20348/2022

I- 20282/2022

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 486717

A.R.A. IV

17/12
11.26

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

17 DEC 2022

JOINT DEVELOPMENT AGREEMENT

1. **Date:** 17th DECEMBER, 2022
2. **Place:** Kolkata
3. **Parties:**

11 NOV 2022

9804

No..... Rs.50/- Date.....

S. K. LATH & CO.
ADVOCATES
6A, Kiran Shankar Roy Road
Kolkata-700 001

Name : .....

Address : .....

Vendor : .....
Alipore Collectorate 24Pgs (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27

THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

Pradip Kr. Singh

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 DEC 2022

Identified by me,
Pradip Kumar Singh
S/o, B. N. Singh
S. K. Lath & Co. Advocates
6A, K. S. Roy Road
2nd Floor, Kolkata-700001

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

192022230216774518

GRN Details

GRN:	192022230216774518	**Payment Mode:**	SBI Epay
GRN Date:	15/12/2022 13:33:45	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	3245274279820	**BRN Date:**	15/12/2022 13:34:33
Gateway Ref ID:	223495962782	**Method:**	HDFC Retail Bank NB
GRIPS Payment ID:	151220222021677450	**Payment Init. Date:**	15/12/2022 13:33:45
Payment Status:	Successful	**Payment Ref. No:**	2003510247/8/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr RATISH KUMAR GUPTA
Address:	8B MIDDLETON STREET, KOLKATA-700071
Mobile:	9830311666
Period From (dd/mm/yyyy):	15/12/2022
Period To (dd/mm/yyyy):	15/12/2022
Payment Ref ID:	2003510247/8/2022
Dept Ref ID/DRN:	2003510247/8/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003510247/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	2003510247/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	19021
			Total	**93992**

IN WORDS: **NINETY THREE THOUSAND NINE HUNDRED NINETY TWO ONLY.**

PAID

BETWEEN

3.1 (1) **MRS. DIMPLE GUPTA (PAN: AUEPG5920H) (AADHAR NUMBER:226868447368)**, wife of Mr. Raghav Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 22/1, Ballygunge Circular Road, P.O. & P.S. – Ballygunge, Kolkata- 700 019, (2) **MR. RAGHAV GUPTA (PAN: AMLPG5356L) (AADHAR NUMBER: 577628399876)**, son of Late Rajendra Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 22/1, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata – 700 019, (3) **RAGHAV GUPTA (HUF) (PAN: AARHR7077K)**, having its place of business at 22/1, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata – 700 019, represented by its Karta Mr. Raghav Gupta **(PAN: AMLPG5356L) (AADHAR NUMBER: 577628399876)**, by Nationality Indian, by Faith Hindu, by Occupation Business (4) **MR. RATISH KUMAR GUPTA (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098)**, son of Ramesh Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 8B, Middleton Street, P.S. – Shakespeare Sarani, P.O. – Middleton Row, Kolkata – 700 071, (5) **MRS SHILPA GUPTA (PAN: ADWPG8409N) (AADHAR NUMBER: 401646918931)**, wife of Mr. Ratish Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 8B, Middleton Street, P.S. – Shakespeare Sarani, P.O. – Middleton Row, Kolkata – 700 071, (6) **M/S. ESCORT MERCHANDISE PVT. LTD. (PAN: AABCE0365J)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 22/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700 019, represented by one of its Directors/Authorized Signatory namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098)**, son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors (7) **M/S. CLASSIC NIKETAN PVT. LTD. (PAN: AAECC1153H)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098)**, son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors (8) **M/S. GAJANAND REALBUILD PVT. LTD. (PAN: AADCG9346H)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square,

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Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors **(9) M/S. NILACHAL DEVELOPERS PVT. LTD. (PAN: AADCN3844R),** a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors **(10) RSQUARE PROJECTS LLP (PAN: AAWFR1322C),** a Limited Liability Partnership Firm, incorporated in accordance with the provisions of The Limited Liability Partnership Act, 2008, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Designated Partner/Authorized Signatory namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Partners **(11) M/S SURABHI INFRASTRUCTURE PVT. LTD. (PAN: AAOCS7179R),** a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors **(12) M/S GUPTA PROPERTIES & FINANCE PVT. LTD. (PAN: AAACG9654K),** a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors **(13) M/S GUPTA TOWERS PVT. LTD. (PAN: AAACG9655J),** a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN:**

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ADGPG2004F) (AADHAR NUMBER: 702682250098), son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors **(14) M/S PADMINI ENCLAVE PVT. LTD. (PAN: AAFCP6369R),** a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors **(15) M/S KARUNA REALTORS PVT. LTD. (PAN: AAECK0768L),** a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, represented by one of its Directors namely **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** son of Ramesh Kumar Gupta as per resolution dated 01.12.2022 passed by the Board of Directors **(16) RAMESH KUMAR GUPTA (HUF) (PAN: AADHR1285F),** having its place of business at 8B, Middleton Street, P.S. – Shakespeare Sarani, P.O. – Middleton Row, Kolkata – 700 071 , represented by its Karta **Ramesh Kumar Gupta** son of Late Bhayaram Gupta **(PAN: ACZPG9278R) (AADHAR NUMBER: 486369160586),** by Nationality Indian, by Faith Hindu, by Occupation Business **(17) MRS. BHARTI GUPTA (PAN: AKZPG9310Q) (AADHAR NUMBER: 506870986913)** wife of Late Rajendra Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business presently residing at 22/1, Ballygunge Circular Road, P.O. & P.S. – Ballygunge, Kolkata – 700 019 **(18) RATISH KUMAR GUPTA (HUF) (PAN: AAEHR0940L)** having its place of business at 8B, Middleton Street, P.S. – Shakespeare Sarani, P.O. – Middleton Row, Kolkata – 700 071, represented by its karta **Mr. Ratish Kumar Gupta (PAN: ADGPG2004F) (AADHAR NUMBER: 702682250098),** by Nationality Indian, by Faith Hindu, by Occupation Business **(19) MS. YASHNA GUPTA (PAN: CGOPG5392P) (AADHAR NUMBER:455698732712),** daughter of Mr. Ratish Kumar Gupta by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 8B Middleton Street, P.S. – Shakespeare Sarani, P.O. – Middleton Row, Kolkata – 700 071, ALL hereinafter collectively referred to as the **"OWNERS"** (which expression shall unless the context otherwise requires, include their respective successors, executors, administrators, legal representatives and assigns and/or its successors and assigns) of the **ONE PART:**

AND

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3.2 **PURSLANE TOWERS PRIVATE LIMITED, (PAN:** AANCP4005E), a Private Limited Company incorporated under the Companies Act, 2013 and having its registered office at 75, Shakespeare Sarani, Onex Square, 3rd Floor, P.S. - Shakespeare Sarani, P.O. - Beniapukur, Kolkata – 700017 and represented by its Director Ratish Kumar Gupta son of Ramesh Kumar Gupta, residing at 8B Middleton Street, P.S. – Shakespeare Sarani, P.O. – Middleton Row, Kolkata – 700 071 as per resolution dated 01.12.2022 passed by the Board of Directors, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless the context otherwise requires, include its successors and permitted assigns/ which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their partners for time being and from to time and their respective heirs, successors, legal representatives and/or assigns) of the **OTHER PART:**

The OWNERS and the DEVELOPER are hereinafter individually referred to as a **"Party"** and collectively as **"Parties"**.

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

4. **Subject Matter of Agreement:** This Agreement between the Owners and the Developer records the terms and conditions agreed upon by and between the Parties with regard to development of **ALL THAT** piece and parcel of Bastu/Bagan/Danga lands having total area of **176.44 decimals** more or less comprised in R.S Dag Nos.110, 127, 111, 112, 113, 114, 115, 124, 124/475, 123, 122, 109 appertaining to L.R. Dag Nos.104, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 127 appertaining to **L.R. Khatian Nos.1324, 1314, 1081, 1086, 1080, 1079, 1058, 1057, 1055, 1054, 1050, 1366, 1083, 1053, 1313, 1309, 1333, 1321 and 1328** at Mouza Dhamaitala, P.S. Sonarpur, J.L. No.75, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana – Magura situated at **Holding No.841, Dwarir Road,** Kolkata-700151, District South 24 Parganas **under Ward No.25 of the Rajpur Sonarpur Municipality** as more fully mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter collectively referred to as "the **said Property**".

5. **Representations, Warranties and Background**

5.1 **Owner's Representations:** The Owners have represented and warranted to the Developer as follows:

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5.1.1 **Ownership of said Property:** The Owners are the absolute joint lawful owners of the said Property, all by virtue of Registered Deed/s as more fully mentioned in the **Part-I of the Second Schedule** hereunder written and the abstract of devolution of title is more fully mentioned in the **Part-II of the Second Schedule** hereunder written.

5.1.2 **Marketable Title:** The right, title and interest of the Owners in the said Property is free from all encumbrances, mortgages, leases, charges, liens, trusts, attachments, claims, demands and liabilities and the Owners have a marketable title to the said Property. The Owners further declare that neither the Owners nor their predecessors-in-title nor any body claiming from/or under them or any of them have or have granted any right of way or easement or other rights to any person over the said property.

5.1.3 **Possession:** The said Property in its entirety is in the absolute peaceful possession of the Owners and is enclosed in boundary walls on all four sides.

