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Certified that the document is admitted to registration. The signature and stamp of the undersigned Sub-Registrar attached with this document are the part of this document.

2-16922/2/20

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

11 JAN 2021

THIS AGREEMENT made this 11th day of JANUARY Two Thousand and Twenty One **BETWEEN MUSKAN RESIDENCY PRIVATE LIMITED** having CIN U45200WB2006PTC112289, a Company within the meaning of the Companies Act, 2013 having PAN AAECM9002H and its Registered Office at PS IXL, Unit No. 305, 3rd Floor,

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DISE.....
 P.O.....
 No.....
 15 DEC 2020
 SURANJAN MIKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, R. S. Rd. Ho, No. 1

DSP LAW ASSOCIATES
Advocates

15 DEC 2020
15 DEC 2020



Identified by me -
 Shri. Chakrapathy
 s/o. S. Chakrapathy
 5th Ganga Park
 V. V. K. J. Road
 Rajahmundry

Additional District Sub-Registrar
Rajahmundry, New Town, North 24-199.

11 JAN 2021

Post Office Rajarhat Gopalpur, Police Station Baguihati, Kolkata – 700136 represented by its Director Raj Kumar Agarwal son of Late Chhote Lal Agarwal residing at Green Wood Sonata, 13 & 14A, Tower No. 3, Near City Centre – 2, Post Office and Police Station New Town, Kolkata-700157 having PAN ACKPA0021B and Aadhar No. 928217831297) hereinafter referred to as “the **OWNER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **ONE PART AND AMBEY REALTORS LLP**, (having LLP IN AAD-6412) a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its registered office at PS IXL, Unit No. 305, 3rd Floor, Post Office Rajarhat Gopalpur, Police Station Baguihati, Kolkata – 700136 having PAN ABCFA8196Q represented by its Designated Partner Dipak Kumar Agarwal son of Sri Basudeo Prasad Agarwal residing at 54, Bangur Avenue, Block B, Flat No. 1B, Police Station Lake Town, Post Office Bangur Avenue, Kolkata-700055 (having PAN ADIPA4263G and Aadhar No. 409082807090) hereinafter referred to as “the **DEVELOPER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

SECTION-I # DEFINITIONS & INTERPRETATION:

1 DEFINITIONS:

- 1.1 Unless in this Agreement there be something contrary or repugnant to the subject or context:-
- 1.1.1 “**Appointed date**” shall mean 7th November 2019
- 1.1.2 “**Agreed Ratio**” shall mean the ratio of sharing or distribution of Realization between the Owner and the Developer which shall be 20% belonging to the Owner and 80% belonging to the Developer.
- 1.1.3 “**Appropriate Authorities**” shall mean the Central or State Government or any Department thereof and/or its officers and also all other State Executives Judicial or Quasi Judicial authorities and persons and includes any Local Authority, Government Company, Statutory Bodies or authorities, Jyangra Hatiara 2 No. Gram Panchayat, Rajarhat Panchayat Samity, Zilla Parishad, Planning Authority, Development Authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Commissioner, Collector, other authorities under the West Bengal Land Reforms Act or Estate Acquisition Act or other statute, NKDA, KMDA, MED, Planning Authority, Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Highway Authority, Authorities under the Real Estate Laws,

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11 JAN 2013

Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Courts, Tribunals, Judicial and Quasi Judicial authorities and forums, Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever.

- 1.1.4 **"Building Complex" "or Complex"** shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends shall include the Subject Property.
- 1.1.5 **"Building Plans"** shall mean the plan for construction of the New Buildings caused to be sanctioned by the Owner from the Rajarhat Panchayat Samity vide Memo No. 1070/RPS dated 11th October 2018 and include all modifications and/or alterations as may be made thereto.
- 1.1.6 **"Common Areas and Installations"** shall according to the context mean and include the areas installations and facilities comprised in and for the New Buildings and/or the Subject Property and/or other parts thereof as mentioned in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer from time to time for use in common with rights to the Developer to modify and/or alter the same and/or to keep any part or parts of the Common Areas and Installations as being meant for use by the specified category of Transferees and/or such other persons as the Developer may deem fit and proper.
- 1.1.7 **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the transferees thereof; collection and disbursement of the common expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.
- 1.1.8 **"Completion of Construction"** in connection with any New Building shall mean that such New Building is constructed and for which Completion Certificate is/are issued by the Architect.
- 1.1.9 **"Developer's Share of Realization"** shall mean 80% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- 1.1.10 **"Extras and Deposits"** shall mean the amounts mentioned in **FOURTH SCHEDULE** hereto subject to any variations as per Clause 10.7 hereto.

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- 1.1.11 "**Force Majeure**" shall mean any event or combination of events or circumstances beyond the control of a Party, which cannot be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations, injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government; (f) Non functioning of any existing or new concerned Appropriate Authorities due to any reason whatsoever and (g) any other event or circumstance which is beyond the control of the parties.
- 1.1.12 "**New Buildings**" shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- 1.1.13 "**Owner's Share of Realization**" shall 20% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- 1.1.14 "**Parking Spaces**" shall mean the spaces for parking of cars and/or two wheelers at the Building Complex.
- 1.1.15 "**Pass Through Charges**" shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- 1.1.16 "**Realization**" shall mean the amounts that may, from time to time, be received against the Transfer of Units and Parking Spaces and other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- 1.1.17 "**Real Estate Laws**" shall mean the West Bengal Housing Industry Regulation Act, 2017 as amended from time to time and include the applicable rules, regulations and byelaws in respect thereof.
- 1.1.18 "**Specifications**" shall mean certain requirements as regards the construction, erections, fittings, fixtures, installations etc., if or at the building complex as per particulars mentioned in the **THIRD SCHEDULE** hereto
- 1.1.19 "**Subject Property**" shall mean immovable property situate lying at and being entire R.S. and L.R. Dag No. 822 recorded in R.S. Khatian No. 540 and L.R. Khatian No. 1365, in Mouza Jatragachi, J.L. No. 24 under Police Station Rajarhat in the District of North 24 Parganas fully described in the **FIRST SCHEDULE** hereunder written

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- 1.1.20 "**Transfer**" with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- 1.1.21 "**Transferable Areas**" shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- 1.1.22 "**Transferees**" shall mean the person/s who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- 1.1.23 "**Units**" shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held used or occupied by a person and also include any offices or shops, commercial spaces in or portions if so and as may be constructed by the Developer as part of any New Building/s.

2.2 INTERPRETATION:

- 2.2.1 Reference to any clause shall mean such clause of this Agreement and include any sub-clauses thereof. Reference to any Schedule shall mean such Schedule to this Agreement and include any parts of such Schedule.
- 2.2.2 Headings, Clause Titles, Capitalized expressions and Bold expressions are given for convenience only.
- 2.2.3 Words of any gender are deemed to include those of the other gender;
- 2.2.4 Words using the singular or plural number also include the plural or singular number, respectively;
- 2.2.5 The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Articles of this Agreement, as the case may be;
- 2.2.6 Reference to the word "include" shall be construed without limitation;
- 2.2.7 The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to be a breach of this Agreement;
- 2.2.8 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice, consent, approval, permission or certificate must (except where otherwise expressly specified), be in writing.

