Ali 2 (two) sons namely, (1) Md. Mehebub Ali alias Mehebub Dhali and (2) Md. Toufik Ahmed alias Md. Toufik Ali alias Md. Toufick Ahhmed and 1 (one) daughter namely Nadija Parvin alias Nadira Parvin, as his only legal heirs and heiresses, who inherited the right, title and interest of Late Matiar Rahaman Dhali alias Matiara Rahaman Dhali alias Matiara Ali's 1/11th share in the Property at R.S./L.R. Dag No. 911.

10. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 24, at Pages 782 to 809, Being Deed No. 14426 for the year 2014 (1) Jainur Begum alias Gainur Ali (2) Md. Mehebub Ali alias Mehebub Dhali (3) Md. Toufik Ahmed alias Md. Toufik Ali alias Md. Toufick Ahhmed and (4) Nadija Parvin alias Nadira Parvin, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of their 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian Nos. 20,21, 22 and 23, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

11. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 24, at Pages 678 to 700, Being Deed No. 14421 for the year 2014 Nazrul Islam Dhali alias Nazrul Dhali, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 39, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

12. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 24, at Pages 701 to 722, Being Deed No. 14422 for the year 2014, Ajijar Rahaman Dhali alias Ajijur Rahaman Dhali, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised

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in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 37, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

13. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 24, at Pages 746 to 767, Being Deed No. 14423 for the year 2014, Sahidul Dhali, alias Sahidul Islam Dhali, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 41, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

14. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 24, at Pages 723 to 745, Being Deed No. 14424 for the year 2014, Idrish Rahaman Dhali, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 235, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

15. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 23, at Pages 12421 to 12443, Being Deed No. 14376 for the year 2014, Habibar Rahaman Dhali, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 24, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

16. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 23, at Pages 12871 to 12893, Being Deed No. 14388 for the year 2014, Abdur Rahaman Dhali, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, out of his 1/11th share, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 12, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

17. By a Deed of Sale in Bengali Language (Bikroy Kobala) dated 23rd December, 2014, registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 24, at Pages 1218 to 1263, Being Deed

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No. 14450 for the year 2014, (1) Ajijar Rahaman Dhali alias Ajijur Rahaman Dhali (2) Atiar Rahaman Dhali (3) Abdur Rahaman Dhali (4) Habibar Rahaman Dhali (5) Nazrul Dhali alias Nazrul Islam Dhali (6) Sahidul Dhali alias Sahidul Islam Dhali (7) Idris Rahaman Dhali (8) Sahabuddin Dhali (9) Firdousi Bibi (10) Ayesha Bibi (11) Abdul Rezzak Dhali alias Abdul Rajjak Mondal (12) Abdul Rafik Dhali (13) Abdul Safdik Dhali (14) Anwara Bibi alias Anowara Bibi (15) Meherun Necha Bibi alias Meherun Nasa Bibi alias Meherun Mondal (16) Manjunara Khatun alias Manjura Bibi (17) Jainur Begum alias Gainur Ali (18) Md. Mehebub Ali alias Mehebub Dhali (19) Md. Toufik Ahmed alias Md. Toufik Ali alias Md. Toufick Ahhmed and (20) Nadija Parvin alias Nadira Parvin sold, transferred and conveyed their remaining share out of respective 1/11th shares being All That piece and parcel of land measuring 12.80 (Twelve Point Eight Zero) Decimal, more or less, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian Nos. 12, 20, 21, 22, 23, 24, 35, 36, 37, 38, 39, 41 and 235, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

18. Deed of Sale in Bengali Language (Bikroy Kobala) date 8th April, 2015, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 22, at Pages 3817 to 3845, Being Deed No. 04003 for the year 2015 (1) Khabirul Dhali and (2) Tabiul Islam Dhali, sold, transferred and conveyed All That piece and parcel of land measuring 12.55 (Twelve Point Five Five) Decimal, more or less, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 40, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

19. Deed of Sale in Bengali Language (Bikroy Kobala) date 4th April, 2015, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 21, at Pages 2588 to 2614, Being Deed No. 03870 for the year 2015, (1) Khabirul Dhali and (2) Tabiul Islam Dhali sold, transferred and conveyed All That piece and parcel of land measuring 1.273 (One Point Two Seven) Decimal, more or less, comprised in R.S/L.R. Dag No. 911, recorded in L.R. Khatian No. 40, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to **Group A Owners herein.**

20. Thereafter, **Group A Owners herein** in respect of their ownership in respect of L.R. Dag Nos. 911 mutated their names in the records of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian Nos. 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5968, 5515, 5516, 5517, 5520, 5521, 5522, 5969, 5524, 5525, 5499, 5970, 5500 and 5498, respectively.

ABSOLUTE OWNERSHIP of the **OWNERS:**

In the mentioned circumstances **the Owners herein**, became the joint and absolute owners of ALL That land measuring 316.7 (Three Hundred Sixteen point Seven) Decimal, more or less, comprised in portion of R.S/L.R. Dag Nos. 902, 903, 904, 905, 906, 907, 908, 909, 910 and 911 recorded in L.R. Khatian Nos. 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5524, 5525, 5969, 5968 and 5970 in Mouza Patharghata, R.S. No. 225, J.L No. 36, Touzi No. 172, Police Station Technocity (previously Newtown), within the jurisdiction Patharghata Gram Panchayat, District Sub Registration Rajarhat, District North 24 Parganas.

ACQUISITION:

Under L.A Case No. 4/15 of 2001-2002, (**1**) All that south east corner of land measuring 2 (two) decimal, being portion of R.S/L.R. Dag No. 904 and (**2**) All that south east corner of land measuring 14 (fourteen) decimal, being portion of R.S/L.R. Dag No. 911, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas was acquisitioned by West Bengal Housing Infrastructure Development Corporation Limited (**WBHIDCO**). In pursuance to the above, possession was taken over by WBHIDCO on 2nd Septmebr, 2008.

EXCHANGE WITH WBHIDCO:

WBHIDCO and **the Group A owners herein** for the purpose of the construction of Street Nos. 718 and 720, executed and registered a Deed of Exchange dated 15th June, 2020, registered in the Office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No. I, Volume No.1904-2020, at Page No. 171939 to 172024, Being Deed No. 190402808 for the year 2020, whereas and wherein WBHIDCO transferred All That piece and parcel of land measuring 2 (two) Decimal, comprised in R.S/L.R. Dag No 904 and All That piece and parcel of land measuring 5 (five) Decimal, comprised in R.S/L.R. Dag No 911 to the Owners and the Owners therein by this exchange transferred All That piece and parcel of land measuring 0.5 (zero point five) Decimal, comprised in R.S/L.R. Dag No 907 and All That piece and parcel of land measuring 6.5 (six point five) Decimal, comprised in R.S/L.R. Dag No 911, collectively in Mouzain Mouza Patharghata, R.S. No. 225, J.L No. 36, Touzi No. 172, Police Station Rajarhat (presently Newtown), within the jurisdiction Patharghata Gram Panchayat, Sub Registration District Rajarhat, District North 24 Parganas to WBHIDCO.

