

SL No - 3968/2024

I - 3305/2024

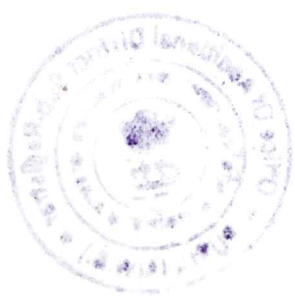


[Signature]
 04/07/2024
 02:00 pm

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Q. 2001699498/2024 AP 919618

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

[Signature]
 Addl. District Sub-Registrar
 PURULIA
 04/07/24



[Signature]
 Sajjan Das

DEVELOPMENT AGREEMENT

1. Date: 04/07/2024
2. Place: Purulia
3. Parties:

Sanjay Kumar Agarwal

- 3.1 M/s Purulia Bottling Pvt. Ltd., PAN - AAFCP7490M, a company incorporated under The Companies Act 1956, as the case may be, having its regd. office at Shree Krishna Chamber, 2nd Floor, Room No. 13B, 78 Bentinck Street, Kolkata - 700 001, and its local office at Vill. & P.O. Lagda, P.S. Purulia (Muff.), Dist. Purulia, West Bengal, represented by its Director Sri Sanjay Kumar Agarwal, PAN - ACTPA5078K, son of Late Gopal Prasad Agarwal, residing at Balarampur, P.O. Rangadih, P.S. Balarampur, Dist. Purulia, West Bengal, PIN - 723143.(Owner, includes successors-in-interest)

AND

- 3.2 M/s Getwell Retails LLP, PAN - AAQFG9003R, a Limited Liability Partnership within the meaning of Limited Liability Partnership Act, 2008 having its regd. office at 78 Bentinck Street, 2nd Floor, Block - B, Room No. - 13B, Kolkata - 700 001, represented by its Designated Partner Sri Ajay Kumar Agarwal, PAN - ACTPA5079J, son of Gopal Prasad Agarwal, residing at Flat No.-7J, Narkeladanga Main Road , Kadapara , Kankurgachi , Kolkata , West Bengal-700054.(Developer, includes successors-in-interest)

Owner and Developer, individually Party and collectively Parties.

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

4. Subject Matter of Agreement

- 4.1 Said Property: Bastu land measuring 22 (twenty two) cottah, 12 (twelve) chhataks, more or less, with structures thereon, comprised in R.S. Khatian No. 1147 & 1148, L.R. Khatian No. 1616, R.S./L.R. Plot No. 3859, in Mouza Raghobpur, J.L. No. 260 at present 66, under Purulia Municipality Ward No. 21, Holding No. 418 (old), at Present Holding No. 23 & 25 situated at Deshbandhu Road North Bye Lane within the then District - Purulia, P.S. - Purulia (Town) & Sub-Registry office Purulia, Pargana Chharrah.