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SECTION-II # RECITALS AND REPRESENTATIONS:

3 RECITALS/REPRESENTATIONS:

3.2 RECITALS:

3.2.1 WHEREAS the Owner has purchased and is the sole and absolute owner of the Subject Property.

3.2.2 AND WHEREAS the Owner has caused the Building Plans to be sanctioned from the Rajarhat Panchayat Samity vide Memo No. 1070/RPS dated 11th October 2018.

3.2.3 AND WHEREAS the Owner and the Developer have on principal to principal basis agreed that the Developer would develop the Subject Property and no economic benefit in the form of supply would occur between the Developer and Owner and further that the Owner shall provide the land of the Subject Property and allow the same to be developed exclusively by the Developer and the Developer shall at its own costs and expenses construct the Building Complex thereon and Transfer the Transferable Areas therein to intending Transferees and the Realizations received shall be allocated between the Owner and the Developer in the Agreed Ratio.

3.2.4 AND WHEREAS in or about 7th November, 2019 the parties entered upon an understanding/agreement in a preliminary form and followed it up with a power of attorney dated 11th February, 2020. However, the said understanding/agreement contained several inherent errors and did not record the terms and conditions agreed between the parties in a proper manner. Accordingly the parties agreed that the same would be replaced by a new agreement and until then, the terms and conditions of the same would not be implemented.

3.2.5 AND WHEREAS the parties are now desirous of entering into this agreement in respect of the Subject Property effective from the Appointed Date in complete supercession of the said understanding/agreement dated 7th November, 2019 and agree that this Development Agreement shall with effect the Appointed Date operate and be deemed to have operated as the only agreement between the parties for all intents and purposes.

3.3 REPRESENTATIONS:

3.3.1 The Owner made the following several representations, assurances and warranties to the Developer which have been completely relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:

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- (a) That the Owner is presently the sole and absolute Owner of the Subject Property with marketable title and free from Encumbrances created or suffered by the Owner and in khas vacant and peaceful possession thereof. The facts about the Owner deriving title to the Subject Property are stated in the **FIFTH SCHEDULE** hereto.
- (b) That the Subject Property has not been attached or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, realization or any other Public Demand.
- (c) There is no impediment, obstruction, restriction or prohibition in the Owner entering upon this Agreement and/or in the development and transfer of the Subject Property.
- (d) That save and except the previous agreement dated 7th November 2019, the Owner has not entered upon any agreement or contract with any other person in connection with the Subject Property or any part thereof or its development/sale/transfer nor have otherwise dealt with the Subject Property or any part thereof prior to execution of this Agreement.
- (e) That the Owner or its predecessors in title have not mortgaged or charged or provided security interest in respect the Subject Property or any part thereof and there is no notice or proceeding for realization or recovery of the dues of the Bank nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or the Bankruptcy & Insolvency Code or before the Debts Recovery Tribunal or before any Court or Tribunal.
- (f) That subject to the terms hereof, there is no difficulty in the compliance of the obligations of the Owner hereunder.

3.3.2 REPRESENTATIONS OF DEVELOPER: The Developer has represented and assured the Owner, inter alia, as follows:-

- (a) The Developer is carrying on business of real estate and has infrastructure, expertise and resources in this field.
- (b) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (c) Subject to the terms hereof, there is no difficulty in compliance of the obligations of the Developer hereunder.



SECTION-III # WITNESSETH:

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

4 DEVELOPMENT AND CONSTRUCTION:

4.1 In the premises aforesaid:-

4.1.1 The Owner has agreed that the Developer shall have exclusive rights and authority to develop a Building Complex at the Subject Property and to Transfer the Transferable Areas and administer the Common Purposes (upto a specified time) and the Developer has agreed to accept the same; and

4.1.2 the Developer has agreed to carry out the planning and implementation of the Building Complex and to invest or cause investment of the costs and expenses required for the same and to carry out certain other acts, deeds and things pertaining to the Building Complex; and to Transfer the Transferable Areas at the Building Complex; and to be entitled to the Developer's Share of Realization and other sums as hereinstated in consideration thereof; and

4.1.3 the Owner has agreed to Transfer to the Transferees, the proportionate undivided share in the land attributable to Units and other constructed areas upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the Subject Property; and to be entitled to the Owners' Share of Realization in consideration thereof;

4.1.4 the Owner and the Developer have agreed to act on principal to principal basis in respect of their roles, rights and obligations;

all on the terms and conditions hereinafter contained.

4.2 With effect from the Appointed Date the Developer shall have the sole and exclusive rights, authorities and entitlements (a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property and (b) to Transfer the Transferable Areas therein, (c) to administer the Building Complex in the manner and until the period as morefully contained herein, (d) to the Developer's Share of Realization, (d) entirety of the Extras and Deposits and (e) all other properties benefits and rights of the Developer hereunder or to which the Developer is entitled hereunder; **And** the Owner shall be entitled (a) to the Owner's Share of Realization and (b) all other properties benefits and rights of the Owner hereunder or to which the Owner is entitled hereunder; on and subject to the terms and conditions hereinafter contained.

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5 LAND RELATED OBLIGATIONS:

5.1 In connection with the Subject Property, the Owner shall, at its own costs and expenses, comply with the following obligations:-

5.1.1 **Title :** The Owner shall deal with, settle or otherwise clear any legitimate question or objection or claim of any person due to any reason whatsoever on the title of the Owner to the Subject Property. The Owner agrees to answer and comply with any reasonable requisitions on title that may be raised from time to time.

5.1.2 **Free from Encumbrances:** The Subject Property and each part thereof is free from Encumbrances created made done and suffered by the Owner and the Owner shall not hereafter create any Encumbrance on the same.

5.1.3 **Mutation & Conversion:** The Owner shall continue to maintain proper mutation of their names in respect of the Subject Property and proper conversion of the same for bastu and like purposes in the records of B.L. & L.R.O. In case the records of the B.L. & L.R.O, Panchayat, or any other concerned authority require any correction or rectification or change, the Owner shall cause the same;

5.1.4 **Direct Access:** The Subject Property has and shall continue to have direct access from the abutting public road.

5.1.5 **Clearances:** The Owner shall apply for any permissions and clearances in respect of the land as may be required in law to be obtained by the Owner.

5.1.6 **Taxes:** The Owner shall pay and clear upto date Khajana and Panchayat Tax, if any outstanding;

5.2 TIME AND COSTS AND EXPENSES FOR OBLIGATIONS OF OWNER:

The time for compliance of the several obligations of the Owner shall be within **90 (ninety) days** from the date of being required to do so upon the situation for the same arising.

5.3 **CO-OPERATION OF DEVELOPER:** The Developer agrees to provide necessary co-operation to the Owner in carrying out the obligations of the Owner hereinabove contained.