GIFT TO WBHIDCO:

Simultaneously, by a Deed of Gift dated 15th June, 2020, registered in the Office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No. I, Volume No.1904-2020, at Page No. 196689 to 196808, Being Deed No. 190403360 for the year 2020, **the Group A owners herein** for the purpose of the construction of Street Nos. 718 and 720 and benefit of the public at large gifted, transferred and assigned (**1**) ALL THAT land measuring 9 (Nine) Decimal, more or less, comprised in portion of R.S/L.R. Dag No. 902 (**2**) ALL THAT land measuring 20 (Twenty) Decimal, more or less, comprised in portion of R.S/L.R. Dag No. 903 (**3**) ALL THAT land measuring 30 (Thirty) Decimal, more or less, comprised in portion of R.S/L.R. Dag No. 904 (**4**) ALL

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THAT land measuring 4 (Four) Decimal, more or less, comprised in portion of R.S/L.R. Dag No. 907 (**5**) ALL THAT land measuring 6 (Six) Decimal, more or less, comprised in portion of R.S/L.R. Dag No.908 (**6**) ALL THAT land measuring 4 (Four) Decimal, more or less, comprised in portion of R.S/L.R. Dag No. 910 and (**7**) ALL THAT land measuring 29 (Twenty Nine) Decimal, more or less, comprised in portion of R.S/L.R. Dag No. 911, aggregating to 113 (One Hundred and Thirteen) Decimal, more or less, recorded in LR. Khatian Nos. 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5524, 5525, 5969, 5968 and 5970, in Mouza Patharghata, Touji No. 10, J.L. No. 36, Re. Sa. No. 225, within the jurisdiction of Patharghata Gram Panchayet, District North 24 Parganas to WBHIDCO.

Due to certain disputes and differences, the Group B Owners filed a suit being numbered Title Suit No. 273 of 2021 for Partition, Declaration & Injunction along with an application under Order XXXIX Rules 1 and 2 Read with Section 151 of the Code of Civil Procedure, 1908 before the Learned Civil Judge (SR. DIVN.) 1st Court at Barasat (hereinafter collectively referred to as "the Said Suit") against Group A Owners for partition of the undivided rights, title and interest in R.S./L.R. Dag No. 904, Mouza Patharghata, District – North 24 Parganas under Patharghata Gram Panchayet (Said Suit Property/Land).

Subsequently with the intervention of friends and well-wishers, the Group B Owners and the Group A Owners have amicably, conclusively and finally resolved and settled all disputes, differences and claims by and between them in respect of the Said Suit Property/Land by entering into a Terms of Settlement dated 6th May, 2024.

Subsequently as per the terms of the abovementioned Terms of Settlement both the parties filed a Compromise Petition before the Learned Civil Judge (SR. DIVN.) 1st Court at Barasat. The Learned Civil Judge (SR. DIVN.) 1st Court at Barasat after considering submissions and prayers of both the parties ordered the Said Suit being disposed off as settled.

OF THE ADDL. REGISTRAR

2 8 MAY 2024

The Second Schedule Above Referred to
[Specifications]

SPECIFICATIONS OF THE APARTMENT/UNITS

Living / Dining / Lobby / Passage	
Floor	Vitrified Tiles
Walls & Ceiling	POP
Bedrooms	
Floor	Vitrified Tiles in Bedrooms
Walls	POP

Kitchen	
Walls	Rectified Joint Free tiles up to 2'- 0" on counter walls and wash areas, Balance POP
Floor	Tiles
Counter	Granite Counter
Fitting / Fixtures	Stainless Steel Sink with reputed make fittings
Bathrooms	
Walls & Floor	Walls – Joint Free Rectified tiles, Floor - Anti Skid Ceramic tiles
Sanitary Ware / CP Fittings	Reputed sanitary ware and fittings
Doors & Windows	
Entrance Doors	Flush Doors
Internal Doors	Flush Doors
Windows	Sliding Aluminum windows
Electrical	
Modular switches with copper wiring	

SEAL OF THE ADDL. REGISTRAR

28 MAY 2024

Power Backup	For common areas
Apartment type	Power Backup at extra cost
Lobby	
Entrance Lobby	Exquisitely designed at ground floor
Lift	Lift of reputed make
CCTV, Intercom Facility	

The Third Schedule Above Referred to
[Common Expenses]

1. Cost for repairing rebuilding repainting improving or other treating as necessary and keeping the common area of the Project and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.

2. Cost for painting with good quality paint as often as may be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the Project and decorating and colouring all such parts of the property as usually are or ought to be.

3. Cost for keeping the gardens and grounds of the property generally in a neat and tide condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and cost for maintaining repairing and where necessary reinstating any boundary wall hedge or fence.

4. Cost for keeping the internal road in good repair and clean and tidy and edged where necessary and clearing the internal road when necessary.

5. Cost for clearing repairing instating any drains and sewers forming part of the property.

6. Cost of paying such workers as may be necessary in connection with the upkeep of the Project.

7. Cost for Insuring any risks.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 MAY 2026

8. Cost for cleaning as necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the Project.

9. Cost for cleaning as necessary of the areas forming parts of the Project.

10. Cost for operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the Project.

11. Cost for maintaining and operating the lifts.

12. Cost for providing and arranging for the emptying receptacles for rubbish.

13. Cost for paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the Project or any part thereof.

14. Cost for defending any nuisance so abated and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.

15. Cost for generally managing and administering the development and protecting the amenities in the Project and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.

16. Cost for employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.

17. Cost for Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the Project excepting those which are the responsibility of the owner/occupier of any Unit (s).

18. Cost for Insurance of firefighting appliances and other equipment for common use and maintenance renewal and insurance of the common television aerials and such other equipment as may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.

19. Cost of the provision for maintenance and renewal of any other equipment and the provision of any other service is reasonable to provide.

ADDITIONAL REGISTRAR
OF ASSURANCE-IV, KOLKATA
28 MAY 2024

20. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the Project.

The Fourth Schedule Above Referred to

Common Areas, Facilities and Amenities

(a) Fire Refuge platform
(b) Overhead Water Tank
(c) Mumty room
(d) Lift well & staircase
(e) Common corridor at every floor
(f) Entrance lobby
(g) Underground Water reservoir for fire
(h) Underground Water Tank
(i) Pump room
(j) Area for amenities
(k) Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s and meter room in the ground floor of the New Building.
(l) Stand-by diesel generator.
(m) Water pump and pump rooms.
(n) Internal driveways of the project.
(o) Banquet Hall
(p) Gymnasium
(q) Swimming Pool
(r) Water Treatment Plant.
(s) Landscape Gardens
(t) Kids Play Area
(u) Passenger elevators
(v) Separate service elevator
(w) 24X7 Security with Security Desk
(x) CCTV surveillance
(xi) Intelligent Fire Prevention and Fighting system

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 MAY 2024

IN WITNESS HEREOF the Common Seals of the Parties have hereunto been affixed and the Parties have set and subscribed their respective hands and seals on the day, month and year first above written.