Saraj m. Asad

5. **Background**

- 5.1 **Ownership of Mother Property:** Smt. Saroj Singhania, Sri Pravin Kejriwal, Smt. Sarika Jeloka, Smt. Sunita Kedia, Smt Sushila Bajaj, Smt. Aruna Dharnidharka and Smt. Kiran Chaucharia, were the lawful and joint owners of landed properties admeasuring measuring 19 (nineteen)Cottah, 2 (two) chhataks, more or less, with structures thereon & Sri Arjun Prasad Kejriwal was the lawful owner of landed properties comprised admeasuring measuring 3 (three)Cottah, 10 (ten) chhataks, more or less, with structures thereon in R.S. Khatian No. 1147 & 1148, L.R. Khatian No. 1616, R.S./L.R. Plot No. 3859, in Mouza Raghampur, J.L. No. 260 at present 66, under Purulia Municipality Ward No. 21, Holding No. 418 (old), at Present Holding No. 23 & 25 situated at Deshbandhu Road North Bye Lane within the then District - Purulia, P.S. - Purulia (Town) & Sub-Registry office Purulia, Pargana Chharrah (**Mother Property**).
- 5.3 **Absolute Ownership of Sri Deepak Kejriwal:** By virtue of seven several Deed of Sales on 08/04/1999 registered at A.D.S.R. Office, Purulia, out of which 1/7th share purchased by Deed No. 2410 from the rightful owner Smt. Saroj Singhania, wife of Sri Sushil Singhania and 1/7th share purchased by Deed No. 2411 from the rightful owner Sri Pravin Kejriwal, son of Late Saligram Kejriwal and 1/7th share purchased by Deed No. 2412 from the rightful owner Smt. Sarika Jeloka, wife of Sri Shambhunath Jeloka and 1/7th share purchased by Deed No. 2413 from the rightful owner Smt. Sunita Kedia, wife of Sri Ashok Kedia and 1/7th share purchased by Deed No. 2414 from the rightful owner Sushila Bajaj, wife of Ashok Bajaj and 1/7th share purchased by Deed No. 2415 from the rightful owner Smt. Aruna Dharnidharka, wife of Sri Bijoy Dharnidharka and 1/7th share purchased by Deed No. 2416 from the rightful owner Smt. Kiran Chaucharia, wife of Sri Suresh Chaucahria and some part of land purchased vide deed no. 3950 dated 24.08.2005 from Sri Arjun Prasad Kejriwal , son of Late hanuman Prasad Kejriwal.

Sri Deepak Kejriwal

By virtue of aforesaid Deeds of Sale Sri Deepak Kejriwal came in ownership and possession of the same during last L.R. Operation said property recorded in the name of vendor i.e. Sri Deepak Kejriwal under L.R. Khatian No. 1616 within R.S. /L.R. Plot No. 3859.

- 5.4 **Absolute Ownership of Smt Tara Kejriwal:** That Sri Deepak Kejriwal within the ownership and possession of the property admeasuring 22 Cottahs 12 Chhataks alongwith two storied old building, out of which 1/2 share he gifted in favour of Smt. Tara Kejriwal by a registered Deed of Gift being No. 5139 on 27/10/2021, Registered at A.D.S.R. Office Purulia.
- 5.5 **Absolute Ownership Of the M/s Purulia Bottling Pvt. Ltd:** By a virtue of a Deed of Conveyance dated 29th October, 2021, made between the said Sri Deepak Kejriwal and Smt. Tara Kejriwal, the vendors therein of one part, and M/s Purulia Bottling Pvt. Ltd, the purchaser therein of second part, the vendors therein sold the Said Land to the Owner, free from encumbrances, which was registered in the Office of the Additional District Sub - Registrar Of Purulia and recorded in Book No. 1, Volume No.1402-2021, Page from 103534 to 103559, Being Deed No. 140205308 for the year 2021.
6. **Representations and Warranties**
- 6.1 **Owner's Representations:** The Owner has represented and warranted to the Developer that (1) the right, title and interest of the Owner in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens* (2) the Owner shall ensure that the Owner's title to the Said Property continues to remain marketable and free from all encumbrances till completion of development (3) the Owner has not entered into any agreement for sale or lease or sub-lease or transfer or development of the Said Property with any person or entity (4) the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the Owner has full right, power and authority to enter into this Agreement and (6) the Owner has neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

Sahay Mr. Asad

- 6.2 **Developer's Representations:** The Developer has represented and warranted to the Owner that (1) the Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field (2) during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and (3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 6.3 **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the Owner has agreed to grant to the Developer, development rights of the Said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit new residential buildings (collectively **New Buildings**) on the Said Property (**Project**) on the basis of the Building Permit No. 1265/3 dated 22.08.2023 sanctioned by the Purulia Municipality (**Sanctioned Plan**, which includes all sanctioned/permisible modifications to be made thereto by the Developer, from time to time) from the concerned sanctioning authorities (collectively **Planning Authorities**). The Said payout plan has been transferred to the landowner as per declaration made on 02nd January 2024, by Shri Deepak Kejriwal (PAN - AQNPK7167K) & Smt. Tara Kejriwal (PAN - AQNPK7165M) registered with D.S.R Purulia in Book-IV, Volume No. 1401-2024 , Page no.1 to 10 being no. 140100001 for the year 2024.
- 6.4 **Recording of Terms:** The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between themselves with regard to the Project.
7. **Appointment and Commencement**
- 7.1 **Appointment:** The Owner hereby appoints the Developer as the developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owner.