5.4 TITLE DEEDS:

(Handwritten signature)

- 5.4.1 All original Title Deeds relating to the Subject Property exclusively has been delivered by the Owner to the Developer simultaneously with the execution of the previous agreement dated 7th November 2019.
- 5.4.2 The Developer shall be entitled from time to time and at all times to produce, give copies and extracts of and from the said original Title Deeds before government and semi government bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi judicial forums, service providers, buyers/transferees in the Building Complex and financial institutions providing finance to the Developer and buyers/transferees and other persons and authorities as may be required by the Developer.
- 5.4.3 The Developer may produce or deliver the original Title Deeds to Appropriate Authorities or financiers providing loans or advances to the Developer pursuant to the rights and authorities of the Developer hereunder.
- 5.4.4 Upon Completion of Construction of the Building Complex and completion of Transfer of all the Units therein, the original Title Deeds shall be handed over to the Maintenance In-charge/Association of the Building Complex.
- 6 **SECURITY DEPOSIT:** The Developer has already paid to the Owner a sum of Rs.1,00,000/- (Rupees one lakh) only as security deposit free of interest simultaneously with the execution of the previous agreement dated 7th November 2019. The said Security Deposit amount shall be free of interest and refundable by the Owner to the Developer upon completion of the Complex
- 7 **PLANNING, SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**
- 7.1 **PLANNING AND SURVEY:** The planning and layout for the development of the Subject Property has been and shall continue to be done by the Developer. Such planning shall include the design, concept and layout of the Building Complex including the New Buildings and also of walkways, driveways, etc., at the Subject Property and the provision for Community Hall and Gym, if any. The Developer has carried out necessary survey in respect of the Subject Property.
- 7.2 **MODIFICATIONS:** The Developer shall in consultation with the Owner's be entitled from time to time to cause modifications and alterations to the Building Plans already sanctioned in such manner and to such extent as the Developer may deem fit and proper.
- 8 **CONSTRUCTION OF THE BUILDING COMPLEX:**

- 8.1 **CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings at the Subject Property.
- 8.2 **QUALITY OF CONSTRUCTION:** The Developer shall construct or cause to be constructed the New Buildings in a good and workman like manner with good quality of materials and the Specifications as mentioned in the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall handle and tackle local issues which may arise. The Developer shall construct and build the New Buildings in accordance with the Building Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. The construction shall be done by the Developer in compliance of the legal requirements.
- 8.3 **COMPLETION CERTIFICATE/OCCUPANCY CERTIFICATE:** The Developer shall obtain necessary completion certificate/occupancy certificate, as the case may be, in respect of the New Buildings from the Architect for the building complex project. If such certificates are also issued at the material time by the sanctioning authority, then the Developer shall apply for and obtain the same from time to time from such authority.
- 8.4 **MANAGEMENT AND CONTROL:** The Developer shall have exclusive and unobstructed right to administer the development of the Building Complex. The Developer shall be free to set up site office, put up the hoardings/boards, bring out brochures and commence the preparatory works for Transfer of the proposed Complex at the Developer's cost.
- 8.5 **TEAM:** The Architect for the Building Complex and the entire team of people required for the execution of the Building Complex shall be such person as may be selected and appointed by the Developer in its sole discretion. All persons employed by the Developer for the purpose of construction such as architects, engineers, contractors, labourers, care-takers, security personnels, consultants, etc., shall be the persons under the appointment from and/or employees of the Developer and the Owner shall not in any way be liable or responsible for their salaries, wages, remuneration etc. or their acts in any manner whatsoever and shall have no responsibility towards the architect and/or contractors labourers caretaker etc. or for the compliance of the provisions of labour laws, payment of wages, payment of P.F., E.S.I. etc., maintenance of records of labourers etc. and all the responsibilities in this regard shall be of the Developer and the Owner shall be kept protected and harmless against any action, if taken against the Owner for non compliance or violation of the said requirements.

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- 8.6 UTILITIES:** The Developer shall be entitled to use the existing as well as to apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all the concerned Appropriate Authorities.
- 8.7 COMMON AREAS AND INSTALLATIONS:** The Developer may modify the Common Areas and Installations in the Subject Property meant jointly or individually for (a) any individual New Building, and/or (b) different category of Transferees and/or use of the different areas. The Developer shall provide for the availability of Common Areas and Installations providing for passages, driveways, electricity, drainage and sewerage and water connections and any other area, installation or facility that the Developer may provide at the Subject Property. The Developer shall as it deems fit and proper be entitled to:-
- 8.7.1** Erect, install and/or operationalize the Common Areas and Installations at the Building Complex;
 - 8.7.2** Allow or permit only provisional and/or partial use of any of the Common Areas and Installations until Completion of Construction of the Building Complex or until earlier time as the Developer may deem fit and proper;
 - 8.7.3** Erect and/or operationalize the Community Hall and/or the Gym, if any and to the extent planned;
 - 8.7.4** Change the location, dimension, capacity or any other physical or in-built specifications of any Common Areas and Installations and from time to time to erect, install or shift at any portion of the Subject Property;
 - 8.7.5** Impose restrictions and conditions for the use of the Common Areas and Installations including the Community Hall and/or Gym, if any;
 - 8.7.6** Charge, demand, receive or realize any Extras or Deposits in connection with any Common Areas and Installations;
 - 8.7.7** Provide for separate entrances for different areas and provide and provide for segregation of Common Areas and Installations for different spaces/Transferees.
- 8.8 CALCULATION OF AREAS:** The carpet area shall be as per applicable Real Estate Laws and shall be provided by the Developer and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Building Complex shall be such as be determined by the Developer.

- 8.9 **AUTHORITY:** The Owner hereby agree and confirm that the Developer shall have all the authority to carry out the planning and development of the Building Complex.
- 8.10 **APPROVALS FOR DEVELOPMENT:** The Developer shall in its own name or in the name of the Owner apply for and obtain all permissions, clearances, no objection certificates and other approvals required for carrying out the development at the Subject Property, including those required from Pollution Control Authority, Fire Service Authorities, Police Authorities, Panchayat Authorities any other Statutory Authorities, at its own costs and expenses.
- 8.11 **COMPLIANCES:** The Developer shall not violate any Panchayat or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The Owner will not be responsible for any latches and/or lapses on the part of the Developer.
- 8.12 **TIME FOR CONSTRUCTION:** Subject to the Owner not being in default in compliance of its obligations hereunder and Subject to Force Majeure, the Developer shall complete the construction of the Building Complex within 36 (**thirty-six**) **months** of the grant of registration under the Real Estate Laws and all other clearances and certificates by the Appropriate Authorities necessary to commence and carry out the development of the Building Complex. There shall be an extended period of 6 months beyond the time for construction mentioned above.
- 8.13 **COMPLETION OF CONSTRUCTION:** The Developer shall be deemed to have constructed and completed the New Buildings if the Developer has constructed the same internally as per the agreed Specifications and provided reasonable ingress and egress, obtained temporary or permanent water, electricity and drainage connections (if and to the extent applicable for such constructed area) and obtained the Completion Certificate of the Architect in respect thereof.
- 8.14 **ADDITIONAL/FURTHER CONSTRUCTION:** The Developer shall be entitled to apply for sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans if so and as is thereafter possible/permissible to be constructed and such additional/further construction shall automatically form part of the Transferable areas.
- 8.15 **COSTS AND EXPENSES:** All costs and expenses for sanctioning or modifications of plans (including fees of the Architects and all fees costs and charges payable for sanction, modification, alteration and/or revision of building plans), all costs of construction and development of the Subject Property and the activities mentioned above shall be borne and paid by the Developer.