Md. Sahabuddin Molla
Muslima Khatun
SAPNANKUR INFRACON PVT. LTD.
Director / Authorised Signatory
EVERSHIP REALTY PVT. LTD.
Director / Authorised Signatory
GREENHIGH NIRMAN PVT. LTD.
Director / Authorised Signatory
SOMANSH RESIDENCY PVT. LTD.
Director / Authorised Signatory
VISUALIZATION PROJECTS PVT. LTD.
Director / Authorised Signatory
HAPPYLIFE ENCLAVE PVT. LTD.
Director / Authorised Signatory
SAPNANKUR COMPLEX PVT. LTD.
Director / Authorised Signatory
SIDDHIBHUMI REALCON PVT. LTD.
Director / Authorised Signatory
Sishirkanya Buildcon Pvt. Ltd.
Director/Authorised Signatory
Nistha Realcon Pvt. Ltd.
Director / Authorised Signatory
SUBHLIFE TOWNSHIP PVT. LTD.
Director / Authorised Signatory
SWAPNABHUMI NIRMAN PVT. LTD.
Director / Authorised Signatory

SIGNED SEALED AND DELIVERED
By the Owners at Kolkata
in the presence of:

1. Ranjan Ray
Narayan Pally
Kol - 700070

2. Alamgir Reza Adv
23/1, Judges Court Road
Kol-27

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
28 MAY 2024

SOPHISTICATED RESIDENCY PVT. LTD.

Director / Authorised Signatory

SWARNABARSA REALCON PVT. LTD.

Director / Authorised Signatory

AUROSHAKTI INFRACON PVT. LTD.

Director / Authorised Signatory

NABHYA DEVELOPERS PVT. LTD.

Director / Authorised Signatory

NAYAJIWAN DEVELOPERS PVT. LTD.

Director / Authorised Signatory

JIBANJYOTI ABASAN PVT. LTD.

Director / Authorised Signatory

SIDDHIBHUMI DEVELOPERS PVT. LTD.

Director / Authorised Signatory

SWARNABARSA PROJECTS PVT. LTD.

Director / Authorised Signatory

GREENARENA RESIDENCY PVT. LTD.

Director / Authorised Signatory

AHIBARAN DEVELOPERS PVT. LTD.

Director / Authorised Signatory

GOLDENYATRA COMPLEX PVT. LTD.

Director / Authorised Signatory

ARROWSPACE REALCON PVT. LTD.

Director / Authorised Signatory

NISHOK PROJECTS PVT. LTD.

Director / Authorised Signatory

SEAL OF THE ADDL. REGISTRAR

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 MAY 2024

SONARTARI INFRASTRUCTURE PVT. LTD.

Director / Authorised Signatory

MOONTREE REALCON PVT. LTD.

Director / Authorised Signatory

BONUS TRADELINK PVT. LTD.

Director / Authorised Signatory

NUTRIWAY COMPLEX PVT. LTD.

Director / Authorised Signatory

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

SIGNED SEALED AND DELIVERED
By the Developer at Kolkata
in the presence of:

1. Ranjan Roy
Niranjan Pally
Kol - 700070

2. Alangir Raza Adv
28/1, Judges Court Road
Kol-27

SIGNED SEALED AND DELIVERED
By the Confirming Party at Kolkata
in the presence of:

1. Ranjan Roy

2. Alangir Raza Adv

Shree RSH Projects Pvt. Ltd.

Authorised Signatory

Drafted by me
Alangir Raza Adv
Alipore Judges Court
Kol-27
WB/1366/03

SEAL OF THE ADDL. REGISTRAR

KOL

28 MAY 2009

MEMO OF CONSIDERATION

Received a sum of Rs. 5,62,00,000/- (Rupees Five Crore Sixty Two Lakhs only) from the within named Developer as and by way of Interest Free Refundable Security Deposit in terms hereof as per details below:

Mode of Payment	Date	Bank	Amount in (Rs.)
Cheque No. 931696	24.02.23	Indian Overseas Bank	50,00,000/-
Cheque No. 931697	24.02.23	Indian Overseas Bank	50,00,000/-
SBINR-20230329407428633	29.03.23	SBI	25,00,000/-
SBINR-52023032940426634	29.03.23	SBI	25,00,000/-
ICICR-52023092800557254	28.09.23	ICICI	25,00,000/-
ICICR-52023092800557066	28.09.23	ICICI	25,00,000/-
ICICR-52023092806558186	28.09.23	ICICI	25,00,000/-
ICICR-52023092800558046	28.09.23	ICICI	25,00,000/-
ICICR-52023092800557917	28.09.23	ICICI	25,00,000/-
ICICR-52023092800557722	28.09.23	ICICI	25,00,000/-
ICICR-52023092800558384	28.09.23	ICICI	25,00,000/-
IOBAR-52024012000169148	20.01.24	Indian Overseas Bank	25,00,000/-
IOBAR-52024012000170079	20.01.24	Indian Overseas Bank	25,00,000/-
IOBAR-52024012000171182	20.01.24	Indian Overseas Bank	25,00,000/-
IOBAR-52024030700164559	07.03.24	Indian Overseas Bank	50,00,000/-
IOBAR-52024030700175934	07.03.24	Indian Overseas Bank	50,00,000/-
IOBAR-52024030700161086	07.03.24	Indian Overseas Bank	50,00,000/-
IOBAR-52024030700168205	07.03.24	Indian Overseas Bank	12,00,000/-
Total : (Rupees Five Crore Sixty Two Lakhs only			**Rs. 5,62,00,000/-**

Witnesses:

1. Ranjan Roy

2. Abhijit Roy Adv

Shree RSH Projects Pvt. Ltd.