5.1.4 **RAJPUR SONARPUR MUNICIPALITY and B.L.& L.R.O Mutation and Conversion:** The name of the Owners has been mutated in the records of the **Rajpur Sonarpur Municipality** vide Assessee Number:1104302160612 as per the Mutation Certificate issued on 11.10.2022 issued by the Rajpur Sonarpur Municipality and identified as single **Holding No.841, Dwarir Road under Ward No.25 of the Rajpur Sonarpur Municipality** and also mutated in the records of B.L. & L.R.O. having jurisdiction vide **L.R. Khatian Nos.1324, 1314, 1081, 1086, 1080, 1079, 1058, 1057, 1055, 1054, 1050, 1366, 1083, 1053, 1313, 1309, 1333, 1321 and 1328.**

5.1.5 **B.L.& L.R.O Conversion:** The Owners herein got the classification of the said property **converted to BASTU** under Section 4C of the West Bengal and Reforms Act,1955 vide Conversion Order issued by the Government of West Bengal, Office of the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas vide Memo No.41/Conv/2446/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2451/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2446/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2452/BLR-SNP/22 dated 28.07.2022, Memo

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No.41/Conv/2455/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2460/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2453/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2458/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2448/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2461/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/_/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2445/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2701/BLR-SNP/22 dated 10.08.2022, Memo No.41/Conv/2700/BLR-SNP/22 dated 10.08.2022, Memo No.21 (conr)/1099/SDL-BRP/22 dated 01.09.2022, Memo No.41/Conv/2449/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2450/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2454/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2447/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2457/BLR-SNP/22 dated 28.07.2022.

5.1.6 **Urban Land Ceiling and Land Acquisition:** The Owners declare that the Owners do not appear to hold any land in excess of the ceiling limit under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 against the land as evident from the Letters dated 04.07.2022 vide Memo Numbers:2531/ULC/Alip/2022, 2532/ULC/Alip/2022, 2533/ULC/Alip/2022, 2534/ULC/Alip/2022 issued by the Government of West Bengal, Office of the Competent Authority, (ULC) & ULCO, Alipore, South 24 Parganas. The Owners further declare that the said Property is free from any acquisition as evident from as evident from the Letters dated 21.06.2022 vide Memo Numbers: LA/Ptn. No.2022/26160/P, LA/Ptn. No.2022/26161/P, LA/Ptn. No.2022/26163/P and Latter dated 01.06.2022 vide Memo Number: LA/Ptn. No.2022/24538/P issued by the Government of West Bengal, Office of the Collector, South 24 Parganas, Land Acquisition Department.

5.1.7 **No Requisition or Acquisition:** The said Property is not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise.

5.1.8 **Taxes Paid:** All bills received for property taxes payable to the **Rajpur Sonarpur Municipality** and B.L.& L.R.O. in respect of the said Property have been paid by the Owners and at present there are no outstanding demands regarding the same.

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5.1.9 **Custody of Title Deeds:** The original documents of title in respect of the said Property (hereinafter referred to as the "**Original Title Documents**") are in exclusive possession and custody of the Owners and no other person or entity has any right or entitlement in respect of the same.

5.1.10 **No Guarantee:** No guarantee and/or corporate guarantee that may affect the said Property in any manner at any time whatsoever have been given by the Owners.

5.1.11 **No Legal Proceedings:** No suits and/or other legal proceedings are pending regarding the said Property and there are no orders of Court or any other authority affecting the said Property and/or the right title and interest of the Owners herein.

5.1.12 **No Previous Agreement:** The Owners have not entered into any agreement, arrangement or understanding whatsoever with any person or entity for sale, transfer, lease, development or otherwise dealing with or disposing off the said Property or any part thereof and has not created any third party rights whatsoever.

5.1.13 **Authority:** The Owners have full right, power and authority to enter into this Agreement and there is no legal bar or impediment regarding the same.

5.2 **Developer's Representations:** The Developer has represented and warranted to the Owners as follows:

5.2.1 **Infrastructure, Expertise and Financial Capacity of Developer:** The Developer has necessary infrastructure and expertise in the field of construction and development of real estate as also the financial capacity and resources to successfully undertake, complete and finish within the agreed time the development of the said Property.

5.2.2 **No Abandonment:** The Developer shall not abandon, delay or neglect the Project in any manner and shall accord the necessary priority thereto.

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5.2.3 **Authority:** The Developer has good right, full power and absolute authority to enter into this Agreement and appropriate resolutions / authorizations to that effect exist.

5.2.4 **Satisfaction of Owner's title-** The Developer before entering into this agreement has satisfied itself as regards to owner's clear and marketable title upon the said Property

5.3 **Background:** The Developer has expressed its interest to take up the development of the said Property by construction of the New Buildings thereat and marketing and selling the Units and other rights therein (**"Project"**). Pursuant to the above, the Parties have agreed to the final terms and conditions for the Project, which are being recorded in this Agreement.

6. Basic Understanding:

6.1 **Agreement**: The Owners shall at their own costs make available to the Developer for the purpose of development, the said Property with a marketable title free from all encumbrances and liabilities whatsoever. The Developer shall at its own costs develop the said Property and construct New Buildings thereon in accordance with the plans (**"Building Plans"**) to be sanctioned by the **Rajpur Sonarpur Municipality** as a residential (subject to final sanction) with specified areas, amenities and facilities to be enjoyed in common (**"New Building"**) as per mutually agreed specifications to be decided after the plan is sanctioned. The saleable constructed spaces/apartments/flats and other rights in the New Building (**"Units"**) shall be transferable in favour of intending buyers (**"Transferees"**). The term 'Transferees' shall also include the Owners and the Developer in respect of any Unit(s) that may be retained by them respectively.

6.2 **Developer to have exclusive development right**: For the purposes of construction and commercial exploitation, the Owners are hereby granting to the Developer an exclusive right and authority to construct the New Building and take all steps in terms of this Agreement.

7. Appointment and Commencement

7.1 **Appointment and Acceptance:** The Parties hereby accept the Basic Understanding between them as recorded in **clause 6 above** and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto,

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the Owners hereby appoint the Developer as the developer of the said Property with exclusive right to execute the Project in accordance with this Agreement. The Developer hereby accepts the said appointment by the Owners.

7.2 **Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

7.3 **Possession in form of Grant of License**: The Owners doth hereby permit and grant exclusive license and permission to the Developer to enter upon the said property with full right and authority to build upon and commercially exploit Said Property by constructing one or more building(s) thereon in accordance with sanctions/permissions to be obtained/sanctioned and to sell, transfer and dispose of or agree to sell transfer and dispose of the constructed areas to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions as may be mutually decided by the Parties.

7.3.1 With effect from the date hereof, the said Premises shall be in joint control of the Owners and the Developer shall be entitled to enter upon and to undertake the work of construction at the said Premises and the Owners shall allow the right of entry for the purpose of carrying out and completing the development and commercial exploitation of the said premises. The legal domain, possession and control of the Said Property shall continue to vest with the Owners till the time of transfer to Transferee(s).

7.3.2 In as much as the construction on the said property is concerned, the Developer shall act as its exclusive licensee of the Owners and shall be entitled to be in permissive possession of the said property as and by way of an exclusive licensee of the Owners as understood under section 52 of the Indian Easements Act, 1882 to carry out the construction of the proposed Project, save and except that the Developer shall not be entitled to create any possessionary right over the said property which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the said property for any other purposes other than the purpose of construction, nor would be entitled to part with said property to anyone.

7.3.3 With such grant of license, the Developer shall be entitled to carry out survey, soil testing and other development related works at the said Property.

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8. Sanction, Approvals and Construction

8.1 **Sanction & Approvals**: The Developer in consultation of the Owners and Architects have already prepared and approved the building plan/s and have also jointly applied for sanction to the **Rajpur Sonarpur Municipality** at the costs of the Owners. The Owners and the Developer agrees to expeditiously take steps and obtain sanction of the said plans from the **Rajpur Sonarpur Municipality** in a manner such that the maximum permissible area is sanctioned along with obtaining all other sanctions, approvals, permissions, clearances, consents, no objections, registrations, licenses, etc. (collectively **"Approvals"**) required for the Project and for commencement of the construction of the New Building. All costs, charges, expenses, outgoings and fees for the Approvals (including development fee, sanction fee, etc) shall be borne and paid by the Owners, which shall be reimbursed by the Developer to the Owners. However, in case of any Approvals being necessary because of modifications/changes being made in any Unit at the request of the Transferees of such Unit, then the costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the concerned Transferee. If at any time additional/further constructions become permissible on the said Property due to change in any law or Building Rules or otherwise, then such additional/further constructions shall be made by the Developer at its own costs. The Developer shall sell such additional/further constructions and the sale proceeds thereof shall be shared by the Owners and the Developer in the ratio mentioned in **clauses 11.2 and 11.3 below, respectively**.

8.2 **Architects and Consultants:** The Architects and consultants for the Project have already been appointed by the Developer. All fees, costs, charges and expenses payable to them shall be paid by the Developer.

8.3 **Construction of New Building:** Subject to the sanction of the Building Plans and any other Approvals necessary for commencement of construction, the Developer shall commence and complete construction of the New Building at its own costs and expenses in accordance with the sanctioned Building Plans and the Units made fit for habitation within the time mentioned in **clause 8.5 below**.