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- 8.16 FINANCE AND MORTGAGE:** The Owner hereby agrees and permits the Developer to obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors by mortgaging and charging the New Buildings and any other construction to be made by the Developer at the Subject Property and the land comprised in the Subject Property without however creating any financial obligation upon the Owner and without creating any charge or lien on the share of the Owner in the Realization. The Promoter shall indemnify and keep the Owner fully indemnified against any loss damage cost claim action or proceeding suffered by the Owner owing to any delay or default in repayment of the amounts and dues against any such mortgage by the Promoter. The Owner agrees from time to time to provide consents, confirmation and no objections or other documents as may be required for such mortgage or charge to be created by the Promoter and also agrees to sign necessary loan and other agreements and power of attorney with the bankers or financiers in connection with the above.
- 9 TRANSFER:**
- 9.1 TRANSFERS BY DEVELOPER:** The Owner has agreed that the Developer shall have exclusive rights and authority to Transfer all Transferable Areas at the Building Complex on the terms and conditions hereinafter contained and to negotiate and settle the price and other terms of transfer with intending Transferees.
- 9.2 LAND SHARE SALE:** The Owner agrees to sell and transfer their undivided shares in the land attributable to the concerned Unit and/or other Transferable Areas with all and whatever its entire share right title and interest in the concerned Transferable Areas to the respective Transferees in such parts or shares as the Developer may nominate or require.
- 9.3 PUBLICITY:** The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex in all media.
- 9.4 MARKETING AGENTS:** The Developer shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.
- 9.5 BOOKINGS:** The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Building Complex in favour of any Unit Purchaser and if necessary to cancel revoke or withdraw any such booking.

- 9.6 REALIZATIONS & OTHER AMOUNTS:** The Developer shall receive the Realizations including earnest money, part payments, consideration, Extras, Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Building Complex or any part or share thereof in its own name and shall give receipts for the same which shall fully bind all the parties hereto.
- 9.7 RATES:** The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas will be transferred by the Developer shall be such as be determined by the Developer from time to time in consultation with the Owner and the marketing agents appointed for the purpose.
- 9.8 CUSTOMER DOCUMENTATIONS:** The agreements, receipts, confirmations, applications, sale deeds, final deeds of transfer and other documents relating to Transfer of the Units, Parking Spaces and other saleable/transerable areas shall be executed by the Developer and the Owner and the Owner do hereby authorize and empower the Developer to sign execute and/or register the same as constituted attorney of the Owner fully and in all manner with regard thereto and also agree to execute and/or register one or more powers of attorney from time to time in favour of the Developer as may be required or found necessary and such power/s of Attorney shall subsist during the subsistence of this agreement.
- 9.9 ADVOCATES:** All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates., Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata-700001.
- 9.10 MARKETING COSTS:** All costs of brokerage, commission and like other amounts relating to Transfer as also any interest, damage or compensation payable to any Unit Purchaser or other person relating to the Building Complex shall be payable by the Developer alone.
- 10 REALIZATION AND DISTRIBUTION:**
- 10.1 SHARE IN REALIZATIONS:** The Owner shall be entitled to a specific 20% (twenty percent) of the Realizations from the Building Complex and the Developer shall be entitled to 80% of the Realizations from the Building Complex.
- 10.2 PAYMENT TO OWNER:** The Developer shall pay to the Owner its 20% of the Realizations (excluding Extra and Deposits) from the Building Complex on such periodic basis, as the parties hereto mutually decide. For this purpose, the Developer shall open one or more separate bank account for the project and give mandate to the

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Bank to transfer the Realizations from the said bank account to the respective accounts of the Developer and the Owner.

- 10.3 ERRORS & OMISSIONS:** All payments made by the Developer to the Owner shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Unit Purchaser and/or any interest or compensation is payable to any Transferee or any other person in connection with the Building Complex or any part thereof, the share of the Owner therein shall be adjustable out of the future payments to be made by the Developer to the Owner and in case no such future payment is due, the same shall be paid by the Owner to the Developer.
- 10.4 ACCOUNTS:** The Developer shall maintain proper accounts pertaining to the Transfers, Realizations, Extras & Deposits. The parties shall be free to mutually agree to any other mechanism for disbursement of the Realizations to the parties. The Owner shall have at all times full and free access and liberty to inspect such separate accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Building Complex.
- 10.5 FINAL ACCOUNTS:** After fulfillment of this agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this agreement shall be made and finalized by the parties.
- 10.6 CONCLUSIVITY OF ACCOUNTS:** The accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 45 days of such given date.
- 10.7 EXTRAS & DEPOSITS:** Any Extras and Deposits that may be taken from the Transferees shall be taken and utilized separately by the Developer and the Owner shall have no concern therewith.
- 10.8 DELIVERY TO TRANSFEREES:** The Developer shall deliver possession of the areas agreed to be Transferred to the respective Transferees and subject to the concerned Transferee not being in any default of his obligations.
- 10.9 FORMAT:** All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates, Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata 700001 or any other law firm as may be decided by the Developer.



- 10.10 LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas launched from banks, institutions and entities granting such loans. The Owner and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as be required in this regard by such banks, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Building Complex/Subject Property except the flat and appurtenances under sale or Transfer and save those occasioned due to cancellation of the agreement with the Transferee and to the extent to be mentioned in the agreement for sale to be entered with them.
- 10.11 INSURANCE:** The Developer shall purchase and maintain insurance policies as are customarily and ordinarily available in India on commercially reasonable terms and reasonably required to be maintained to insure the Building Complex and all related assets against risks in an adequate amount, consistent with similar facilities of the size and type of the Building Complex and as may be required by the lenders (if any). The premiums payable on insurance coverage as indicated above, including any costs and expenses incidental to the procurement and enforcement of such insurance cover shall be part of the costs of the Building Complex to be borne and paid by the Developer. The proceeds from all insurance claims, except for life and injury, shall be promptly be applied for the repair, renovation, restoration or re-instatement of the Building Complex assets, facilities and services or any part thereof, which may have been damaged or destroyed.
- 10.12 RECORDS AND INSPECTION:** Each party shall maintain the respective records of Transfer (including Marketing Costs) of the Complex.
- 11 COMMON PURPOSES AND MAINTENANCE IN-CHARGE:**
- 11.1 COMMON PURPOSES:** All Transferees shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes in consultation with the Owner.
- 11.2 MAINTENANCE IN-CHARGE:** The Developer shall form Maintenance Company and/or Association for the Common Purposes of management and maintenance of the Building Complex and collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and handed over the charge of administering the Common Purposes or such other time as the Developer may desire, the Developer or its nominee shall be in charge of the administration for the Common Purposes. Subject to the laws for the time being in force, the entire Building Complex shall be under one Association. It is expressly

agreed and understood that so long as the Developer or its nominee be the Maintenance In-charge, the Owner and/or their nominees or transferees shall not hold it liable or responsible for rendering any accounts or explanation of any expenses incurred.

12 COVENANTS BY THE OWNER:

12.1 The Owner do hereby covenant with the Developer as follows:-

12.1.1 The Owner shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and do all acts deeds and things as may be required by the Developer in connection with the obtaining any modification/alteration to the sanctioned Building Plans and for obtaining any approvals required to be obtained by the Developer for commencing or carrying out the Development at the Subject Property.

12.1.2 For all or any of the purposes contained hereinabove and required by the Developer, the Owner shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time promptly and without any delay, failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on the part of the Owner.