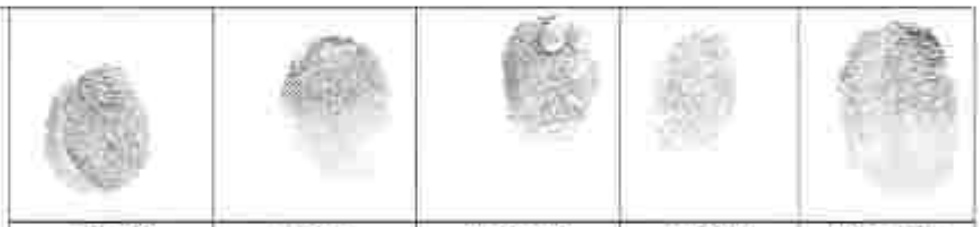
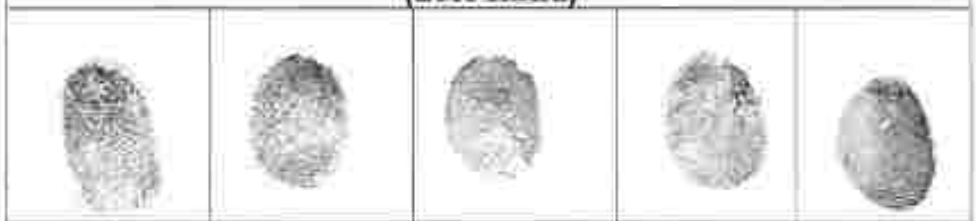
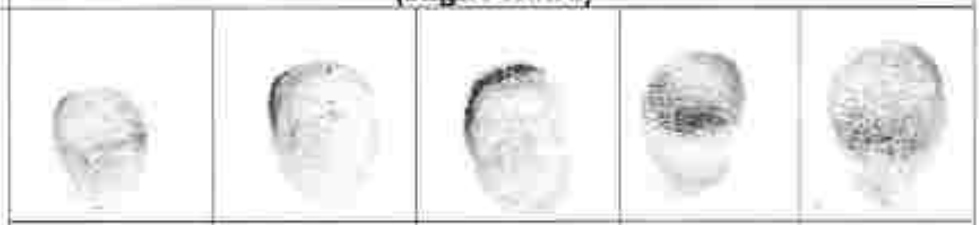
Director / Authorised Signatory

(CONFIRMING PARTY)

SPECIMEN FORM FOR TEN FINGER PRINTS

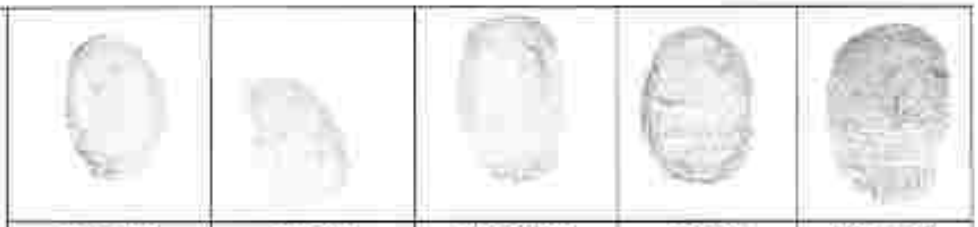
	Shweta Kalamunkar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	A. Agarwal	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Prasad Tej	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

4						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
5						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
6						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

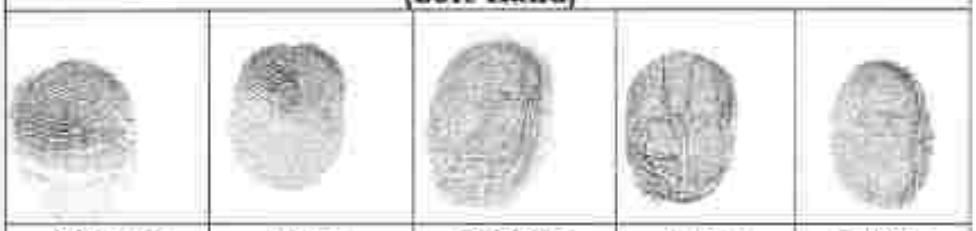
SPECIMEN FORM FOR TEN FINGER PRINTS

7



Little	Ring	Middle	Fore	Thumb

(Left Hand)



Thumb	Fore	Middle	Ring	Little

(Right Hand)

8

Tarasankar Mukherjee

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

9

Shyam Sundar [illegible]

Little	Ring	Middle	Fore	Thumb

(Left Hand)

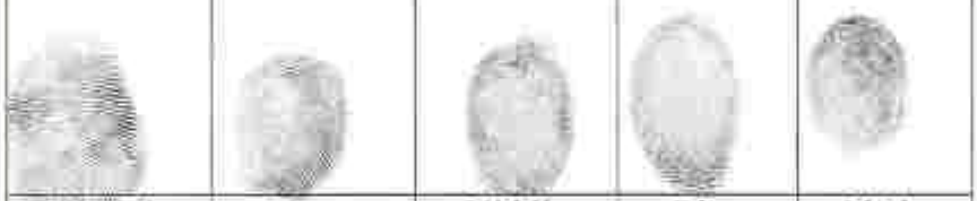
Thumb	Fore	Middle	Ring	Little

(Right Hand)

SPECIMEN FORM FOR TEN FINGER PRINTS

10		Kamal Agarwal	Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
			Thumb	Fore	Middle	Ring	Little
			(Right Hand)				
11		R K Munshi	Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
			Thumb	Fore	Middle	Ring	Little
			(Right Hand)				
13		Agarwal	Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
			Thumb	Fore	Middle	Ring	Little
			(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Vinesh Chauhan					
		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)				

SPECIMEN FORM FOR TEN FINGER PRINTS

21		Nipuple Agarwal	Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
			Thumb	Fore	Middle	Ring	Little
			(Right Hand)				
19		Sukanta	Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
			Thumb	Fore	Middle	Ring	Little
			(Right Hand)				
22		Pawan Nundy	Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
			Thumb	Fore	Middle	Ring	Little
			(Right Hand)				

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 MAY 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

26

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

27

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

29

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
28 MAY 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	Md Saharbuddin Mollah					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Muslima Khatun					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	[illegible]					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 MAY 2024

Major Information of the Deed

Deed No :	I-1904-07762/2024	Date of Registration	28/05/2024
Query No / Year	1904-2001217069/2024	Office where deed is registered	
Query Date	15/05/2024 2:21:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
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 : 5,62,00,000/-]	
Set Forth value		Market Value	
Rs. 10/-		Rs. 5,73,18,592/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 5,62,105/- (Article:E, E, B, M(a), M(b), I)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JL No: 36, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-902 (RS :-)	LR-5498	Bastu	Shali	3 Dec	1/-	8,65,404/-	
L2	LR-903 (RS :-)	LR-5498	Bastu	Shali	1.7 Dec	1/-	4,90,396/-	
L3	LR-904 (RS :-)	LR-5498	Bastu	Shali	16 Dec	1/-	46,15,488/-	
L4	LR-905 (RS :-)	LR-5498	Bastu	Shali	22 Dec	1/-	63,46,296/-	
L5	LR-906 (RS :-)	LR-5498	Bastu	Shali	25 Dec	1/-	72,11,700/-	
L6	LR-907 (RS :-)	LR-5498	Bastu	Shali	7.5 Dec	1/-	21,63,510/-	
L7	LR-908 (RS :-)	LR-5498	Bastu	Shali	7 Dec	1/-	20,19,276/-	
L8	LR-909 (RS :-)	LR-5498	Bastu	Shali	6 Dec	1/-	17,30,808/-	
L9	LR-910 (RS :-)	LR-5498	Bastu	Shali	3 Dec	1/-	8,65,404/-	
L10	LR-911 (RS :-)	LR-5498	Bastu	Shali	107.5 Dec	1/-	3,10,10,310/-	
		TOTAL :			198.7Dec	10 /-	573,18,592 /-	
	Grand Total :				198.7Dec	10 /-	573,18,592 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**EVERSHIP REALTY PRIVATE LIMITED** 9A, Raja Basanta Roy Road,, Block/Sector: Ground Floor,, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24 -Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**GREENHIGH NIRMAN PRIVATE LIMITED** 23A, N.S. Road, Fortune Tower, 8th Floor,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**SOMANSH RESIDENCY PRIVATE LIMITED** 16 Strand Road, Suite No.902,, Block/Sector: Diamond Heritage,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**VISUALIZATION PROJECTS PRIVATE LIMITED** 19/1, Camac Street, 2nd Floor,, City:- , P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**NUTRIWAY COMPLEX PRIVATE LIMITED** Lords, Suit No.209 And 211, 7/1, Lord Sinha Road,, City:- , P.O:- MIDDLETONE ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**SAPNANKUR COMPLEX PRIVATE LIMITED** 22C/1, Gorachand Road, Entally,, City:- Kolkata, P.O:- Beniapukur, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**SIDDHIBHUMI REALCON PRIVATE LIMITED** 4, Debendra Lal Khan Road,, City:- , P.O:- BHWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	**SISHIRKANYA BUILDCON PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	**SOPHISTICATED RESIDENCY PRIVATE LIMITED** 4, Debendra Lal Khan Road,, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	**SWARNABARSA REALCON PRIVATE LIMITED** 229, A.J.C. Bose Road, Cresent Towers,, City:- , P.O:- Bhawanipore, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	**JIBANJYOTI ABASAN PRIVATE LIMITED** 43/A, Nimtolla Ghat Street,, City:- , P.O:- Jorabagan, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	**HAPPYLIFE ENCLAVE PRIVATE LIMITED** 19/1, Camac Street, 2nd Floor,, Block/Sector: Shakespeare Sarani,, City:- , P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