14/05/2018
14/05/2018

- 7.2 **Commencement:** 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.
8. **Sanction and Construction**
- 8.1 **Architect and Consultants:** The Owner confirms that the Owner have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owner shall have no liability or responsibility.
- 8.2 **Construction of New Buildings:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owner, construct, erect and complete the New Buildings in accordance with the Sanctioned Plan.
- 8.3 **Building Materials:** The Developer shall be authorized in the name of the Owner to apply for and obtain quotation, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the New Buildings but under no circumstances the Owner shall be responsible for the price/value, storage and quality of the building materials.
- 8.4 **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 8.5 **Co-operation by Owner:** The Owner shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owner shall provide all co-operation that may be necessary for successful completion of the Project.

Copy as Attached

9. **Possession**

9.1 **Possession of Said Property:** At or before the execution of this Agreement, the Owner have delivered vacant and peaceful possession of the Said Property to the Developer for carrying out the Project, which the Developer hereby admits and acknowledges.

10. **Powers and Authorities**

10.1 **Power of Attorney:** The Owner shall grant to the Developer and/or its nominees necessary Power of Attorney (1) for the purpose of getting the Plan revalidated/modified/alterd/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings and (2) for construction of the New Buildings and booking and sale of the flats and spaces in the New Buildings (collectively **Units**) to prospective purchasers (collectively **Intending Purchasers**).

10.2 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertake that they shall execute, as and when necessary, all papers, documents, Plan etc. for enabling the Developer to perform all obligations under this Agreement.

11. **Owner's Consideration**

11.1 **Owner's Allocation:** In consideration of the Owner granting development right of the Said Property to the Developer in the manner mentioned herein, the Owner shall be entitled to 30% (thirty Percentage) of the proceeds from sale of units and parking in the Project.

11.2 **Developer's Allocation:** In consideration of the Owner granting development right of the Said Property to the Developer in the manner mentioned herein, the developer shall be entitled to 70% (Seventy Percentage) of the proceeds from sale of units and parking in the Project.

Sd/-
K. S. S. S.

- 11.3 **Security Deposit:** The developer shall deposit with the owner an interest free refundable security deposit of Rs.11,00,000/- (Rupees Eleven Lacs only). The security deposit shall be refundable by the owner to the developer upon completion of construction or in any other manner as may be mutually agreed between the parties.
12. **Obligations of Developer**
- 12.1 **Compliance with Laws:** The development shall commence as per the Sanctioned Plan, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers/Transferees for any loss or for any claim arising from such development and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 12.2 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architect, professional bodies, contractors, etc.
13. **Obligations of Owner**
- 13.1 **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