12.1.3 With effect from the date of execution hereof, the Owner shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

12.1.4 That the Owner shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer. However any merger or demerger affecting the Owner Company and the Subject Property as its asset shall be subject to this agreement and the power of attorney to be executed in pursuance hereof and all acts, deeds and things done in pursuance hereof. Any demerged or merging entity holding the Subject Property shall be bound by this Agreement and the Power of Attorney to be executed in pursuance hereof and all acts, deeds and things done in pursuance hereof in the same manner and to the same extent as the Owner would have been bound. Such merging or demerging entity shall, at



its costs and expenses, be bound to enter upon any further agreement or power of attorney.

12.1.5 That the Owner shall not cause any interference or hindrance in the modification/addition/alteration of Building Plans in terms hereof, construction and development at the Subject Property by the Developer and/or Transfer of the Transferable Areas and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.

12.1.6 That the Owner shall ensure that it shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement and shall keep the Developer and all persons deriving right from the Developer fully saved harmless and indemnified from and against all losses, damages, costs, claims, demands, actions or proceeding that may be suffered or incurred by them or any of them in this regard.

12.1.7 The Owner will bear and pay any tax and imposition levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force on the Owner's Share of Realization.

12.1.8 The Owner has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

12.2 COVENANTS BY THE DEVELOPER: The Developer doth hereby covenant with the Owner as follows:-

12.2.1 The Developer agree not to do any act deed or thing whereby any right or obligation of the Owner hereunder may be affected or the Owner is prevented from making or proceeding with the compliance of the obligations of the Owner hereunder.

12.2.2 The Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.

12.2.3 The Developer shall be entitled to assign this Agreement or any part thereof as from the date hereof and may enter upon joint venture, collaboration, tie-up with any person and also to appoint sub-developer as the Developer may deem fit and proper. However the obligations of the Developer hereunder shall not be affected thereby.

- 13 **FORCE MAJEURE:** Notwithstanding anything elsewhere to the contrary contained in this Agreement, the parties hereto shall not be considered to be in default in performance of the obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of the force majeure and time for performance shall remain suspended during the duration of the force majeure.
- 14 **POWERS OF ATTORNEY:**
- 14.1 The Owner shall with the execution of these presents execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons being namely Mr. Raj Kumar Agarwal and/or Mr. Dipak Kumar Agarwal or such other person as may be nominated from time to time granting all necessary powers and authorities to effectuate and implement this Agreement (including for preparation and sanction of the revised Building Plans, construction and development of the Subject Property, sale or otherwise transfer of the Transferable Areas and all share right title and interest of the Owner in the Building Complex) and also otherwise under this Agreement and agree that the same shall subsist during the subsistence of this Agreement. The earlier power of attorney dated 11th February 2020 shall stand superceded by the Power of Attorney to be executed in pursuance hereof.
- 14.2 It is understood that to facilitate the Building Complex, various acts deeds matters and things not herein specified may be required to be done by the Developer for which the Developer may need the authority of the Owner for making or signing of various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owner shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.
- 14.3 The said power or powers of attorney to be so granted by the Owner to the Developer and/or its nominee/s shall form an integral part of this Agreement and the Owner shall not be entitled to modify or alter the same without the prior written consent of the Developer.
- 15 **UNSOLD AREAS:**



- 15.1 In case upon expiry of 90 (ninety) days from the date of Completion of Construction of the Building Complex there be or remain unsold Transferable Areas or in case at any time prior thereto, the parties by mutual consent agree to divide and allocate separate areas in the Building Complex, then the following allocations and terms and conditions shall apply:-
- 15.2 The Owner and the Developer would be allocated and be entitled to identified units or portions of the Transferable Areas remaining unsold as per the Agreed Ratio.
- 15.3 The location of the Units and other Transferable Areas to belong to the Owner and the Developer would be mutually finalized by the parties and the areas to be allotted separately to the Owner and the Developer respectively shall thenceforth be the Owner's Allocation and the Developer's Allocation respectively. The Owner shall be entitled to deal with and/or Transfer the Owner's Allocation and to receive and Appropriate the Realizations in respect thereof exclusively and the Developer shall be entitled to deal with and/or Transfer the Developer's Allocation and to receive and Appropriate the Realizations in respect thereof exclusively. The Owner would be entitled to proportionate undivided share in the land and the Common Areas and Installations as properties attributable and appurtenant to the separately allotted Owner's Allocation and would be liable to convey and transfer their proportionate share in the land to the Transferees nominated by the Developer in respect of the separately allotted Developer's Allocation;
- 16 GENERAL:**
- 16.1 **ENTRY:** As a purpose incidental to carrying out the development of the Subject Property in terms hereof, the Owner shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owner to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the Subject Property shall not be given or intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2 (47)(v) of the Income Tax Act 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the Subject Property shall always remain vested in the Owner.
- 16.2 **PROPERTY TAXES AND OUTGOINGS:** Till the date of execution hereof all taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owner and those arising for the period hereafter and until Completion of Construction shall be borne and paid by the Developer Provided That upon construction of the Building Complex at the

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Subject Property, all taxes and outgoings shall be borne paid and discharged by the Transferees and for non alienated areas by the parties hereto in the Agreed Ratio.

16.3 GST AND TDS:

16.3.1 The parties shall respectively discharge statutory compliances in respect of TDS or Income Tax related compliances as well as Goods and Service Tax in respect of their respective rights, benefits and obligations under or arising out of this agreement. As for the Transferable Areas, the Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax. If there be any statutory requirement which obliges the Owner to register or pay, then the Owner shall comply with same.

16.3.2 Save those agreed to be complied with by the Developer hereunder, the parties shall respectively discharge statutory compliances in respect of Goods and Service Tax collections or payments and any other statutory compliance in respect of this agreement.

16.4 REAL ESTATE LAWS: 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 Owner shall co-operate and assist the Developer in respect thereof and shall also comply with all necessary requirements under the Real Estate Laws required to be complied with by a land owner.

16.5 FINAL DECISION IN RESPECT OF MATTERS TO BE CONSULTED: Except as specifically provided in this Agreement to the contrary, in all those matters agreed to be decided or carried out by the Developer in consultation with the Owner, if there is any dispute or lack of consensus on any point or issue, the decision of the Developer on such point or issue shall be final and binding on the Owner.

16.6 INDEMNITY BY OWNER: At all times hereafter the Owner hereto shall indemnify and agree to keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising due to any representation of the Owner being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Owner.

16.7 INDEMNITY BY DEVELOPER: At all times hereafter the Developer hereto shall indemnify and agree to keep the Owner, saved, harmless and indemnified in respect

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of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Owner and arising due to any representation of the Developer being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Developer.

- 16.8 NO PARTNERSHIP OR AOP:** 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 (AOP).
- 16.9 NOT A PRESENT TRANSFER:** Nothing in this Agreement is intended to or shall be construed as a transfer of possession of the Subject Property at present in favour of the Developer.
- 16.10 WAIVERS:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion.
- 16.11 SUPERCESSION:** All previous agreements, understanding and contracts oral or written between the parties stand superceded by this agreement and the parties shall not rely upon any terms and conditions contained in any previous agreement, understanding or contract which are contrary to or inconsistent with those contained in this Agreement. This Agreement shall apply with effect from the Appointed Date and only this agreement shall be referred to by the parties to in respect of the terms and conditions agreed between the parties. It is clarified that :
- (a) The parties shall respectively be entitled to the benefits of all acts done by them respectively under or pursuant to the any previous agreement, contract or understanding.
 - (b) The execution of this agreement shall not invalidate any act, deed or thing by the parties under or pursuant to any previous agreement, contract or understanding.
- 16.12 PART UNENFORCEABILITY:** 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

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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. The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute any invalid or unenforceable provision with 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.