13	**AUROSHAKTI INFRACON PRIVATE LIMITED** Eco Suit, Unit No.505, 5th Floor, Plot No.IID/22,, Block/Sector: Street No.676 And 775, New Town,, City:- , P.O:- Akankha, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	**NABHYA DEVELOPERS PRIVATE LIMITED** 10/5, Gobinda Khatik Road,, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	**NAYAJIWAN DEVELOPERS PRIVATE LIMITED** Space Town, Block-1, Flat No.2C, Raghunathpur,VIP Road,, City:- , P.O:- Airport, P.S:-Baguiati, District:-North 24 -Parganas, West Bengal, India, PIN:- 700052 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	**NISTHA REALCON PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	**SAPNANKUR INFRACON PRIVATE LIMITED** Lords, Suit No.209 And 211, 7/1, Lord Sinha Road,, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	**SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED** 43/A, Nimtolla Ghat Street,, City:- Kolkata, P.O:- Jorabagan, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	**SONARTARI INFRASTRUCTURE PRIVATE LIMITED** 2/2, Justice Dwarkanath Road,, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	**SUBHLIFE TOWNSHIP PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	**SWARNABARSA PROJECTS PRIVATE LIMITED** 8/B, Royd Street,, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	**GREENARENA RESIDENCY PRIVATE LIMITED** 10A, Orchid Tower, 33/1/A, Kankurgachi Road,, City:- , P.O:- KANKURGACHI, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	**AHIBARAM DEVELOPERS PRIVATE LIMITED** 10A, Orchid Tower, 33/1/A, Kankurgachi Road,, City:- , P.O:- KANKURGACHI, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	**GOLDENYATRA COMPLEX PRIVATE LIMITED** The Reserve, Block-1B, Flat-9C,, Block/Sector: 225B A.J.C. Bose Road,, City:- , P.O:- MINTO PARK, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	**MOONTREE REALCON PRIVATE LIMITED** 101/A, Ballygunge Place,, City:- , P.O:- BULLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

26	**ARROWSPACE REALCON PRIVATE LIMITED** 68, Maharshi Debendra Road,, City:- Kolkata, P.O:- BEADON STREET, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	**NISHOK PROJECTS PRIVATE LIMITED** P-44, Rabindra Sarani,, City:- Kolkata, P.O:- LALBAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
28	**SWAPNABHUMI NIRMAN PRIVATE LIMITED** 4, Debendra Lal Khan Road,, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	**BONUS TRADELINK PRIVATE LIMITED** 20, O.C. Ganguly Sarani,, Block/Sector: Ground Floor,, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
30	**SHREE RSH PROJECTS PRIVATE LIMITED** FMC Fortuna, Office No. A-10 And A-11,, Block/Sector: 5th Floor, 234/3A, AJC Bose Road,, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

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Name	Photo	Finger Print	Signature
MUSLIMA KHATUN Wife of Yunus Gazi Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		Captured	Muslima Khatun
	28/05/2024	LTI 28/05/2024	28/5/2024

Baligori,, City:- , P.O:- Chakpachuria, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: CHxxxxxx2H, Aadhaar No: 21xxxxxxxx3752, Status :Individual, Executed by: Self, Date of Execution: 28/05/2024
, Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office

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Name	Photo	Finger Print	Signature
MOHAMMAD SAHABUDDIN MOLLA Son of Ketab Ali Molla Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		Captured	Md. Sahabuddin Molla
	28/05/2024	LTI 28/05/2024	28/5/2024

Hudarait,, City:- , P.O:- Bagu, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AQxxxxxx6R, Aadhaar No: 66xxxxxxxx0780, Status :Individual, Executed by: Self, Date of Execution: 28/05/2024
, Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	ANURAG KYAL (Presentant) Son of Umesh Kyal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:29PM	Captured LTI 28/05/2024	28/05/2024
	30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Director)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	SHASHI KALA MUNDRA Wife of Pawan Kumar Mundra Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:34PM	Captured LTI 28/05/2024	28/05/2024
	33/1A, Kankurgachi Road,, Block/Sector: Orchid Tower,, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AExxxxxx7G, Aadhaar No: 74xxxxxxxx7474 Status : Representative, Representative of : EVERSHIP REALTY PRIVATE LIMITED (as Director)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	RAHUL AGARWAL Son of Ram Gopal Agarwal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:32PM	Captured LTI 28/05/2024	28/05/2024
	FE-323, Salt Lake City, Sector - III,, Block/Sector: Near Tank No.12,, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BSxxxxxx3R, Aadhaar No: 60xxxxxxxx8896 Status : Representative, Representative of : GREENHIGH NIRMAN PRIVATE LIMITED (as Authorised Signatory)			

4	Name	Photo	Finger Print	Signature
	PRADIP PAL Son of Radhika Prasad Pal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:17PM	Captured LTI 28/05/2024	28/05/2024

Hatkhola, Mokterpara,, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AZxxxxxx3P, Aadhaar No: 47xxxxxxxx6913 Status : Representative, Representative of : SOMANSH RESIDENCY PRIVATE LIMITED (as Authorised Signatory)

5	Name	Photo	Finger Print	Signature
	PRATIK TIBREWAL Son of Banwarilal Tibrewal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:24PM	Captured LTI 28/05/2024	28/05/2024