8.5 **Completion Time:** The Developer shall, at its own costs and expenses, construct, erect and complete the New Building in accordance with the Building Plan and the mutually agreed specifications within a period of Sixty (60) months from the date of receiving

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all Approvals necessary for commencement of construction ("**Completion Time**"). For any delay thereafter not attributable to Force Majeure, the Developer shall be entitled to a further period of twelve (12) months from the date of expiry of the Completion Time ("**Grace Period**").

8.6 **Common Portions:** The Developer shall at its own costs, construct and/or install and/or make available in the New Building, the common areas, amenities and facilities (collectively "**Common Portions**").

8.7 **Building Materials:** The Developer shall be authorized to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities required for the construction of the New Building.

8.8 **Temporary Connections:** The Developer shall at its own costs be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use any existing electricity and water connection at the said Property the costs whereof shall be borne by the Developer.

8.9 **Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the development of the said Property and/or may affect the mutual interest of the Parties. Both parties shall provide all cooperation that may be necessary for successful completion of the Project.

9. **Custody of Original Title Documents**: The Parties agree that the Original Title Deeds shall be held by the Owners during the term of this Agreement. The Owners agree to provide inspection of all such Original Title Documents to the Developer and/or any person authorized by the Developer as and when required and also to provide certified or other copies at the cost of the Developer.

10. **Powers of Attorney:** Simultaneously with the execution of this Agreement, the Owners have agreed to grant to the Developer and/or its nominees, necessary Powers of Attorney for the purpose of, *inter alia*, obtaining sanction of the said Building Plans together with all necessary Approvals for the Complex but not limited to (i) application and submission of such sanctioned plan's modification, revision, alterations and/or renewal if required thereafter, with the **Rajpur Sonarpur Municipality** and/or other concerned authorities and to pay fees and obtain such modification, revision, alteration

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and/or renewal and/or such other orders and permissions as be expedient therefore, (ii) applying and obtaining the Completion or Occupancy Certificate, as the case may be from **Rajpur Sonarpur Municipality** and/or other concerned authorities (iii) negotiate, take bookings, enter into agreements, memorandum of understanding, letters of allotment and nominations and/or documents of whatsoever nature in respect of the entire project (entire saleable areas plus car parking spaces) or any part thereof and if necessary to amend, modify, alter or cancel the same (iv) allowing the intending buyers/transferees agreeing to purchase any part of entire project (entire saleable areas plus car parking spaces), to take loan/finance/advance in respect thereof and to accept confirm and become a party to the loan agreements or other documents required for grant of loans or other finances in favour of the intending transferees through any Banks or Financial Institutions and (v) representing the Owners and to complete the sale and/or transfer of entire project (entire saleable areas plus car parking spaces) including the undivided share in the land of the said property.

11. Allocation of Revenues of Saleable Constructed Spaces in the New Building:

11.1 **Sale Proceeds:** The sale proceeds (excluding the Excluded Receipts, as defined herein below) shall mean and include amount received only on sale of total saleable/constructed spaces in the New Building together with an undivided indivisible impartible proportionate share and/or interest in the Land and the Common Portions (**"Sale Proceeds"**) shall be allocated between the parties as mentioned below. It is clarified that the amounts receivable by the Developer under **clauses 19.1** are not part of the Sale Proceeds and the same shall belong only to the Developer without the Owners having any share therein.

The **Excluded Receipts** shall mean and include the receipts on account of (i) all payments made by the Transferees as reimbursement of goods and service tax and other taxes, as may be applicable, (ii) all payments made by the Transferees towards payment of legal fees, stamp duties and registration charges for registration of their respective Agreement for Sale and Deed of Conveyance, corpus deposits and/or sinking funds for maintenance, deposits / expenses for formation of the Association and Maintenance Organisation, Common Expenses, municipal taxes and deposits for the same, deposits and expenses for purchase, installation and maintenance of the common installations and facilities, charges / costs / expenses for additional work requested by any Transferee in his Unit, charges, out-pocket expenses and fees payable for changes /

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regularization / completion under the Applicable Law and rules, etc., (iii) all payments made by the Transferees towards installation and maintenance of any facility in the Project for common enjoyment, and (iv) all security deposits paid by any person / tenant in case of grant of lease / leave and license / any other non-permanent transfer of right of use of Project spaces, which shall be exclusively received by the Developer for use of the respective purposes for which they are received.

11.2 **Owners' Allocation of Sale Proceeds:** The Owners' Allocation of Sale Proceeds shall mean **40% (Forty) per cent** of the Sale Proceeds and shall be distributed amongst the owners as per their respective percentage of undivided ownership upon the said property.

11.3 **Developer's Allocation of Sale Proceeds:** The Developer's Allocation of Sale Proceeds shall mean **60% (Sixty) per cent** of the Sale Proceeds.

12. Financials:

12.1 **Project Finance:** The Developer may arrange for financing of the Project (**Project Finance**) from any Bank / Financial Institution / NBFC / Private Equity Fund (**Financier**) after the plan is sanctioned and obtaining of Approvals required for commencement of construction to the extent of Developer's allocation, the Owners shall at the request of the Developer sign other documents, as may be required by the Developer for obtaining such Project Finance. Provided That the Owners shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively **Project Finance Liability**) and the Developer hereby indemnifies and agrees to keep indemnified the Owners against any claim, liability or loss whatsoever relating to Project Finance/Project Finance Liability. The Developer undertakes to make timely payment of the Project Finance Liability without any default and in a manner that neither the Project nor the sales of the constructed spaces therein are adversely affected.

12.2 The Transferees of constructed spaces in the New Building shall be entitled to obtain housing loans from Banks/Financial Institutions subject to the terms and conditions of the Agreement for Sale to be executed in their favour.

12.3 **Marketing Costs & Brokerage:** The costs for marketing including cost of brokerage, if any, shall be paid entirely by the Developer during the course of construction and till completion of the Project.

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12.4 **Project Development & Revenue**: The Developer after consulting with the Owners, shall have the exclusive right and entitlement to market / advertise / promote the entire Project including the right to sell, transfer and otherwise dispose-off any Units and/or other constructed areas or spaces, Parking Spaces, and other facilities comprised in the Project on such terms and conditions and at such prices as may be decided from time to time by the Owners and the Developer, jointly.

12.4.1 It is agreed recorded and confirmed by and between the parties hereto that all amounts received from the Intending Transferees shall be deposited in Bank Account ("**Master Account**") separately opened by the Developer for the entire project. It is further agreed that after deducting the Goods & Service Tax the amount lying in the said Master Account, the Developer shall transfer the Owner's allocation Fund after final accounting to the bank account of the Owners in proportion to their respective share of ownership, after Completion of the Project and obtaining Completion Certificate from the Rajpur Sonarpur Municipality. However, it is agreed that no amount shall be payable to the Owners till the completion certificate (CC) is received and/or obtained by the Developer unless specifically agreed upon mutually between the Developer and the Owners.

12.4.2 The Developer shall be further entitled to receive any amount from intending transferee towards nomination fee however the same shall be distributed in accordance with the respective share of the Developer and the Owners.

12.4.3 The Developer shall maintain the books of account in connection with the sale and/or transfers of the flats/units comprised in the said property and provide copies of the statements on a quarterly or yearly basis on mutual understanding. The Owner shall be entitled to take copies of the books. The Owners shall also be entitled to take inspection of the said Books of Account.

12.4.4 It is agreed and recorded that all costs charges and expenses of whatsoever of nature in respect of the Development and completion of the said Complex shall be borne and paid through a separate Bank Account of the Developer.

12.5 **ACCOUNTS**: The Developer shall maintain proper separate accounts pertaining to all the transactions relating to Transfer of the Project and the Extras, Deposits and other amounts received by the Developer in connection therewith and share quarterly or yearly reports of the same with the Owners.

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13. Retention of Units by Parties and transfer of Units to Transferees:

13.1 **Retaining of Units by Parties:** Either Party may at its option intimate to the other party its desire to retain/acquire any Unit (within its allotted allocation percentage) that is unsold at the relevant time at the market price prevalent at that time for sale of Units in the Project. However such option to be exercised by either party within a time period of 365 days from the date of receipt of Completion Certificate. In such an event such party shall have a right of first purchase and shall make payment of the sale consideration for such Unit as also such payments as any other Transferee.

13.2 **Transfer in favour of Transferees:** The Units in the New Building shall be sold and transferred in favour of the Transferees by initially entering into registered Agreements for Sale and ultimately transferring title by registered Deeds of Conveyance. Both the Owners and the Developer shall be parties in all such Agreements and Deeds of Conveyance. The costs of such Agreements and Deeds of Conveyance including stamp duty and registration fees (including deficit stamp duty and registration fees) and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

13.3 It is agreed and recorded that the entire constructed areas and other areas of whatsoever nature of the said complex together with undivided proportionate impartible share in the said Property appertaining thereto are to be transferred jointly by way of sale by the Owners and the Developer where the Owners shall join as necessary Party and all sale proceeds, rents, issues and profits arising thereof shall be appropriated by the parties in proportion to their respective share of the Sale Proceeds of the said Complex as stipulated above and the Owners and the Developer shall execute and register all Deeds or other Documents as may be required to give effect thereof.