Safiqur Rahman

- 13.2 **Act in Good Faith:** The Owner undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 13.3 **Documentation and Information:** The Owner undertakes to provide the Developer with any and all documents and information relating to the Said Property as may be required by the Developer from time to time.
- 13.4 **No Obstruction in Dealing with Developer's Functions:** The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 13.5 **No Obstruction in Construction:** The Owner hereby covenants not to cause any interference or hindrance in the construction of the New Buildings.
- 13.6 **No Dealing with Said Property:** The Owner hereby covenants not to let out, grant lease, mortgage, charge and/or transfer the Said Property or any portions thereof, without the express consent and confirmation of the Developer.
- 13.7 **Execution of Agreements And Conveyances:** The Owner hereby covenants that the Owner, at the request of the Developer, shall execute and register Agreements, and Conveyances and any other documents required with regard to transfer of Units in the New Buildings in favour of the Intending Purchasers/Transferees and the Owner shall not claim and/or raise any demand of any nature whatsoever including monetary demand from the Developer and/or the Intending Purchasers/Transferees.
- 13.8 **No Objection to the Developer and/or the Intending Purchasers/Transferees in Obtaining Loan by Mortgaging the Said Property/Units:** The Owner hereby covenants that (1) the Developer shall be entitled to obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof (2) the Intending Purchasers/Transferees shall also be entitled to obtain loan from any financial institution by mortgaging their respective Units in the Said Property and (3) the Owner shall also grant consent for creation of charge/mortgage by the Developer or its nominee in respect of spaces/Units forming part of Developer's Allocation.

Safar v. AS

14. **Miscellaneous**

14.1 **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

14.2 **Essence of the Contract:** In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

14.3 **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.

14.4 **Valid Receipt:** The Owner shall pass valid receipts for all amounts paid under this Agreement.

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

14.6 **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.

14.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings and/or the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.

Copy to Mr. Hand.

14.8 **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.

14.9 **Name of Project:** The name of the Project shall be "Towerville".

14.10 **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 or oral and express or implied.

14.11 **Headings:** In this Agreement, 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.

15. Defaults

15.1 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.

16. Force Majeure

16.1 **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

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- 16.2 **Saving Due to Force Majeure:** 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 have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. 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 pursuant to this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.
17. **Severance**
- 17.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 17.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.
- 17.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

S. J. W. A. L.

18. **Reservation of Rights**

- 18.1 **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.
- 18.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

19. **Notice**

- 19.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the Directors of the Owner.

20. **Arbitration**

- 20.1 **Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavor to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

S. A. S.
S. A. S.

- 20.2 **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 2013.
- 20.3 **Arbitration Tribunal:** The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators [each of whom shall be an Advocate holding a current practicing certificate]:
- 20.3.1 **Appointment by Owner:** 1 (one) Arbitrator to be appointed by the Owner.
- 20.3.2 **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.
- 20.3.3 **Chairman:** The Chairman of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators.
- 20.4 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:
- 20.4.1 **Place:** The place of arbitration shall be Kolkata only.
- 20.4.2 **Language:** The language of the arbitration shall be English.
- 20.4.3 **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- 20.4.4 **Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 2013 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

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20.4.5 **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

21. Jurisdiction

21.1 **District Judge, Purulia:** In connection with the aforesaid arbitration proceedings, only the District Judge of the district in which the Said Property is situated shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

Schedule (Said Property)

Bastu land measuring 22 (twenty two) cottah, 12 (twelve) chhataks, more or less, with two storied structures 50 years old measuring an area 3000 sq.ft. thereon, comprised in R.S. Khatian No. 1147 & 1148, L.R. Khatian No. 1616, R.S./L.R. Plot No. 3859, in Mouza Raghabpur, J.L. No. 260 at present 66, under Purulia Municipality Ward No. 21, Holding No. 418 (old), at Present Holding No. 23 & 25 situated at Deshbandhu Road North Bye Lane within the then District - Purulia, P.S. - Purulia (Town) & Sub-Registry office Purulia, Pargana Chharrah, delineated in Red colour on the Plan annexed hereto and marked as Annexure I, duly butted and bounded as follows:

On the North	: R.S. Plot No. 3868
On the South	: Land of Santosh Kumar Jaiswal, P.C.C.J. Krishna Singhanian & Krishna Villa
On the East	: Land of Tara & Associate and 20'-0" wide road
On the West	: Land of Sanctosh Jain and 13'-0" wide road & Land of Rounak Kejriwal