190 G.T. Road (North),, Block/Sector: Near Krishna Bhawan Salkia,, City:- , P.O:- Salkia, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AGxxxxxx0C, Aadhaar No: 43xxxxxxxx8447 Status : Representative, Representative of : VISUALIZATION PROJECTS PRIVATE LIMITED (as Authorised Signatory), HAPPYLIFE ENCLAVE PRIVATE LIMITED (as Authorised Signatory)

6	Name	Photo	Finger Print	Signature
	VARDHAN AGARWAL Son of Pawan Kumar Agarwal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:32PM	Captured LTI 28/05/2024	28/05/2024

53/12/2, Bonbehari Bose Road,, Block/Sector: Ramkrishnapur, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx0A, Aadhaar No: 61xxxxxxxx7707 Status : Representative, Representative of : NUTRIWAY COMPLEX PRIVATE LIMITED (as Authorised Signatory), SAPNANKUR INFRACON PRIVATE LIMITED (as Authorised Signatory)

7	Name	Photo	Finger Print	Signature
	VISHNU CHANDAK Son of Narayan Das Chandak Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:35PM	Captured LTI 28/05/2024	28/05/2024

Orbit Sky Garden, Flat 10A,, Block/Sector: 30, Bondel Road,, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx9A, Aadhaar No: 73xxxxxxxx4303 Status : Representative, Representative of : SAPNANKUR COMPLEX PRIVATE LIMITED (as Authorised Signatory)

8	Name	Photo	Finger Print	Signature
	SUNIL KUMAR MANNA Son of Keshab Chandra Manna Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 4:01PM	Captured LTI 28/05/2024	28/05/2024

26A, H/9, Ram Kamal Street,, City:- , P.O:- Khidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AQxxxxxx4J, Aadhaar No: 36xxxxxxxx0892 Status : Representative, Representative of : SONARTARI INFRASTRUCTURE PRIVATE LIMITED (as Authorised Signatory), MOONTREE REALCON PRIVATE LIMITED (as Authorised Signatory), BONUS TRADELINK PRIVATE LIMITED (as Authorised Signatory)

9	Name	Photo	Finger Print	Signature
	TARASANKAR MUKHERJEE Son of Late Joydeb Mukherjee Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:31PM	Captured LTI 28/05/2024	28/05/2024

Ghatampur,, City:- , P.O:- Porabazar, P.S:-Dadpur, District:-Hooghly, West Bengal, India, PIN:- 712305, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: CExxxxxx1C, Aadhaar No: 97xxxxxxxx3549 Status : Representative, Representative of : SISHIRKANYA BUILDCON PRIVATE LIMITED (as Authorised Signatory), NABHYA DEVELOPERS PRIVATE LIMITED (as Authorised Signatory), NISTHA REALCON PRIVATE LIMITED (as Authorised Signatory), SUBHLIFE TOWNSHIP PRIVATE LIMITED (as Authorised Signatory), SWAPNABHUMI NIRMAN PRIVATE LIMITED (as Authorised Signatory)

10	Name	Photo	Finger Print	Signature
	SHYAM SUNDAR BIHANI Son of Late Shankar Lal Bihani Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:28PM	Captured LTI 28/05/2024	28/05/2024

13, Hardutt Rai Chamaria Road,, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AIxxxxxx3K, Aadhaar No: 45xxxxxxxx3768 Status : Representative, Representative of : SOPHISTICATED RESIDENCY PRIVATE LIMITED (as Authorised Signatory)

11	Name	Photo	Finger Print	Signature
	KAMAL AGRAWAL Son of Dilip Agrawal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:32PM	Captured LTI 28/05/2024	28/05/2024

Patelnagar, Bhurkunda, Bicha, Deoria,, City:- , P.O:- Bhurkunda, P.S:-PATRATU, District:-Hazaribag, Jharkhand, India, PIN:- 829106, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AOxxxxxx3C, Aadhaar No: 68xxxxxxxx2318 Status : Representative, Representative of : SWARNABARSA REALCON PRIVATE LIMITED (as Authorised Signatory)

12	Name	Photo	Finger Print	Signature
	RISHI KESH MUNDHRA Son of Sriniwas Mundhra Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:23PM	Captured LTI 28/05/2024	28/05/2024

43A, Nimtala Ghat Street,, City:- , P.O:- Jorabagan, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx0P, Aadhaar No: 83xxxxxxxx8283 Status : Representative, Representative of : JIBANJYOTI ABASAN PRIVATE LIMITED (as Director), SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED (as Director)

13	Name	Photo	Finger Print	Signature
	MUKESH AGARWAL Son of Gokul Chand Agarwal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:10PM	Captured LTI 28/05/2024	28/05/2024

PS-Magnum, Flat 5A, Bl-8,, Block/Sector: VIP Road, Kaikhali,, City:- , P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx5J, Aadhaar No: 48xxxxxxxx9869 Status : Representative, Representative of : AUROSHAKTI INFRACON PRIVATE LIMITED (as Director)

14	Name	Photo	Finger Print	Signature
	HARSH DHANUKA Son of Sanjay Kumar Dhanuka Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:20PM	Captured LTI 28/05/2024	28/05/2024

Flat No.402, Maina Kuni, Block A,, Block/Sector: Sikaria Complex, Christian Basti, GS Road,, City:- , P.O:- Dispur, P.S:-DISPUR, District:-Kamrup, Assam, India, PIN:- 781005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AFxxxxxx8M, Aadhaar No: 57xxxxxxxx7474 Status : Representative, Representative of : NAYAJIWAN DEVELOPERS PRIVATE LIMITED (as Director)

15	Name	Photo	Finger Print	Signature
	DIMPLE AGARWAL Daughter of Sanwarmal Bubna Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:21PM	Captured LTI 28/05/2024	Dimple Agarwal 28/05/2024

BI-V, Flat 3D, Lake District,, Block/Sector: 74, Narkeldanga Main Road,, City:- , P.O:- Narkeldanga, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx5C, Aadhaar No: 62xxxxxxxx1855 Status : Representative, Representative of : SWARNABARSA PROJECTS PRIVATE LIMITED (as Director)

16	Name	Photo	Finger Print	Signature
	PAWAN KUMAR MUNDRA Son of Late Parmanad Mundra Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:33PM	Captured LTI 28/05/2024	Pawan Mundra 28/05/2024

33/1A, Kankurgachi Main Road,, Block/Sector: Orchid Tower,, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx0P, Aadhaar No: 22xxxxxxxx3513 Status : Representative, Representative of : GREENARENA RESIDENCY PRIVATE LIMITED (as Authorised Signatory), AHIBARAM DEVELOPERS PRIVATE LIMITED (as Director)

17	Name	Photo	Finger Print	Signature
	SUSHMA DUGAR Wife of Arvind Kumar Dugar Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:33PM	Captured LTI 28/05/2024	Sushma Dugar 28/05/2024

76, Rajendra Avenue,, Block/Sector: Uttarpara,, City:- , P.O:- Uttarpara, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712258, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AJxxxxxx2N, Aadhaar No: 30xxxxxxxx7467 Status : Representative, Representative of : GOLDENYATRA COMPLEX PRIVATE LIMITED (as Director)