14. **Municipality/B.L.&L.R.O. Taxes and Outgoings:** All Municipality//**B.L.&L.R.O.** rates, taxes and outgoings (collectively **Rates**) in respect of the said Property relating to the period (i) upto the date of this Agreement shall be borne, paid and discharged by the Owners (ii) from the date of this Agreement shall be borne, paid and discharged by the Developer, and (iii) thereafter from the date of grant of the Completion Certificate or notice of possession, whichever is earlier, the Rates shall be borne, paid and discharged by the respective Transferees.

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15. Access and Post Completion Maintenance:

15.1 **Notice of Completion:** Upon the construction of the New Building being completed to the extent necessary for giving access for internal finishing of Units therein as per the certificate from the Architects, the Developer shall give a written notice to the Owners/Transferee and the date of such notice shall be deemed to be the Completion Date though Common Portions may be incomplete at that time and though the Completion / Occupancy Certificate from the **Rajpur Sonarpur Municipality** shall be obtained subsequently after completion of Common Portions by the Developer.

15.2 **Maintenance:** The parties shall frame a scheme for the management and maintenance of the New Building. Initially the maintenance of the New Building including the Common Portions shall be looked after by the Developer who shall be entitled to collect the costs and service charges for the same (**"Maintenance Charges"**). At an appropriate stage the Developer shall hand over the maintenance to a body constituted / formed at the instance of the Developer and the Transferees shall be represented on such body.

16. Principal Obligations of Developer:

16.1 **Payment of Taxes:** The Developer shall ensure timely deposit of any further amount that may be mutually agreed in writing to be deposited by the Developer with the Owners in terms of this Agreement.

16.2 **Completion of construction for access within Completion Time:** The Developer shall complete the construction of the New Building to the extent necessary for giving notice under **clause 15.1 above** within the Completion Time Provided. However that in case of revised sanction, the time required for revision shall be added.

16.3 **Obligations subsequent to Completion:** The Developer shall complete the Common Portions and make available utilities like electricity, water, sewerage, drainage etc. at appropriate time.

16.4 **Completion Certificate from the Rajpur Sonarpur Municipality:** The Developer shall take steps and obtain at its own costs the Completion Certificate from the **Rajpur Sonarpur Municipality** as soon as possible. The Developer shall thereafter obtain drainage/sewerage connection required to be obtained after the Completion Certificate.

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16.5 **Compliance with Laws:** The Developer shall execute the Project and make construction of the New Building in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the responsibility of the Developer to ensure proper compliance.

16.6 **Involvement of other consultants, etc.:** The Developer shall be responsible for development and construction of the New Building with the help of the Architects as also all other consultants, professional bodies, contractors, etc. The Owners shall be consulted and kept informed.

16.7 **Specifications:** The Developer shall construct the new building as per the specifications to be mutually decided with the Owners after the plan is sanctioned.

16.8 **Adherence by Developer:** The Developer has assured the Owners that it shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.

16.9 **Construction at Developer's Risk and Cost:** The Developer shall construct and complete the New Building at its own cost, risk and responsibility including for planning, designing and sanction of building plan. The Developer shall be responsible and liable to Government, **Rajpur Sonarpur Municipality** and other authorities concerned for any loss or for any claim arising from such construction and hereby indemnifies and agrees to keep indemnified the Owners against any claims, losses or damages for any default or failure or breach on the part of the Developer.

16.10 **Tax Liabilities:** All project liabilities for taxes, levies, duties, etc. in relation to the development and construction of the New Building/Project, including sales tax, value added tax, service tax, works contract tax and all other rates and taxes shall be paid by the Developer. With regards the tax payable by the Owners on the income arising out of transfer of the Units in the New Building, the same shall be payable by the Owners in respect of the Owners' Allocation and shall be payable by the Developer in respect of the Developer's Allocation.

16.11 **Approvals for Construction:** It shall be the responsibility of the Developer to obtain Approvals required from various Government authorities to commence, execute and complete the Project.

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16.12 **Responsibility for Marketing:** All saleable constructed spaces in the New Building shall be marketed and sold by the Developer who shall decide the marketing strategy, budget, selection of publicity material, media etc.

16.13 **Assignment:** The Owners hereby agree that the Developer shall with prior written approval of the Owners be entitled to transfer and/or assign this Agreement or any rights or benefits hereunder to any third party provided such third party agrees to honor this Agreement in place and stead of the Developer on the same terms and conditions, as herein contained.

16.14 **Real Estate Laws**: shall mean Real Estate Regulation Act, 2016 and include the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof. The Developer shall comply with all necessary requirements under the Real Estate Laws and required to be complied with by a Developer of a building and the Owners shall co-operate and assist the Developer in respect thereof.

17. Principal Obligations of Owners

17.1 **Title:** The Owners shall ensure that their title to the said Property continues to remain marketable and free from all encumbrances, liabilities and restrictions and is approved for grant of Project Finance. The Owners shall remain liable to rectify defects, if any, in the title at their own costs.

17.2 **Co-operation with Developer:** The Owners undertakes to fully co-operate with the Developer for obtaining all Approvals required for development of the said Property.

17.3 **Documentation and Information:** The Owners undertakes to provide the Developer with necessary documentation and information relating to the said Property as may be required by the Developer from time to time.

17.4 **No Obstruction to Developer:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions and/or exercising its rights and entitlements under this Agreement.

17.5 **No Dealing with the said Property:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the said Property or any portion thereof save in the manner envisaged by this Agreement.

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17.6 **Adherence by Owners:** The Owners has assured the Developer that it shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.

18. Indemnity

18.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owners saved, harmless and indemnified of from and against any and all losses, damages and/or liabilities (whether criminal or civil) suffered by the Owners relating to the development and/or to the construction of the New Building and arising from any breach of this Agreement by the Developer and/or arising from any breach, default or violation of any law, permission, rules, regulations or bye-laws relating to development and construction and/or arising out of any accident or negligence during development and construction. The Developer hereby further indemnifies and agrees to keep the Owners further saved, harmless and indemnified of from and against any kind of payment liabilities of whatsoever howsoever nature arising upto the date of transfer/possession of the Owner's allocation.

18.2 **By Owners:** The Owners hereby indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all losses, damages and/or liabilities (whether criminal or civil) suffered by Developer relating to the ownership and title of the said Property and arising from any breach of this Agreement by the Owners and/or arising from any defect in title of the said Property and/or arising from any of the Representations of the Owners being incorrect.

19. Miscellaneous

19.1 **Developer to Collect Additional Payments & Deposits:** The Developer shall be entitled to collect in respect of all Units of the New Building all additional charges, expenses and/or deposits. These shall include corpus deposit/sinking fund, deposit/expenses for formation of the Maintenance Company, Common Expenses, Maintenance Charges and deposits for the same, Municipal Taxes and deposits for the same, deposits demanded by the electric supply authority and other agencies, Project Advocates' Fees, charges for additional work and amenities that may be provided, charges, out pocket expenses and fees payable for changes/ regularization/ completion under applicable Rules or provisions, etc. It is clarified that the aforesaid additional

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charges, expenses and/or deposits shall belong exclusively to the Developer and shall not be included as part of Sale Proceeds. The Owners agree that if any air-conditioning charges are taken from the Transferees, then the same shall belong exclusively to the Developer and no part thereof shall be claimed or demanded by and/or payable to the Owners.

19.2 **Entire Agreement**: This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreements between the Parties, written, oral or implied.

19.3 **Validity**: The parties are executing this Agreement as a legally binding contract with intent to be bound by the terms hereof. If any term or provision herein contained shall be held to be invalid or unenforceable, the same shall not affect the validity or enforceability of the other provisions of this Agreement and the parties shall endeavor to replace such term or provision with a valid and enforceable term or provision which corresponds best to the original intention.

19.4 **Custody:** The Developer shall be entitled to the custody of this Agreement.

19.5 **Essence of the Contract:** The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

19.6 **No Partnership:** The Owners and the Developer have entered into this Agreement purely on a principal-to-principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

19.7 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights. A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.

19.8 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19.9 **Name of Complex:** The Complex shall be named as decided by the parties.

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19.10 **No Transfer at present:** Nothing in these presents shall be construed as a transfer, demise, assignment or conveyance in law of the said Property or any part thereof to the Developer by the Owners. No transfer of any title is intended to be or is being made by virtue of this Agreement. The transfer of title is intended to and shall take place only after Completion of the New Building.

19.11 **Advocates**: The Agreement to be entered by both the Owners and the Developer with the prospective Purchasers of various units/areas forming part of the joint Allocations of the Owners and the Developer and the consequent Deeds of Conveyance shall be prepared in a uniform basis and shall contain such terms, conditions, covenants and stipulations as are or would be mutually agreed upon between the Owners and the Developer. All such Agreements and the Deeds of Conveyance relating to upcoming project after development shall be prepared by **M/S S.K.LATH & CO.**, Advocates of 6A, K.S. Roy Road, 2nd floor, Kolkata-700001, Advocates of the Developer. The prospective purchasers shall pay their share of fees directly to the said appointed Advocates as fixed by the said developer.