16.13 MODIFICATIONS: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the Owner and the Developer.

16.14 EXECUTION IN DUPLICATE: This Agreement is being executed in Duplicate, one copy each whereof shall be retained by the Owner, and the Developer and each copy whereof shall be deemed to be the original.

16.15 CHANGE IN CONSTITUTION: It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this Agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.

16.16 NAME: The Building Complex shall be known as "Ambey Aangan" or by any other name as be decided by the Developer.

17 DEFAULTS:

17.1 If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.

17.2 The parties will refer to any disputes or differences between them to the Arbitration Tribunal as morefully provided hereinafter and accept and abide by the award made therein.

18 NOTICES: All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of despatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and

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irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

- 19 **ARBITRATION:** All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the Subject Property or determination of any liability shall be referred to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being in force. In connection with the said arbitration, the parties have agreed and declared as follows:

19.1.1 The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.

19.1.2 The Arbitration Tribunal will be at liberty to give interim orders and/or directions.

19.1.3 The parties agree to abide by all their directions and/or awards and not to challenge the same in any manner whatsoever or howsoever.

- 20 **JURISDICTION:** Only the Calcutta High Court and those having territorial jurisdiction over the Subject Property shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

SECTION-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT the piece and parcel of land measuring an area of 26 satak or 0.26 acre more or less comprised in entire R.S. and L.R. Dag No. 822, under R.S. Khatian No. 540, L.R. Khatian No. 1365 in Mouza Jatragāchi, J. L. No. 24, Additional District Sub-Registrar, Rajarhat under Police Station Rajarhat, Pin Code 700156, Jyangra Hatiara 2 No. Gram Panchayat in the District of North 24 Parganas, and delineated in the plan annexed hereto duly bordered thereon in "RED" butted and bounded as follows:-

ON THE NORTH : By R.S. Dag No. 299.

ON THE SOUTH : Partly by each of R.S. Dag Nos. 821 and 823.

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- ON THE EAST** : Partly by each of R.S. Dag Nos. 834 and 835 and partly by 23'-0" wide Panchayet Road, and
- ON THE WEST** : By R.S. Dag No. 298.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the total constructed area at the Subject Property is 400 square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS AND INSTALLATIONS)

20. Tentative Common Areas and Installations:
- 20.1 Common Areas & Installations at any New Building:
- 20.1.1 Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the installation of lift at the Building.
- 20.1.2 Electrical installations with main switch and meter and space required therefore in the Building.
- 20.1.3 Tube well water pump overhead tanks and underground water reservoirs and spaces required thereto with water distribution pipes from such Overhead water tank connecting to the different Units of the Building and Space for Water pump and motor room therefor.
- 20.1.4 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
- 20.1.5 Common corridors, lobbies; stairs, stairways landings entrances exits and pathways within each New Building.
- 20.1.6 Windows/doors/grills and other fittings of the common area of the Properties.
- 20.1.7 Lift, Lift wells spaces required therefor.
- 20.1.8 Common roof.
- 20.1.9 Such other common parts areas and any covered and open space in or about each New Building as may be provided by the Developer.

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PART-II

- 20.2 Common Areas & Installations at the Building Complex:
- 20.2.1 Driveways, pathway pavements and landscape green at the Subject Property.
 - 20.2.2 Space for transformer and Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed.
 - 20.2.3 Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
 - 20.2.4 Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains (if any). Space for Sewage Treatment plant.
 - 20.2.5 Common facilities/amenities, if any with initial infrastructure and equipments and installation as provided by the Developer.
 - 20.2.6 Pantry in the ground floor
 - 20.2.7 Toilet for use of caretaker/durwans, drivers, maintenance staff.
 - 20.2.8 Caretaker Room.
 - 20.2.9 Space for Generator installations and its allied accessories room.
 - 20.2.10 Boundary walls of the Properties including outer side of the walls of the Subject Property and main gates.
 - 20.2.11 Such other common parts areas and any covered and open space in or about Subject Property and for the Building Complex as a whole as may be provided by the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO :
SPECIFICATIONS

PART A

(SPECIFICATIONS AMENITIES AND FACILITIES FOR THE APARTMENT)

A. WALL FINISH AND FLOORING:

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- (i) Bed Room, Living & Dining: Vitrified Tiles.
- (ii) Balcony: Anti Skid Ceramic Tiles.
- (iii) Wall & Ceiling: Wall Putty.

B. KITCHEN:

- (i) Flooring : Anti Skid Tiles.
- (ii) Counter: Black Stone.
- (iii) Sink: Stainless Steel.
- (iv) Dado: upto 3' above the counter.
- (v) Electrical Point for: Exhaust fan and Microwave.
- (vi) Electrical Point for : Refrigerator, Water Purifier.

C. TOILETS:

- (i) Flooring: Anti Skid Tiles.
- (ii) Dado: Ceramic Tiles upto 7'
- (iii) Sanitary / CP Fittings: Standard Quality.
- (iv) Electrical Point: Geyser / Exhaust Fan.
- (v) Plumbing provision for: Hot and Cold Water.

D. DOOR AND WINDOW:

- (i) Window: Aluminium Window.
- (ii) Door Frame: Wood Frame.
- (iii) Door: Flush Door.

E. ELECTRICALS:

- (i) Concealed wiring with central MCB.
- (ii) Door Bell point at the main entrance Door.
- (iii) Modular Switches.



PART B
(SPECIFICATIONS AMENITIES AND FACILITIES FOR THE BUILDING COMPLEX)

A. BUILDING: Reinforced Concrete Cement (RCC) frame structures with columns, beams and slabs. Earthquake resistance.

B. WALL FINISH AND FLOORING:

- (i) Staircase / Spare room: Kota Stone/ Marble.
- (ii) Car Parking Space: Broom Finish Screed Concrete.

C. ELECTRICALS:

- (i) Illumination in all floor, lobbies, staircase and common area.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
EXTRAS AND DEPOSITS

- 21. EXTRAS shall include:
 - 21.1 Additions or alterations made in the flat at the instance of the buyers.
 - 21.2 Any type of taxes like GST, local taxes and any other statutory levy or tax etc., payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the agreement above).
 - 21.3 Any EDC/IDC charges payable to any government authority or any local body etc.
 - 21.4 All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider.
 - 21.5 Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity water and any other connection or service at the Complex.
 - 21.6 All costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Complex.
 - 21.7 Betterment fees, development charges, and other levies taxes duties and statutory liabilities that may be charged on the Subject Property or the Buildings or the Units or on their Transfer or construction partially or wholly, as the case may be.

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- 21.8 Cost of formation of Association/service maintenance company/society.
- 21.9 **DEPOSITS** (which shall be interest free) shall include Deposit on account of maintenance charges, electricity, water, other facilities, common expenses, rates and taxes, sinking fund etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(CHAIN OF TITLE)

WHEREAS one Tagar Bala Mondal was the sole and absolute owner of **ALL THAT** piece and parcel of land containing an area of 26 satak more or less comprised in entire R.S. Dag No. 822 recorded in R.S. Khatian No. 540 (formerly C.S. Dag No. 690) in Mouza Jatragachi, Police Station Rajarhat in the District of North 24 Pargana morefully and particularly mentioned in the **FIRST SCHEDULE** hereinabove written and hereinafter referred to as "the **Subject Property**".