18	Name	Photo	Finger Print	Signature
	TARUN KUMAR AGARWALA Son of Shree Narayan AGARWALA Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 3:18PM	Captured LTI 28/05/2024	Tarun Kumar Agarwala 28/05/2024

11A, Palm Avenue,, Block/Sector: Ashok Towers, 1st Floor,, City:- , P.O:- Ballygunge, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ADxxxxxx4G, Aadhaar No: 95xxxxxxxx2109 Status : Representative, Representative of : ARROWSPACE REALCON PRIVATE LIMITED (as Director)

19	Name	Photo	Finger Print	Signature
	KRISHAN BERIA Son of Jagdish Prasad Beria Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office		Captured	
		May 28 2024 3:18PM	LTI 28/05/2024	28/05/2024

PS Magnum Complex, FI-8C, BI-7,, Block/Sector: VIP Road, Kaikhali,, City:- , P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx4B, Aadhaar No: 30xxxxxxxx5118 Status : Representative, Representative of : NISHOK PROJECTS PRIVATE LIMITED (as Director)

20	Name	Photo	Finger Print	Signature
	SUNIL KUMAR MANNA Son of Keshab Chandra Manna Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office		Captured	
		May 28 2024 4:34PM	LTI 28/05/2024	28/05/2024

28A, H/9, Ram Kamal Street,, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AQxxxxxx4J, Aadhaar No: 36xxxxxxxx0892 Status : Representative, Representative of : SHREE RSH PROJECTS PRIVATE LIMITED

21	Name	Photo	Finger Print	Signature
	DEEPAK KUMAR DUGAR Son of Ram Lal Dugar Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office		Captured	
		May 28 2024 5:25PM	LTI 28/05/2024	28/05/2024

9, Princep Street, City:- , P.O:- Princep Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700072, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx2M, Aadhaar No: 87xxxxxxxx7432 Status : Representative, Representative of : SIDDHIBHUMI REALCON PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
SOURAV GHOSH Son of Sudhir Kumar Ghosh 39, Ruby Park South, , City:- , P.O:- Gocharan, P.S:-Jaynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	Sourav Ghosh
	28/05/2024	28/05/2024	28/05/2024

Identifier Of ANURAG KYAL, SHASHI KALA MUNDRA, RAHUL AGARWAL, PRADIP PAL, PRATIK TIBREWAL, VARDHAN AGARWAL, VISHNU CHANDAK, SUNIL KUMAR MANNA, TARASANKAR MUKHERJEE, SHYAM SUNDAR BIHANI, KAMAL AGRAWAL, RISHI KESH MUNDHRA, MUKESH AGARWAL, HARSH DHANUKA, DIMPLE AGARWAL, PAWAN KUMAR MUNDRA, SUSHMA DUGAR, TARUN KUMAR AGARWALA, KRISHAN BERIA, , SUNIL KUMAR MANNA, MUSLIMA KHATUN, MOHAMMAD SAHABUDDIN MOLLA, DEEPAK KUMAR DUGAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec

16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
Transfer of property for L10		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec

8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec

29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-3.7069 Dec
Transfer of property for L2		
Sl.No	**From**	**To, with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec

21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0586207 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec

13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
30	MUSLIMA KHATUN	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
31	MOHAMMAD SAHABUDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.516129 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec

3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec

24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.758621 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec

16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.862069 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec

8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.258621 Dec

29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.256821 Dec
Transfer of property for L7		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec

21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.241379 Dec
Transfer of property for L8		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec

13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.206897 Dec
Transfer of property for L9		
Sl.No	**From**	**To. with area (Name-Area)**
1	EVERSHIP REALTY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
2	GREENHIGH NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
3	SOMANSH RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec

4	VISUALIZATION PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
5	NUTRIWAY COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
6	SAPNANKUR COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
7	SIDDHIBHUMI REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
8	SISHIRKANYA BUILDCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
9	SOPHISTICATED RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
10	SWARNABARSA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
11	JIBANJYOTI ABASAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
12	HAPPYLIFE ENCLAVE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
13	AUROSHAKTI INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
14	NABHYA DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
15	NAYAJIWAN DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
16	NISTHA REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
17	SAPNANKUR INFRACON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
18	SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
19	SONARTARI INFRASTRUCTURE PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
20	SUBHLIFE TOWNSHIP PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
21	SWARNABARSA PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
22	GREENARENA RESIDENCY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
23	AHIBARAM DEVELOPERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
24	GOLDENYATRA COMPLEX PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec

25	MOONTREE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
26	ARROWSPACE REALCON PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
27	NISHOK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
28	SWAPNABHUMI NIRMAN PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec
29	BONUS TRADELINK PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.103448 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JL No: 36, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 902, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	NUTRIWAY COMPLEX PRIVATE LIMITED
L2	LR Plot No:- 903, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	NUTRIWAY COMPLEX PRIVATE LIMITED
L3	LR Plot No:- 904, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	NUTRIWAY COMPLEX PRIVATE LIMITED
L4	LR Plot No:- 905, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	NUTRIWAY COMPLEX PRIVATE LIMITED
L5	LR Plot No:- 906, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	NUTRIWAY COMPLEX PRIVATE LIMITED
L6	LR Plot No:- 907, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible],	NUTRIWAY COMPLEX PRIVATE LIMITED
L7	LR Plot No:- 908, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible],	NUTRIWAY COMPLEX PRIVATE LIMITED
L8	LR Plot No:- 909, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible],	NUTRIWAY COMPLEX PRIVATE LIMITED
L9	LR Plot No:- 910, LR Khatian No:- 5498	Owner:[illegible], Gurdian:246, [illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	NUTRIWAY COMPLEX PRIVATE LIMITED

L10	LR Plot No:- 911, LR Khatian No:- 5498	Owner:[illegible] Gurdian:246, [illegible] Address:[illegible] Classification:[illegible] Area:0.05000000 Acre,	NUTRIWAY COMPLEX PRIVATE LIMITED

Endorsement For Deed Number : I - 190407762 / 2024

On 28-05-2024

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) 40(1),W.B. Registration Rules,1962)

Presented for registration at 13:19 hrs on 28-05-2024, at the Office of the A.R.A. - IV KOLKATA by ANURAG KYAL .