19.12 **Entity**: The change in entity or extinction of the Developer due to amalgamation, reconstruction, takeover etc by an entity in the same group or by parent/holding subsidiary and/or due to conversion into an LLP or otherwise, shall not be deemed to be in any manner affect or rescind and/or terminate these presents and/or shall not be deemed to be taken as non-observance or non- performance of any covenants herein contained by the Developer.

20. SECURITY DEPOSIT:

20.1 It is agreed between the parties hereto that the Developer has paid to the Owners a sum of Rs.19,00,000/- (Rupees Nineteen Lakhs only) as and by way of interest free security deposit on or before the execution of this Agreement (the receipt whereof the Owners doth hereby admits and acknowledges.

20.2 The said Security Deposit shall be fully refundable (interest free) by the Owners to the Developer after the completion certificate is obtained by the Developer.

20.3 The developer expressly acknowledges understands and agrees that in the event of cancellation or termination of this Development Agreement, the Owners shall be at

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liberty to execute, present for registration and register unilaterally a deed of cancellation and the Developer shall cease to have right title and interest whatsoever in the said Property or land or Project on and from the date of expiry of the period mentioned in the notice of cancellation or termination issued by the Owners, as the case may be.

21. Defaults / Termination:

21.1 Prior to grant of all Approvals required for commencement of construction including sanction of Building Plan, this Agreement may be cancelled in the following circumstances:

a) In the event of there any encumbrances in respect of the said Property, the Developer shall have the option to cancel this Agreement by giving notice by Speed Post with Acknowledgement Due to the Owners.

b) In the event of the Building Plans not being sanctioned and all Approvals required for commencement of construction not being received within 6 (six) months from the date hereof, the Owners shall be entitled to cancel this Agreement by giving notice by Speed Post with Acknowledgement Due to the Developer.

21.2 In event of termination under clause 21.1(a) the Owners shall pay to the Developer the expenses and costs incurred at actual with 12% per annum interest thereon by the Developer till that time within 30 days of receipt of notice of termination. The Developer shall hand over the licensed possession of the said Property to the Owners simultaneously with receipt of the Deposit and the expenses along with interest as stated herein above.

21.3 Save as mentioned in clause 21, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement..If the Development be not completed due to any willful default on the part of the Owners, the Developer shall be entitled to specific performance of this Agreement.

21.4 Under any circumstances, if the Developer is unable to commence the construction and/or perform its obligations under this Agreement due to any act, deed, omission or fault of the Owners, the Developer will have the right to immediately terminate this Agreement and in such event, the Owners shall refund the entire security deposit with interest thereon @12% per annum.

21.5 In the event, the Developer fails to complete construction of the complex (subject to force majeure) within the date mentioned hereinbefore or such other extended date as agreed to in writing, then the Owners shall have the following options:-

21.5.1 The right to immediately terminate this Agreement and forfeit a sum of Rs.9,50,000/- (Rupees Nine Lakhs and Fifty Thousand only) as pre-determined liquidated damages and refund the balance consideration without any interest to the Developer within a period of 30 days of such termination and/or

21.5.2 The Owners will automatically be deemed to have taken back the Licensed possession of the said property and the Owners shall be free to complete the left over jobs/works through any third party. The costs and expenses for getting the remaining left over jobs/works shall be paid by the Developer to the Owners immediately on demand. After the constructions are completed, and the Developer making payment of left over jobs, the Developer will be free to use its allocation. If the Developer does not pay the costs of construction of left over job on demand raised by the Owners, in that case the Developer shall be liable to pay interest @12% per annum for the delayed payment from the date of the Bill.

22. Force Majeure

22.1 Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any act, omission, breach or violation by such Party of any of its obligations under this Agreement but which arises from, or is attributable to Acts of God, natural calamities, accidents, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic/pandemic or other natural physical disaster, failure or shortage of power

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supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, lock-down, terrorist action, on-site disturbance by any related party, civil commotion, non-availability/shortage of construction material, delays due to municipal elections, any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government or Court orders.

22.2 If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall inform the other Party in writing of the event of Force Majeure specifying the nature and extent of the circumstances giving rise to the event/s of force majeure. Similar notice in writing shall also be given upon cessation of the Force Majeure event. Subject to written notifications as above with proof of service, neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall upon occurrence and cessation of any event constituting Force Majeure be extended by the same period as the period of Force Majeure event.

23. **Amendment/Modification:** The parties may add to, alter, amend and/or modify this Agreement or any part hereof in such manner as may be mutually agreed in writing provided however it shall not be necessary to register such writing. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties.

24. **Notice**: Any notice or other written communication given under or in connection with this Agreement may be delivered by hand against written acknowledgment or sent by facsimile transmission with proof of proper transmission, or sent by registered post with acknowledgement due to the address of the relevant Party mentioned in this agreement or such other address as may be notified in writing by each Party from time to time.

25. **Arbitration:** Any dispute or difference between the parties hereto arising out of and/or relating to and/or concerning the said Property and/or this Agreement or any term or condition herein contained and/or relating to interpretation thereof shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996 as amended

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from time to time. The parties have agreed that the Arbitrator shall have summary powers and may make or give interim orders, awards and/or directions. The Arbitrator shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law but shall give reasons for the award. The Award(s) made by the Arbitrator shall be final and the parties agree to be bound by the same.

26. **Jurisdiction:** In connection with the aforesaid arbitration proceedings, the Courts at Calcutta only shall have exclusive jurisdiction to receive, entertain, try and determine all actions and proceedings.

27. **Rules of Interpretation:**

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

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

27.3 **Gender:** In this Agreement, words denoting any gender including all other genders.

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

27.5 **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement. .

27.6 **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.

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27.7 **Headings:** In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

28. Schedules:

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of Bastu lands having total area of **176.44 decimals** more or less equivalent to 106 Cottahs, 13 Chittacks and 20 Square Feet more or less comprised in R.S Dag Nos.110, 127, 111, 112, 113, 114, 115, 124, 124/475, 123, 122, 109 appertaining to L.R. Dag Nos.104, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 127 appertaining to **L.R. Khatian Nos.1324, 1314, 1081, 1086, 1080, 1079, 1058, 1057, 1055, 1054, 1050, 1366, 1083, 1053, 1313, 1309, 1333, 1321 and 1328** at Mouza Dhamaitala, P.S. Sonarpur, J.L. No.75, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana – Magura situated at **Holding No.841, Dwarir Road,** Kolkata-700151, District South 24 Parganas **under Ward No.25 of the Rajpur Sonarpur Municipality** and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, and butted and bounded as follows:-

ON THE NORTH – R.S. DAG NO- 92,93,94
ON THE SOUTH - DWARIR ROAD
ON THE EAST – R.S. DAG NOS- 116, 119, 120, 106,107,108
ON THE WEST – R.S. DAG NO- 127, 112(p) , 125, 126.

THE SECONDS SCHEDULE ABOVE REFERRED TO:

(Registration Details of Registered Ownership Deeds)

Part-I

Name of Vendor/s	Name of Purchaser/s	RS/LR Dag Nos.	Area (in Decimal)	Particular of Deeds
SRI NEMAI SARDAR & ORS.	MRS. DIMPLE GUPTA	114/113	0.836	Deed of Conveyance dated 27.10.2021, registered in the office of D.S.R. – IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2021, Pages from 389788 to 389875, being no. 160409107 for the year 2021.
		115/114	0.5	

STAMP OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA

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SRI KRISHNA KUMAR SARDAR & ORS.	M/S. RATISH KUMAR GUPTA HUF	114/113	3.041	Deed of Conveyance dated 22.07.2019, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 355535 to 355621, being no. 190407305 for the year 2019.
		115/114	2.375	
SRI KRISHNA KUMAR SARDAR & ORS.	M/S. RAMESH KUMAR GUPTA HUF	114/113	3.041	Deed of Conveyance dated 22.07.2019, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 3555823 to 355909, being no. 190407306 for the year 2019.
		115/114	2.375	
SRI KRISHNA KUMAR SARDAR & ORS.	MRS. BHARTI GUPTA	114/113	3.041	Deed of Conveyance dated 22.07.2019, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 347034 to 347117, being no. 190407307 for the year 2019.
		115/114	2.375	
MR. BIBEKANANDA SAHA & ORS.	MR. RAGHAV GUPTA & ORS.	122/120	7	Deed of Conveyance dated 29.03.2018, registered in the office of D.S.R. – IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2018, Pages from 96973 to 97124, being no. 160402892 for the year 2018.
		123/119	11	
		124/117	21	
		124/475/118	11	
JHANTU SARDAR AND ORS.	MR. RAGHAV GUPTA & ORS.	109/127	29	Deed of Conveyance dated 07.10.2021, registered in the office of D.S.R. – IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2021, Pages from 389876 to 389974, being no. 160409098 for the year 2021.
		110/104	4	
SRI KRISHNA KUMAR SARDAR & ORS.	MRS. DIMPLE GUPTA	114/113	3.041	Deed of Conveyance dated 27.10.2021, registered in the office of A.R.A.-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 355450 to 355534, being no. 190407304 for the year 2019.
		115/114	2.375	
SRI AMIYA SARDAR & ORS.	MRS. BHARTI GUPTA 7 ORS.	111/107	26	Deed of Conveyance dated 27.10.2021, registered in the office of D.S.R. – IV, South 24-Parganas and recorded in
		112/111	6.43	
		113/112	9.5	

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KOLKATA

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		127/106	28.51	Book No. I, Volume No. 1604-2021, Pages from 389975 to 390312, being no. 160409088 for the year 2021.