Sanjay K. Agarwal

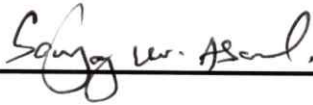
22. Execution and Delivery

Memo of consideration towards Security Deposit

Received from the within mentioned developer the within mentioned sum of Rs. 11,00,000/- (Rupees Eleven Lacs only) refundable security deposit in the manner following :

Sl. No.	Mode of Payment	Date of payment	Amount (Rs.)
1	Bank Transfer		11,00,000/-
Total			11,00,000/-

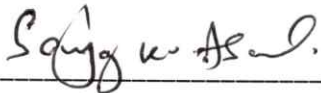
M/s Purulia Bottling Pvt. Ltd



Represented by its director
Sanjay Kumar Agarwal
(Owner)

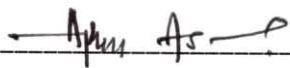
22.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

M/S Purulia Bottling Pvt. Ltd

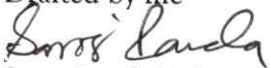


Represented by its Director
Sanjoy Kumar Agarwal
(Owner)

M/S Getwell Retails LLP



Represented by its Partner
Ajay Kumar Agarwal
(Developer)

Drafted by me

Saroj Panda (Advocate)
District Judges Court Purulia
Enrolment No- F-500/425/2000

Witness






S/o Kamala Kanta Mahato
Vill + P.O - Chakra.
P.S + Dist - Purulia.
2. 



Photo with Signature & Finger's impression of the Land Owner

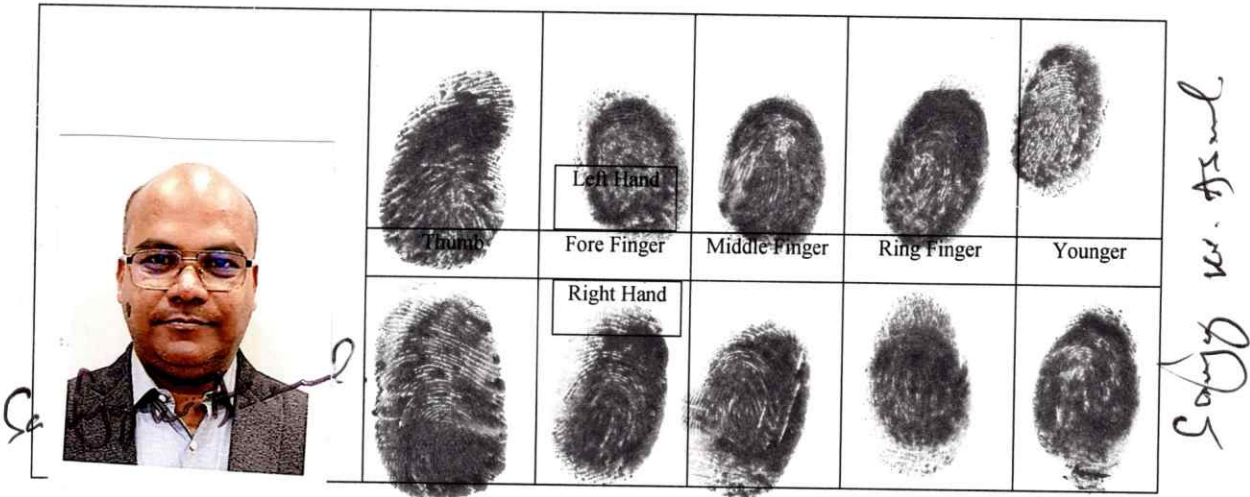
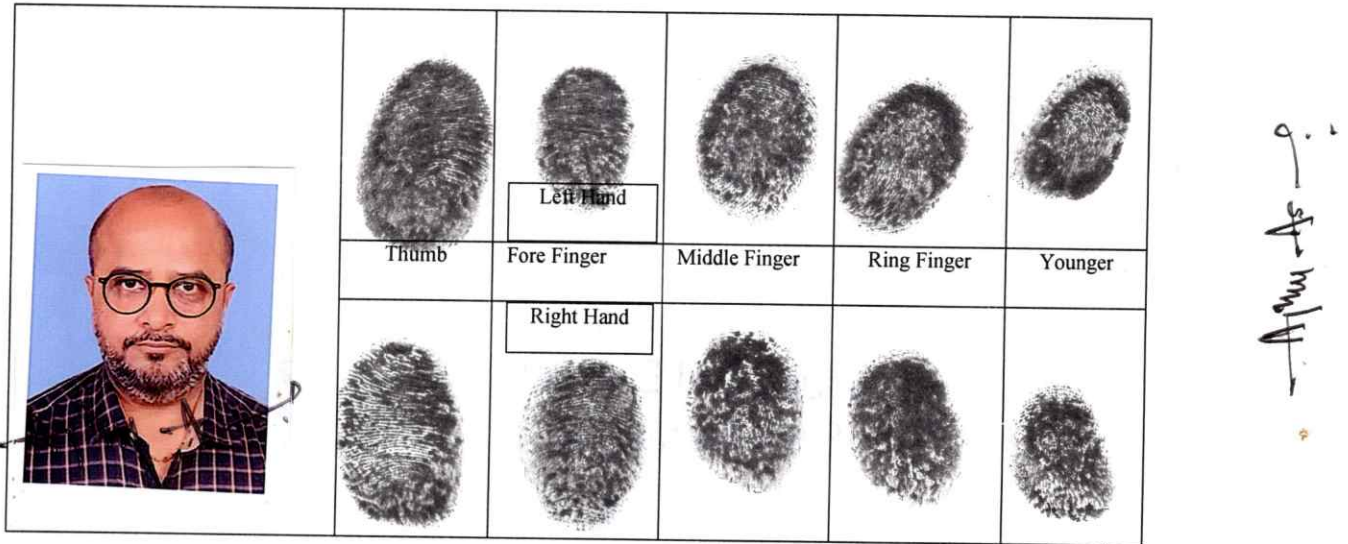