AND WHEREAS by a Sale Deed dated 22nd February 1963 and registered with the Sub-Registrar, Cossipore Dum Dum in Book No. I, Volume No. 23, Pages 287 to 289, Being No. 1438 for the year 1963, the said Tagar Bala Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Parul Bala Ganguly **All That** the Subject Property, absolutely and forever.

AND WHEREAS by a Sale Deed dated 26th July 1974 and registered with the Sub-Registrar, Cossipore Dum Dum in Book No. I, Volume No. 110, Pages 10 to 12, Being No. 6205 for the year 1974, the said Parul Bala Ganguly for the consideration therein mentioned sold conveyed and transferred unto and to one Samser Ali Laskar **All That** the Subject Property, absolutely and forever.

AND WHEREAS by a Sale Deed dated 21st April 1976 and registered with the Sub-Registrar, Cossipore Dum Dum in Book No. I, Volume No. 54, Pages 39 to 42, being No. 2729 for the year 1976, the said Samser Ali Laskar for the consideration therein mentioned sold conveyed and transferred unto and to one Ashutosh Ghosh and Suryomoni Ghosh (since deceased) **All That** the Subject Property, absolutely and forever.

AND WHEREAS the said Suryomoni Ghosh, a Hindu governed under the Dayabhaga School of Hindu Law died intestate leaving her surviving her one son namely Tarak Ghosh and one daughter namely (Smt.) Sundari Ghosh as her only heirs and legal representatives who both upon her death inherited and became entitled to her entire one-half undivided part or share in the Subject Property, absolutely.

AND WHEREAS the said R.S. Dag No. 822 was continued to be numbered as L.R. Dag No. 822 in the current Records of Rights published under the West Bengal Land Reforms Act, 1955.

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AND WHEREAS by a Sale Deed dated 31st August 2007 and registered with the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas in Book No. I CD-Volume No. 4 Pages 10853 to 10865 Being No. 05614 for the year 2007, the said Ashutosh Ghosh, Tarak Ghosh and Sundari Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to Muskan Residency Private Limited (the Owner hereto) **All That** the Subject Property, absolutely and forever.

AND WHEREAS the name of the Owner was duly recorded as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 1365 in respect of the Subject Property.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the withinnamed **OWNER** at Kolkata in
the presence of:

1. Anandip Kumar Mallik
New-Town Metro Plaza
Atghara, Kolkata-700136
2. Binwajit Biswas
Shyamnagar
24 P.W(N)
PIN-743127

MUSKAN RESIDENCY PVT. LTD

[Signature]
DIRECTOR / ~~AUTHORISED SIGNATORY~~

(Ajay Kumar Agarwal)

SIGNED SEALED AND DELIVERED
by the withinnamed **DEVELOPER** at
Kolkata in the presence of:

1. Anandip Kumar Mallik
2. Binwajit Biswas













AMBEY REALTORS LLP

[Signature]













Designated Partner / Partners

ADIPAK KUMAR AGARWAL

Drafted by me
Baitik Bagaria, Adv.
C/O. DSP LAW ASSOCIATES
4D, Niloo House
2, Hare Street
Kolkata-700001.
F-1415/2010.

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Handwritten signature

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

DAG NO.:-298

30478 (100'-0")

34136 (112'-0")

DAG NO.:-299

DAG NO.:-821,823

34136 (112'-0")

29868 (98'-0")



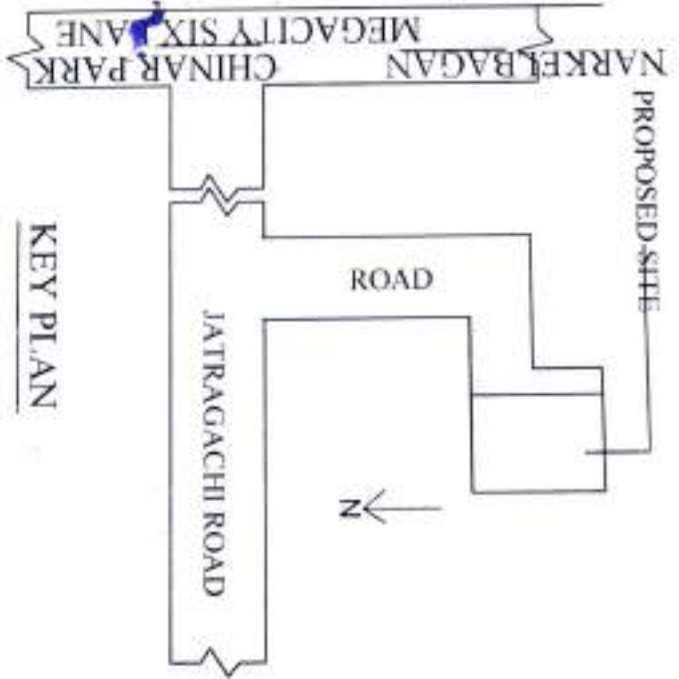
DAG NO.:-834,835

ROAD

SITE PLAN

AMBEY REALTORS LLP

Designated Partner / Partners



KEY PLAN

PROPOSED SITE PLAN AT MOUZA - JATRAGACHI,
 R.S. & LR DAG No - 822:LR KHATIAN
 NO.:-1385;TOUZI NO.:- 174&179
 J.L.No. - 24, DIST.-24 PGS.(N.) UNDER JYANGRA
 HATTARA-2 GRAM PANCHAYET

NAME OF THE OWNERS

M/S MUSKAN RESIDENCY PVT. LTD

AREA STATEMENT

AREA OF LAND = 26 DECIMAL

NOT IN SCALE MUSKAN RESIDENCY PVT. LTD

DIRECTOR/AUTHORIZED SIGNATORY

SIGNATURE OF OWNERS



भारत सरकार
GOVERNMENT OF INDIA



राज कुमार आगरवाल

Raj Kumar Agarwal

उत्पन्न तिथि/ DOB: 12/05/1958

पुरुष / MALE



9282 1783 1297

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

S/O: छोटे लाल
आगरवाल, ग्रीन वुड
सोनाटा, 13/14A टावर-3,
सिटी सेंटर-2,
हातारा, उत्तर 28 परगना,
पश्चिम बंगाल - 700157

Address

S/O: Chhote Lal Agarwal,
green wood sonata,
13/14A tower-3, near city
centre-2, Hatlara, North 24
Parganas,
West Bengal - 700157

9282 1783 1297



1801 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACKPA0021B




नाम / Name

RAJ KUMAR AGARWAL

पिता का नाम / Father's Name
CHHOTI LAL AGARWAL

जन्म की तारीख / Date of Birth
12/05/1958


हस्ताक्षर / Signature



68030015

इस कार्ड के खोने/चले या कृपया खोया कार्ड/खोया
अपना पैर सेवा इकाई, पर एन सी डी
5 वीं मंजिल, मॉडल स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, नज़द डीप झण्डा चौक के पास,
पुणे - 411 016

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

Income Tax EAN Services Unit, NSDI,
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721-8081, Fax: 91-20-2721-8081
e-mail: timfo@nsdi.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



मानव संसाधन
GOVT OF INDIA



आयकर विभाग
Income Tax Department

आयकर पहचान कार्ड
Income Tax PAN Card



आयकर पहचान कार्ड

आयकर पहचान कार्ड

आयकर पहचान कार्ड
1234567890



आयकर पहचान कार्ड

यदि इस कार्ड को खोने/चुरने का कृतघ्नता सुनिश्चित हो जाए तो
आयकर विभाग को सूचित कर देना चाहिए।
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, न्यू डीप बंगला चौक, पुणे,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, New Deep Bungalow Chowk,
Pune - 411 016

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

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
 ADIPA4263G

नाम / NAME
 DIPAK KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
 BASUDEO PRASAD AGARWAL

जन्म तिथि / DATE OF BIRTH
 14-04-1976

हस्ताक्षर / SIGNATURE
 Dipak Kumar Agarwal

आयु / AGE
 34.11

COMMISSIONER OF INCOME TAX W.B.