Part-II

(Abstract of Devolution of Title)

WHEREAS:-

1. By various aforesaid recited Registered Deeds of Conveyance (" **Sale Deeds**"), the Owners herein purchased, acquired and got seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu/Bagan/Danga lands having total area of **176.44 decimals** more or less comprised in R.S Dag Nos. 110, 127, 111, 112, 113, 114, 115, 124, 124/475, 123, 122, 109 appertaining to L.R. Dag Nos. 104, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 127 at Mouza Dhamaitala, P.S. Sonarpur, J.L. No.75, Pargana Magura situated at Dwarir Road, Kolkata-700151, District South 24 Parganas under Rajpur Sonarpur Municipality under Ward No. 25 and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) more fully described in the **FIRST SCHEDULE** herein above and hereinafter collectively referred to as the **"said Property"**, for the consideration and on the terms and conditions therein mentioned and details of which are mentioned hereunder.

2. Pursuant to aforesaid, the Owners herein became the absolute joint owners of the said Property and got their names mutated in the records of B.L. & L.R.O. having jurisdiction vide **L.R. Khatian Nos.1324, 1314, 1081, 1086, 1080, 1079, 1058, 1057, 1055, 1054, 1050, 1366, 1083, 1053, 1313, 1309, 1333, 1321 and 1328** and also in the records of Rajpur Sonarpur Municipality vide Assessee Number:1104302160612 as per the Mutation Certificate issued on 11.10.2022 issued by the Rajpur Sonarpur Municipality, and pursuant to such mutation the entire land being the said property was identified as single **Holding No.841, Dwarir Road under Ward No.25 of the Rajpur Sonarpur Municipality**.

3. Thereafter the Owners herein got the classification of the said property having an area of 106 Cottahs, 13 Chittacks and 20 Square Feet more or less **converted to BASTU** under Section 4C of the West Bengal and Reforms Act,1955 vide Conversion Order issued by the Government of West Bengal, Office of the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas vide Memo No.41/Conv/2446/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2451/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2446/BLR-SNP/22

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dated 28.07.2022, Memo No.41/Conv/2452/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2455/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2460/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2453/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2458/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2448/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2461/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/_/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2445/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2701/BLR-SNP/22 dated 10.08.2022, Memo No.41/Conv/2700/BLR-SNP/22 dated 10.08.2022, Memo No.21 (conr)/1099/SDL-BRP/22 dated 01.09.2022, Memo No.41/Conv/2449/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2450/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2454/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2447/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2457/BLR-SNP/22 dated 28.07.2022.

4. In the circumstances, the Owners became the absolute, undisputed and recorded owners of the said Property, each of the Owners being entitled to an undivided shares or interests in the said property absolutely and forever free from all encumbrances and charges whatsoever and have been paying all rates and taxes to the Municipality as well other Competent Authority including B.L.&L.R.O. having jurisdiction and caused a Deed of Boundary Declaration dated 31.08.2022 registered in Book No.I, Deed No.160410233 for the year,2022 at the Office of DSR-IV, South 24 Parganas.

28. Execution and Delivery

IN WITNESS WHEREOF the Parties within named have executed this Agreement on the date mentioned above.

SIGNED AND DELIVEVERED BY
The Owners all at Kolkata

Dimple Gupta
DIMPLE GUPTA

Raghav Gupta

RAGHAV GUPTA
RAGHAV GUPTA (HUF)
Raghav Gupta
KARTA
RAGHAV GUPTA (HUF)
represented by its Karta Mr. Raghav Gupta

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 DEC 2022

RATISH KUMAR GUPTA

SHILPA GUPTA

ESCORTS MERCHANDISE PVT. LTD.

Director

ESCORT MERCHANDISE PVT. LTD.
represented by its Director/Authorized Signatory Ratish Gupta

For CLASSIC NIKETAN PRIVATE LIMITED

Director

M/S. CLASSIC NIKETAN PVT. LTD.
represented by its Director Mr. Ratish Gupta

GAJANAND REALBUILD PVT. LTD.

Director

M/S. GAJANAND REALBUILD PVT. LTD.
represented by its Director Mr. Ratish Gupta

For NILACHAL DEVELOPERS PRIVATE LIMITED

Director

M/S. NILACHAL DEVELOPERS PVT. LTD.
represented by its Director Mr. Ratish Gupta

RSQUARE PROJECTS LLP

Designated Partner/Partner

M/S RSQUARE PROJECTS LLP
represented by one of its Designated Partner/Authorized Signatory
Ratish Gupta

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

17 DEC 2002

SURABHI INFRASTRUCTURE PVT. LTD

Director

M/S SURABHI INFRASTRUCTURE PVT. LTD.
represented by its Director Mr. Ratish Gupta

"GP" & PROPERTIES & FINANCE PVT. LTD

Director

M/S GUPTA PROPERTIES & FINANCE PVT. LTD.
represented by its Director Mr. Ratish Gupta

GUPTA TOWERS (P) LTD

M/S GUPTA TOWERS PVT. LTD.
represented by its Director Mr. Ratish Gupta

FOR PADMINI ENCLAVE PRIVATE LIMITED

Director

M/S PADMINI ENCLAVE PVT. LTD.
represented by its Director Mr. Ratish Gupta

KARUNA REALTORS PVT. LTD.

Director

M/S KARUNA REALTORS PVT. LTD.
represented by its Director Mr. Ratish Gupta

RAMESH KUMAR GUPTA (HUF)

KARTA

RAMESH KUMAR GUPTA (HUF)
represented by its Karta **Ramesh Kumar Gupta**

BHARTI GUPTA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 DEC 2002

RATISH KUMAR GUPTA (HUF)

KARTA

RATISH KUMAR GUPTA (HUF)
represented by its Karta Mr. Ratish Gupta

Yashna Gupta

YASHNA GUPTA

SIGNED AND DELIVEVERED BY
The Developer at Kolkata

PURSLANE TOWERS PVT. LTD.
Director / Authorised Signatory

PURSLANE TOWERS PRIVATE LIMITED
represented by its Director Mr. Ratish Gupta

All in the presence of common:

Witnesses:

Signature Shambhavi Shree

Name Shambhavi Shree

Father's Name Dr. Vijay Shankar Singh

Address New CC2, Rajarhat, Kolkata 700156

Signature Prachi Gounsara

Name Prachi Gounsara

Father's Name Vijay Gounsara

Address 5/9, BST Main Road, Kol-38

Drafted by:

Kapil Lath, Advocate
(Enrollment No. F-517/01)

Kapil Lath, Advocate (High Court)
M/s S.K. Lath Co.,
Advocates,
6A, K.S. Roy Road, 2nd floor,
Kolkata-700001.

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

17 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signatures of the executants Presentants					
		Little	Ring	Middle (left)	Fore (hand)	Thumb
	DIMPLE GUPTA Dimple Gupta	Thumb	Fore	Middle (right)	Ring (hand)	Little
		Little	Ring	Middle (left)	Fore (hand)	Thumb
	Raghav Gupta **RAGHAV GUPTA**	Thumb	Fore	Middle (right)	Ring (hand)	Little
		Little	Ring	Middle (left)	Fore (hand)	Thumb
	Shilpa Gupta **SHILPA GUPTA**	Thumb	Fore	Middle (right	Ring hand)	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV, KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signatures of the executants Presentants					
		Little	Ring	Middle (left)	Fore (hand)	Thumb
	BHARTI GUPTA Bharti Gupta	Thumb	Fore	Middle (right)	Ring (hand)	Little
		Little	Ring	Middle (left)	Fore (hand)	Thumb
	RAMESH KUMAR GUPTA Ramesh Kumar Gupta	Thumb	Fore	Middle (right)	Ring (hand)	Little
		Little	Ring	Middle (left)	Fore (hand)	Thumb
	Yashna Gupta YASHNA GUPTA	Thumb	Fore	Middle (right	Ring hand)	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

17 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signatures of the executants Presentants
	
	RATISH KUMAR GUPTA

Little	Ring	Middle (left)	Fore (hand)	Thumb
Thumb	Fore	Middle (right)	Ring (hand)	Little
Little	Ring	Middle (left)	Fore (hand)	Thumb
Thumb	Fore	Middle (right)	Ring (hand)	Little
Little	Ring	Middle (left)	Fore (hand)	Thumb
Thumb	Fore	Middle (right	Ring hand)	Little

SEAL OF THE ADDL REGISTRAR OF ASSURANCES-IV KOLKATA

ADDITIONAL REGISTRAR
OF ASSURA ES-IV, KOLKATA

17 DEC 2022

Major Information of the Deed

Deed No :	**I-1904-20282/2022**	**Date of Registration**	**17/12/2022**
Query No / Year	**1904-2003510247/2022**	**Office where deed is registered**	
Query Date	**13/12/2022 10:37:45 AM**	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K LATH AND CO 6A, KIRAN SHANKAR ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062852396, Status :Solicitor firm		
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 : 19,00,000/-]	
Set Forth value		Market Value	
		Rs. 6,53,92,193/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 19,105/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamaitala, , Ward No: 025, Holding No:841 Jl No: 75, Pin Code : 700151