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 5,73,18,592/-

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

Execution is admitted on 28/05/2024 by 1. MUSLIMA KHATUN, Wife of Yunus Gazi, Baligori,, P.O: Chakpachuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others, 2. MOHAMMAD SAHABUDDIN MOLLA, Son of Ketab Ali Molla, Hudarait,, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

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

Execution is admitted on 28-05-2024 by ANURAG KYAL, Director, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by SHASHI KALA MUNDRA, Director, EVERSHIP REALTY PRIVATE LIMITED (Private Limited Company), 9A, Raja Basanta Roy Road,, Block/Sector: Ground Floor,, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by RAHUL AGARWAL, Authorised Signatory, GREENHIGH NIRMAN PRIVATE LIMITED (Private Limited Company), 23A, N.S. Road, Fortuna Tower, 8th Floor,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by PRADIP PAL, Authorised Signatory, SOMANSH RESIDENCY PRIVATE LIMITED (Private Limited Company), 16 Strand Road, Suite No.902,, Block/Sector: Diamond Heritage,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by PRATIK TIBREWAL, Authorised Signatory, VISUALIZATION PROJECTS PRIVATE LIMITED (Private Limited Company), 19/1, Camac Street, 2nd Floor,, City:- , P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Authorised Signatory, HAPPYLIFE ENCLAVE PRIVATE LIMITED (Private Limited Company), 19/1, Carnac Street, 2nd Floor,, Block/Sector: Shakespeare Sarani,, City:- , P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by VARDHAN AGARWAL, Authorised Signatory, NUTRIWAY COMPLEX PRIVATE LIMITED (Private Limited Company), Lords, Suit No.209 And 211, 7/1, Lord Sinha Road,, City:- , P.O:- MIDDLETONE ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071; Authorised Signatory, SAPNANKUR INFRACON PRIVATE LIMITED (Private Limited Company), Lords, Suit No.209 And 211, 7/1, Lord Sinha Road,, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by VISHNU CHANDAK, Authorised Signatory, SAPNANKUR COMPLEX PRIVATE LIMITED (Private Limited Company), 22C/1, Gorachand Road, Entally,, City:- Kolkata, P.O:- Beniapukur, P.S:-Entally, District:-Kolkata, West Bengal, India, PIN:- 700014

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by SUNIL KUMAR MANNA, Authorised Signatory, SIDDHIBHUMI REALCON PRIVATE LIMITED (Private Limited Company), 4, Debendra Lal Khan Road,, City:- , P.O:- BHWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025; Authorised Signatory, SONARTARI INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 2/2, Justice Dwarkanath Road,, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, MOONTREE REALCON PRIVATE LIMITED (Private Limited Company), 101/A, Ballygunge Place,, City:- , P.O:- BULLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, BONUS TRADELINK PRIVATE LIMITED (Private Limited Company), 20, O.C. Ganguly Sarani,, Block/Sector: Ground Floor,, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by TARASANKAR MUKHERJEE, Authorised Signatory, SISHIRKANYA BUILDCON PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; Authorised Signatory, NABHYA DEVELOPERS PRIVATE LIMITED (Private Limited Company), 10/5, Gobinda Khatik Road,, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; Authorised Signatory, NISTHA REALCON PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; Authorised Signatory, SUBHLIFE TOWNSHIP PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; Authorised Signatory, SWAPNABHUMI NIRMAN PRIVATE LIMITED (Private Limited Company), 4, Debendra Lal Khan Road,, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by SHYAM SUNDAR BIHANI, Authorised Signatory, SOPHISTICATED RESIDENCY PRIVATE LIMITED (Private Limited Company), 4, Debendra Lal Khan Road,, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by KAMAL AGRAWAL, Authorised Signatory, SWARNABARSA REALCON PRIVATE LIMITED (Private Limited Company), 229, A.J.C. Bose Road, Cresent Towers,, City:- , P.O:- Bhawanipore, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by RISHI KESH MUNDHRA, Director, JIBANJYOTI ABASAN PRIVATE LIMITED (Private Limited Company), 43/A, Nimtolla Ghat Street,, City:- , P.O:- Jorabagan, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006; Director, SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED (Private Limited Company), 43/A, Nimtolla Ghat Street,, City:- Kolkata, P.O:- Jorabagan, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by MUKESH AGARWAL, Director, AUROSHAKTI INFRACON PRIVATE LIMITED (Private Limited Company), Eco Suit, Unit No.505, 5th Floor, Plot No.IID/22,, Block/Sector: Street No.676 And 775, New Town,, City:- , P.O:- Akankha, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by HARSH DHANUKA, Director, NAYAJIWAN DEVELOPERS PRIVATE LIMITED (Private Limited Company), Space Town, Block-1, Flat No.2C, Raghunathpur,VIP Road,, City:- , P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by DIMPLE AGARWAL, Director, SWARNABARSA PROJECTS PRIVATE LIMITED (Private Limited Company), 8/B, Royd Street,, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by PAWAN KUMAR MUNDRA, Authorised Signatory, GREENARENA RESIDENCY PRIVATE LIMITED (Private Limited Company), 10A, Orchid Tower, 33/1/A, Kankurgachi Road,, City:- , P.O:- KANKURGACHI, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054; Director, AHIBARAM DEVELOPERS PRIVATE LIMITED (Private Limited Company), 10A, Orchid Tower, 33/1/A, Kankurgachi Road,, City:- , P.O:- KANKURGACHI, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by SUSHMA DUGAR, Director, GOLDENYATRA COMPLEX PRIVATE LIMITED (Private Limited Company), The Reserve, Block-1B, Flat-9C,, Block/Sector: 225B A.J.C. Bose Road,, City:- , P.O:- MINTO PARK, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by TARUN KUMAR AGARWALA, Director, ARROWSPACE REALCON PRIVATE LIMITED (Private Limited Company), 68, Maharshi Debendra Road,, City:- Kolkata, P.O:- BEADON STREET, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by KRISHAN BERIA, Director, NISHOK PROJECTS PRIVATE LIMITED (Private Limited Company), P-44, Rabindra Sarani,, City:- Kolkata, P.O:- LALBAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by SUNIL KUMAR MANNA, Authorised Signatory, SHREE RSH PROJECTS PRIVATE LIMITED (Private Limited Company), FMC Fortuna, Office No. A-10 And A-11,, Block/Sector: 5th Floor, 234/3A, AJC Bose Road,, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Execution is admitted on 28-05-2024 by DEEPAK KUMAR DUGAR, Authorised Signatory, SIDDHIBHUMI REALCON PRIVATE LIMITED (Private Limited Company), 4, Debendra Lal Khan Road,, City:- , P.O:- BHWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SOURAV GHOSH, , , Son of Sudhir Kumar Ghosh, 39, Ruby Park South,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,62,105.00/- (B = Rs 5,62,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 5,62,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 1:50PM with Govt. Ref. No: 192024250059209548 on 27-05-2024, Amount Rs: 5,62,021/-, Bank: SBI EPay (SBIePay), Ref. No. 4424955176016 on 27-05-2024, 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 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 249447, Amount: Rs.100.00/-, Date of Purchase: 13/01/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 1:50PM with Govt. Ref. No: 192024250059209548 on 27-05-2024, Amount Rs: 74,921/-, Bank: SBI EPay (SBIePay), Ref. No. 4424955176016 on 27-05-2024, Head of Account 0030-02-103-003-02

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 1904-2024, Page from 415511 to 415637

being No 190407762 for the year 2024.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.31 12:11:38 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 31/05/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.