Photo with Signature & Finger's impression of the Developer





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



192024250104724308

GRN Details

GRN: 192024250104724308
GRN Date: 04/07/2024 14:18:43
BRN : 9056226551746
Gateway Ref ID: 241863326877
GRIPS Payment ID: 040720242010472429
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 04/07/2024 14:19:01
Method: HDFC Retail Bank NB
Payment Init. Date: 04/07/2024 14:18:43
Payment Ref. No: 2001699498/14/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AJAY KUMAR AGARWAL
Address: SHREE KRISHNA CHAMBERS, 2ND FL, RN NO 13 B ,78 BENTINCK STREET KOL-1
Mobile: 9831080687
EMail: puruliabottling@hotmail.com
Period From (dd/mm/yyyy): 04/07/2024
Period To (dd/mm/yyyy): 04/07/2024
Payment Ref ID: 2001699498/14/2024
Dept Ref ID/DRN: 2001699498/14/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001699498/14/2024	Property Registration- Stamp duty	0030-02-103-003-02	39911
2	2001699498/14/2024	Property Registration- Registration Fees	0030-03-104-001-16	11014
			Total	50925

IN WORDS: FIFTY THOUSAND NINE HUNDRED TWENTY FIVE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1402-03305/2024	Date of Registration	04/07/2024
Query No / Year	1402-2001699498/2024	Office where deed is registered	
Query Date	03/07/2024 10:21:10 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda D B Road Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 9932262327, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,76,16,321/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 11,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Desh Bandhu North Bye Lane, Mouza: Raghabpur, Ward No: 21, Holding No:23 25 JI No: 66, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3859	RS-1147	Bastu	Bastu	22 Katha 12 Chatak		2,60,97,571/-	Width of Approach Road: 20 Ft.,
Grand Total :					37.5375Dec	0 /-	260,97,571 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	15,18,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	0 /-	15,18,750 /-	