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-107 (RS :-)	LR-1314	Bastu	Bastu	26 Dec		96,36,120/-	Property is on Road
L2	LR-111 (RS :-)	LR-1314	Bastu	Bastu	6.43 Dec		23,83,087/-	Property is on Road
L3	LR-112 (RS :-)	LR-1314	Bastu	Bastu	9.5 Dec		35,20,890/-	Property is on Road
L4	LR-106 (RS :-)	LR-1054	Bastu	Bastu	28.51 Dec		1,05,66,376/-	Property is on Road
L5	LR-113 (RS :-)	LR-1314	Bastu	Bastu	13 Dec		48,18,060/-	Property is on Road
L6	LR-114 (RS :-)	LR-1314	Bastu	Bastu	10 Dec		37,06,200/-	Property is on Road
L7	LR-127 (RS :-)	LR-1324	Bastu	Bastu	29 Dec		1,07,47,980/-	Property is on Road
L8	LR-104 (RS :-)	LR-1324	Bastu	Bastu	4 Dec		14,82,480/-	Property is on Road
L9	LR-120 (RS :-)	LR-1081	Bastu	Bastu	7 Dec		25,94,340/-	Property is on Road
L10	LR-119 (RS :-)	LR-1081	Bastu	Bastu	11 Dec		40,76,820/-	Property is on Road
L11	LR-117 (RS :-)	LR-1081	Bastu	Bastu	21 Dec		77,83,020/-	Property is on Road
L12	LR-118 (RS :-)	LR-1309	Bastu	Bastu	11 Dec		40,76,820/-	Property is on Road
		TOTAL :			**176.44Dec**	**0 /-**	**653,92,193 /-**	
	Grand Total :				**176.44Dec**	**0 /-**	**653,92,193 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs DIMPLE GUPTA Wife of Mr Raghav Gupta Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office	 17/12/2022	 LTI 17/12/2022	Dimple Gupta 17/12/2022
	22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0H, Aadhaar No: 22xxxxxxxx7368, Status :Individual, Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr RAGHAV GUPTA Son of Late Rajendra Kumar Gupta Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office	 17/12/2022	 LTI 17/12/2022	Raghav Gupta 17/12/2022
	22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx6L, Aadhaar No: 57xxxxxxxx9876, Status :Individual, Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office			
3	**RAGHAV GUPTA HUF** 22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

4	Name	Photo	Finger Print	Signature
	Mr RATISH KUMAR GUPTA Son of Mr Ramesh Kumar Gupta Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office	 17/12/2022	 LTI 17/12/2022	17/12/2022

8B, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4F, Aadhaar No: 70xxxxxxxx0098, Status :Individual, Executed by: Self, Date of Execution: 17/12/2022
, Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mrs SHILPA GUPTA Wife of Mr Ratish Kumar Gupta Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office	 17/12/2022	 LTI 17/12/2022	Shilpa Gupta 17/12/2022

8B, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9N, Aadhaar No: 40xxxxxxxx8931, Status :Individual, Executed by: Self, Date of Execution: 17/12/2022
, Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office

6	**ESCORTS MERCHANDISE PRIVATE LIMITED** 22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**CLASSIC NIKETAN PRIVATE LIMITED** 75, Shakespeare Sarani, 3rd Floor, Onex Square, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	**GAJANAND REALBUILD PRIVATE LIMITED** 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	**NILACHAL DEVELOPERS PRIVATE LIMITED** 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	**RSQUARE PROJECTS LLP** 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	**SURABHI INFRASTRUCTURE PRIVATE LIMITED** 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

12	**GUPTA PROPERTIES & FINANC E PVT LTD** 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	**GUPTA TOWERS PVT LTD** 75, Shakespear Sarani, City:- , P.O:- Shakespear Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	**PADMINI ENCLAVE PRIVATE LIMITED** 75, Shakespear Sarani, City:- , P.O:- Shakespear Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	**KARUNA REALTORS PRIVATE LIMITED** 75, Shakespear Sarani, City:- , P.O:- Shakespear Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	**RAMESH KUMAR GUPTA HUF** 8B, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

17

Name	Photo	Finger Print	Signature
Mrs BHARTI GUPTA Daughter of Late Rajendra Kumar Gupta Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office	 17/12/2022	 LTI 17/12/2022	Bharti Gupta 17/12/2022

22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0Q, Aadhaar No: 50xxxxxxxx6913, Status :Individual, Executed by: Self, Date of Execution: 17/12/2022
, Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office

18 **RATISH KUMAR GUPTA HUF**
8B, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

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Name	Photo	Finger Print	Signature
Miss YASHNA GUPTA Daughter of Mr Ratish Kumar Gupta Executed by: Self, Date of Execution: 17/12/2022 , Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office	 17/12/2022	 LTI 17/12/2022	Yashna Gupta 17/12/2022

8B Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CGxxxxxx2P, Aadhaar No: 45xxxxxxxx2712, Status :Individual, Executed by: Self, Date of Execution: 17/12/2022
, Admitted by: Self, Date of Admission: 17/12/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PURSLANE TOWERS PRIVATE LIMITED** 75 Shakespeare Sarani Onex Square, City:- Kolkata, P.O:- Beniapukur, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5E,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
	Mr Raghav Gupta Son of Late Rajendra Kumar Gupta Date of Execution - 17/12/2022, , Admitted by: Self, Date of Admission: 17/12/2022, Place of Admission of Execution: Office	 Dec 17 2022 12:48PM	 LTI 17/12/2022	17/12/2022
	22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6L, Aadhaar No: 57xxxxxxxx9876 Status : Representative, Representative of : RAGHAV GUPTA HUF (as karta)			
2	Name	Photo	Finger Print	Signature
	Mr Ramesh Kumar Gupta Son of Late Bhayaram Gupta Date of Execution - 17/12/2022, , Admitted by: Self, Date of Admission: 17/12/2022, Place of Admission of Execution: Office	 Dec 17 2022 12:49PM	 LTI 17/12/2022	17/12/2022
	8B, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8R, Aadhaar No: 48xxxxxxxx0586 Status : Representative, Representative of : RAMESH KUMAR GUPTA HUF			
3	Name	Photo	Finger Print	Signature
	Mr RATISH KUMAR GUPTA (Presentant) Son of Mr Ramesh Kumar Gupta Date of Execution - 17/12/2022, , Admitted by: Self, Date of Admission: 17/12/2022, Place of Admission of Execution: Office	 Dec 17 2022 12:53PM	 LTI 17/12/2022	17/12/2022

8B, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4F, Aadhaar No: 70xxxxxxxx0098 Status : Representative, Representative of : ESCORTS MERCHANDISE PRIVATE LIMITED (as Director/Authorized signatory), CLASSIC NIKETAN PRIVATE LIMITED (as Director/Authorized signatory), GAJANAND REALBUILD PRIVATE LIMITED (as Director/Authorized signatory), NILACHAL DEVELOPERS PRIVATE LIMITED (as Director/Authorized signatory), RSQUARE PROJECTS LLP (as Director/Authorized signatory), SURABHI INFRASTRUCTURE PRIVATE LIMITED (as Director/Authorized signatory), GUPTA PROPERTIES & FINANC E PVT LTD (as Director/Authorized signatory), GUPTA TOWERS PVT LTD (as Director/Authorized signatory), PADMINI ENCLAVE PRIVATE LIMITED (as Director/Authorized signatory), KARUNA REALTORS PRIVATE LIMITED (as Director/Authorized signatory), RATISH KUMAR GUPTA HUF (as karta)

4	Name	Photo	Finger Print	Signature
	Mr Ratish Kumar Gupta Son of Mr Ramesh Kumar Gupta Date of Execution - 17/12/2022, , Admitted by: Self, Date of Admission: 17/12/2022, Place of Admission of Execution: Office	 Dec 17 2022 12:53PM	 LTI 17/12/2022	17/12/2022

8B, Middleton Row, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4f, Aadhaar No: 70xxxxxxxx0098 Status : Representative, Representative of : PURSLANE TOWERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Kumar Singh Son of Mr B N SINGH 6A, K S ROY ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	17/12/2022	17/12/2022	17/12/2022

Identifier Of Mrs DIMPLE GUPTA, Mr RAGHAV GUPTA, Mr Raghav Gupta, Mr RATISH KUMAR GUPTA, Mrs SHILPA GUPTA, Mr Ramesh Kumar Gupta, Mrs BHARTI GUPTA, Miss YASHNA GUPTA, Mr RATISH KUMAR GUPTA, Mr Ratish Kumar Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
2	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
3	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
4	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
5	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec

6	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
7	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
8	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
9	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
10	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
11	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
12	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-2.16667 Dec
Transfer of property for L10		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
2	Mr RAGHAV GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
3	RAGHAV GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
4	Mr RATISH KUMAR GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
5	Mrs SHILPA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
6	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
7	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
8	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
9	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
10	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
11	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
12	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
13	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
14	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
15	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
16	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
17	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
18	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec
19	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.578947 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
2	Mr RAGHAV GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
3	RAGHAV GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
4	Mr RATISH KUMAR GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
5	Mrs SHILPA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
6	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
7	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
8	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
9	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
10	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
11	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
12	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
13	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
14	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
15	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
16	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
17	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
18	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
19	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.10526 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
2	Mr RAGHAV GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
3	RAGHAV GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
4	Mr RATISH KUMAR GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
5	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
6	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
7	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec

8	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
9	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
10	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
11	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
12	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
13	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
14	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
15	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
16	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.6875 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
2	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
3	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
4	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
5	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
6	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
7	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
8	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
9	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
10	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
11	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
12	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.535833 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec

2	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
3	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
4	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
5	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
6	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
7	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
8	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
9	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
10	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
11	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
12	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.791667 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
2	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
3	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
4	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
5	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
6	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
7	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
8	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
9	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
10	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
11	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
12	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-2.37583 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-3.877 Dec

2	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-3.041 Dec
3	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-3.041 Dec
4	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-3.041 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
2	Mr RAGHAV GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
3	RAGHAV GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
4	Mr RATISH KUMAR GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
5	Mrs SHILPA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
6	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
7	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
8	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
9	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
10	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
11	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
12	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
13	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
14	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
15	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
16	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
17	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
18	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec
19	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.526316 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
2	Mr RAGHAV GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
3	RAGHAV GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
4	Mr RATISH KUMAR GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
5	Mrs SHILPA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec

6	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
7	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
8	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
9	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
10	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
11	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
12	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
13	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
14	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
15	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
16	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
17	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
18	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
19	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-1.52632 Dec
Transfer of property for L8		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
2	Mr RAGHAV GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
3	RAGHAV GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
4	Mr RATISH KUMAR GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
5	Mrs SHILPA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
6	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
7	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
8	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
9	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
10	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
11	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec

12	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
13	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
14	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
15	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
16	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
17	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
18	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
19	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.210526 Dec
Transfer of property for L9		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs DIMPLE GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
2	Mr RAGHAV GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
3	RAGHAV GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
4	Mr RATISH KUMAR GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
5	Mrs SHILPA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
6	ESCORTS MERCHANDISE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
7	CLASSIC NIKETAN PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
8	GAJANAND REALBUILD PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
9	NILACHAL DEVELOPERS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
10	RSQUARE PROJECTS LLP	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
11	SURABHI INFRASTRUCTURE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
12	GUPTA PROPERTIES & FINANC E PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
13	GUPTA TOWERS PVT LTD	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
14	PADMINI ENCLAVE PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
15	KARUNA REALTORS PRIVATE LIMITED	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
16	RAMESH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
17	Mrs BHARTI GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
18	RATISH KUMAR GUPTA HUF	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec
19	Miss YASHNA GUPTA	PURSLANE TOWERS PRIVATE LIMITED-0.368421 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamaitala, , Ward No: 025, Holding No:841 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 107, LR Khatian No:- 1314	Owner:ভারতী গুপ্তা, Gurdian:রাজেন্দ্র কুমার গুপ্তা, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	ESCORTS MERCHANDISE PRIVATE LIMITED
L2	LR Plot No:- 111, LR Khatian No:- 1314	Owner:ভারতী গুপ্তা, Gurdian:রাজেন্দ্র কুমার গুপ্তা, Address:নিজ , Classification:বাগান,	CLASSIC NIKETAN PRIVATE LIMITED
L3	LR Plot No:- 112, LR Khatian No:- 1314	Owner:ভারতী গুপ্তা, Gurdian:রাজেন্দ্র কুমার গুপ্তা, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	GAJANAND REALBUILD PRIVATE LIMITED
L4	LR Plot No:- 106, LR Khatian No:- 1054	Owner:এম/এস সুরভী ইনফ্রাস্ট্রাকচার প্রাইভেট লিমিটেড, Gurdian:রতিশ কুমার গুপ্তা, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	RSQUARE PROJECTS LLP
L5	LR Plot No:- 113, LR Khatian No:- 1314	Owner:ভারতী গুপ্তা, Gurdian:রাজেন্দ্র কুমার গুপ্তা, Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	Mrs DIMPLE GUPTA
L6	LR Plot No:- 114, LR Khatian No:- 1314	Owner:ভারতী গুপ্তা, Gurdian:রাজেন্দ্র কুমার গুপ্তা, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	GAJANAND REALBUILD PRIVATE LIMITED
L7	LR Plot No:- 127, LR Khatian No:- 1324	Owner:শিল্পা গুপ্তা, Gurdian:রতিশ কুমার গুপ্তা, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	GUPTA PROPERTIES & FINANC E PVT LTD
L8	LR Plot No:- 104, LR Khatian No:- 1324	Owner:শিল্পা গুপ্তা, Gurdian:রতিশ কুমার গুপ্তা, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	GUPTA TOWERS PVT LTD
L9	LR Plot No:- 120, LR Khatian No:- 1081	Owner:এম/এস আরস্কোয়ার প্রোজেক্ট এল এল পি, Gurdian:রাঘব গুপ্তা, Address:নিজ , Classification:বাগান,	PADMINI ENCLAVE PRIVATE LIMITED
L10	LR Plot No:- 119, LR Khatian No:- 1081	Owner:এম/এস আরস্কোয়ার প্রোজেক্ট এল এল পি, Gurdian:রাঘব গুপ্তা, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	KARUNA REALTORS PRIVATE LIMITED
L11	LR Plot No:- 117, LR Khatian No:- 1081	Owner:এম/এস আরস্কোয়ার প্রোজেক্ট এল এল পি, Gurdian:রাঘব গুপ্তা, Address:নিজ , Classification:বাগান, Area:0.02000000 Acre,	RAMESH KUMAR GUPTA HUF

L12	LR Plot No:- 118, LR Khatian No:- 1309	Owner:রতিশ কুমার গুপ্তা এইচ ইউ এফ, Gurdian:পক্ষে কর্তা রতিশ কুমার গুপ্তা, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	GUPTA TOWERS PVT LTD

Endorsement For Deed Number : I - 190420282 / 2022

On 17-12-2022

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

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

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

Presented for registration at 11:26 hrs on 17-12-2022, at the Office of the A.R.A. - IV KOLKATA by Mr RATISH KUMAR GUPTA ,.

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 6,53,92,193/-

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

Execution is admitted on 17/12/2022 by 1. Mrs DIMPLE GUPTA, Wife of Mr Raghav Gupta, 22/1, Road: Ballygunge Circular Road. . P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mr RAGHAV GUPTA, Son of Late Rajendra Kumar Gupta, 22/1, Road: Ballygunge Circular Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Mr RATISH KUMAR GUPTA, Son of Mr Ramesh Kumar Gupta, 8B, Middleton Street, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business, 4. Mrs SHILPA GUPTA, Wife of Mr Ratish Kumar Gupta, 8B, Middleton Street, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business, 5. Mrs BHARTI GUPTA, Daughter of Late Rajendra Kumar Gupta, 22/1, Road: Ballygunge Circular Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 6. Miss YASHNA GUPTA, Daughter of Mr Ratish Kumar Gupta, 8B Middleton Street, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N SINGH, 6A, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 17-12-2022 by Mr Ramesh Kumar Gupta,

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N SINGH, 6A, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 17-12-2022 by Mr RATISH KUMAR GUPTA, Director/Authorized signatory, ESCORTS MERCHANDISE PRIVATE LIMITED (Private Limited Company), 22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director/Authorized signatory, CLASSIC NIKETAN PRIVATE LIMITED (Private Limited Company), 75, Shakespeare Sarani, 3rd Floor, One› Square, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, GAJANAND REALBUILD PRIVATE LIMITED (Private Limited Company), 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, NILACHAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, RSQUARE PROJECTS LLP (LLP), 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, SURABHI INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, GUPTA PROPERTIES & FINANC E PVT LTD (Private Limited Company), 75, Shakespear Sarani, City:- , P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, GUPTA TOWERS PVT LTD (Private Limited Company), 75, Shakespear Sarani, City:- , P.O:- Shakespear Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, PADMINI ENCLAVE PRIVATE LIMITED (Private Limited Company), 75, Shakespear Sarani, City:- , P.O:- Shakespear Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Director/Authorized signatory, KARUNA REALTORS PRIVATE LIMITED (Private Limited Company), 75, Shakespear Sarani, City:- , P.O:- Shakespear Sarani, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; karta, RATISH KUMAR GUPTA HUF (HUF), 8B, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N SINGH, 6A, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 17-12-2022 by Mr Ratish Kumar Gupta, Director, PURSLANE TOWERS PRIVATE LIMITED (Private Limited Company), 75 Shakespeare Sarani Onex Square, City:- Kolkata, P.O:- Beniapukur, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N SINGH, 6A, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 17-12-2022 by Mr Raghav Gupta, karta, RAGHAV GUPTA HUF (HUF), 22/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N SINGH, 6A, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,105.00/- (B = Rs 19,000.00/- ,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 19,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 1:34PM with Govt. Ref. No: 192022230216774518 on 15-12-2022, Amount Rs: 19,021/-, Bank: SBI EPay (SBIePay), Ref. No. 3245274279820 on 15-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9804, Amount: Rs.50.00/-, Date of Purchase: 11/11/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 1:34PM with Govt. Ref. No: 192022230216774518 on 15-12-2022, Amount Rs: 74,971/-, Bank: SBI EPay (SBIePay), Ref. No. 3245274279820 on 15-12-2022, 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 1904-2022, Page from 1172044 to 1172103

being No 190420282 for the year 2022.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2022.12.23 11:52:48 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/23 11:52:48 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)