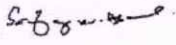



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Purulia Bottling Private Limited Village:- Lagda, P.O:- Lagda, P.S:-Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Getwell Retails LLP 78 Bentinck Street 2nd Floor Block B Room No 13B, City:- Not Specified, P.O:- Bentinck Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX7 , PAN No.:: aaxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Sanjay Kumar Agarwal (Presentant) Son of Late Gopal Prasad Agarwal Date of Execution - 04/07/2024, , Admitted by: Self, Date of Admission: 04/07/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 4 2024 5:45PM</p>	<p>Finger Print</p>  <p>Captured LTI 04/07/2024</p>	<p>Signature</p>  <p>04/07/2024</p>
<p>Village:- Balarampur, P.O:- Rangadih, P.S:-Balarampur, District:-Purulia, West Bengal, India, PIN:- 723143, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: acxxxxx8k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Purulia Bottling Private Limited (as DIRECTOR)</p>				
2	<p>Name</p> <p>Shri Ajay Kumar Agarwal Son of Gopal Prasad Agarwal Date of Execution - 04/07/2024, , Admitted by: Self, Date of Admission: 04/07/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 4 2024 5:46PM</p>	<p>Finger Print</p>  <p>Captured LTI 04/07/2024</p>	<p>Signature</p>  <p>04/07/2024</p>
<p>Flat No 7 Narkeldanga Main Road Kadapara Kankurgachi, City:- Not Specified, P.O:- Kankurgachi, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: acxxxxx9j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Getwell Retails LLP (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samaresh Mahato Son of Mr Kamala Kanta Mahato Village:- Chakra, P.O:- Chakra, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149		 Captured	
	04/07/2024	04/07/2024	04/07/2024
Identifier Of Shri Sanjay Kumar Agarwal, Shri Ajay Kumar Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Purulia Bottling Private Limited	Getwell Retails LLP-37.5375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Purulia Bottling Private Limited	Getwell Retails LLP-3000.00000000 Sq Ft

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Desh Bandhu North Bye Lane, Mouza: Raghabpur, ,
Ward No: 21, Holding No:23 25 JI No: 66, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 3859, RS Khatian No:- 1147		

Endorsement For Deed Number : I - 140203305 / 2024

On 04-07-2024

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

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

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

Presented for registration at 14:00 hrs on 04-07-2024, at the Office of the A.D.S.R. PURULIA by Shri Sanjay Kumar Agarwal .

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 2,76,16,321/-

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

Execution is admitted on 04-07-2024 by Shri Sanjay Kumar Agarwal, DIRECTOR, Purulia Bottling Private Limited (Private Limited Company), Village:- Lagda, P.O:- Lagda, P.S:-Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149

Indetified by Mr Samaresh Mahato, , Son of Mr Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

Execution is admitted on 04-07-2024 by Shri Ajay Kumar Agarwal, PARTNER, Getwell Retails LLP (LLP), 78 Bentinck Street 2nd Floor Block B Room No 13B, City:- Not Specified, P.O:- Bentinck Street, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Samaresh Mahato, , Son of Mr Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,014.00/- (B = Rs 11,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2024 2:19PM with Govt. Ref. No: 192024250104724308 on 04-07-2024, Amount Rs: 11,014/-, Bank: SBI EPay (SBlePay), Ref. No. 9056226551746 on 04-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,911/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7003, Amount: Rs.100.00/-, Date of Purchase: 04/07/2024, Vendor name: PRAVASH BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2024 2:19PM with Govt. Ref. No: 192024250104724308 on 04-07-2024, Amount Rs: 39,911/-, Bank: SBI EPay (SBlePay), Ref. No. 9056226551746 on 04-07-2024, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1402-2024, Page from 65151 to 65175
being No 140203305 for the year 2024.**



Ruhul

Digitally signed by Ruhul Amin
Date: 2024.07.23 20:41:38 +05:30
Reason: Digital Signing of Deed.

**(Ruhul Amin) 23/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.**