इस कार्ड के साथ/सहित अपने वास्तविक कारो करने वाले प्रतिकारों की सूची/समस्त कर में संयुक्त आयकर अनुसूची (पढ़ने एवं समझने की) की न
 की जाती है।
 कलकत्ता - 700 086.

In case this card is lost/fraud, kindly inform return to the issuing authority.
 Joint Commissioner of Income Tax (Systems & Technical)
 Chatterjee Square
 Calcutta - 700 086.

आयकर विभाग
INCOME TAX DEPARTMENT
AMBHEY REALTORS LLP

भारत सरकार
GOVT. OF INDIA



27/03/2015

Permanent Account Number

ABCFA8196Q

20150315



*If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 9978,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8060, Fax: 91-20-2721 8981
e-mail: nsdl@nsdl.co.in*

*यदि यह कार्ड खोया / कोई दूसरा व्यक्ति इस कार्ड को पाए,
कृपया सूचित करें / कार्ड वापस लाने के लिए,
आयकर पैन सेवा इकाई, एनएसडीएल,
5 वीं फ्लोर, मार्केट स्ट्रीट, प्लॉट नंबर 341, सर्वे नंबर 9978,
मॉडल कॉलोनी, डीप बंगला चौक,
पुणे - 411 016*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUSKAN RESIDENCY PRIVATE
LIMITED



28/12/2006

Permanent Account Number

AAECM9002H

110020111

यह कार्ड के लिये / यह PAN कार्ड के लिये जारी है।
अनुमति देना सीमा है, यह PAN के लिए
नवीसरी सुविधा, सफाई केवल,
जाने टेलिफोन एक्सचेंज के कार्डों,
हानेर, पुणे - 411 045

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

Income Tax PAN Services Unit, NSDL,
3rd Floor, Regd. Office Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.com



শুভম চট্টোপাধ্যায়
 Shuvam Chattopadhyay
 পিতা : সর্বাশীষ চট্টোপাধ্যায়
 Father : Sarbesish Chattopadhyay
 জন্ম বার / Year of Birth : 1991
 পুরুষ / Male



7164 3878 2194

আমার আধার, আমার পরিচয়



শুভম চট্টোপাধ্যায়
 Shuvam Chattopadhyay

ঠিকানা:
 ৫৮-১ শ্রীরামপুর ইস্ট, গারিয়া পার্ক,
 শ্রীরামপুর, গড়িয়া, দাঃ ২৪ পরগনা,
 পশ্চিমবঙ্গ, 700084

Address:
 58/1 SREERAMPUR EAST,
 GARIA PARK, Srirampur,
 Garia, South Twenty Four
 Parganas, West Bengal,
 700084

7164 3878 2194

1947 help@uidai.gov.in www.uidai.gov.in

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-202021-018995188-1

Date: 04/01/2021 15:05:01

N: IK0AXARXR1

Payment Mode

Online Payment

Bank :

State Bank of India

BRN Date: 04/01/2021 15:08:35

DEPOSITOR'S DETAILS

Id No. : 2001692212/16/2020

[Query No./Query Year]

Name : AMBEY REALTORS LLP

Contact No. :

Mobile No. : +91 8240349170

E-mail : accounts@ambeygroup.net

Address : PS IXL 305RAJARHAT GOPALPUR700136

Applicant Name : Mr Shuvam Chattopadhyay

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 16

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001692212/16/2020	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001692212/16/2020	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				76042

In Words : Rupees Seventy Six Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1523-00429/2021	Date of Registration	11/01/2021
Query No / Year	1523-2001692212/2020	Office where deed is registered	
Query Date	15/12/2020 12:15:10 PM		1523-2001692212/2020
Applicant Name, Address & Other Details	Shuvam Chattopadhyay 58/1 Sreerampur East Garia Park, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700084, Mobile No. : 9681065418, Status :Others		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,54,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,031/- (Article-48(g))	Rs. 1,021/- (Article E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, JI No: 24,
Pin Code : 700156

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	LR-822 (RS :-)	LR-1365	Bastu	Shali	0.26 Acre	1/-	3,51,00,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					26Dec	1 /-	351,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	3,00,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MUSKAN RESIDENCY PRIVATE LIMITED Ps IXL Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:- AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative







Other Details :

Name, Address, Photo, Finger print and Signature

AMBEY REALTORS LLP

PS IXL, Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: ABxxxxxx6Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	<p>Name</p> <p>Raj Kumar Agarwal Son of Late Chhote Lal Agarwal Date of Execution - 11/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jan 11 2021 5:52PM</p>	<p>Finger Print</p>  <p>LTI 11/01/2021</p>	<p>Signature</p>  <p>11/01/2021</p>
<p>13 And 14A, Tower 3 , Near City Centre 2, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx1B, Aadhaar No: 92xxxxxxx1297 Status : Representative, Representative of : MUSKAN RESIDENCY PRIVATE LIMITED (as Director)</p>				
2	<p>Name</p> <p>Dipak Kumar Agarwal (Presentant) Son of Basudeo Prasad Agarwal Date of Execution - 11/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jan 11 2021 5:53PM</p>	<p>Finger Print</p>  <p>LTI 11/01/2021</p>	<p>Signature</p>  <p>11/01/2021</p>
<p>54, Bangur Avenue, Block/Sector: B, Flat No:1B, P.O - Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx3G, Aadhaar No: 40xxxxxxx7090 Status : Representative, Representative of : AMBEY REALTORS LLP (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shuvam Chattopadhyay Son of Sarbesh Chattopadhyay 58/1 Sreerampur East Garia Park, P.O - Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084</p>	 <p>11/01/2021</p>	 <p>11/01/2021</p>	 <p>11/01/2021</p>

Identifier Of Raj Kumar Agarwal, Dipak Kumar Agarwal

Transfer of property for L1	
From MUSKAN RESIDENCY PRIVATE LIMITED	To, with area (Name-Area) AMBLY REALTORS LLP 26 Dec
Transfer of property for S1	
Sl.No	From
1	MUSKAN RESIDENCY PRIVATE LIMITED
	To, with area (Name-Area) AMBLY REALTORS LLP 400 00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, JI No: 24, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 822, LR Khatian No:- 1365	Owner: গুণকমল অফিসার্স, Gurdiant: ১১ নং, Address: ১০ ১ নং ফ্লোর, ১০১ নং বঙ্গলোড় রাস্তা, Classification: এফ. Area: 0.26000000 Acre,	MUSKAN RESIDENCY PRIVATE LIMITED



21-12-2020
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 3,54,00,000/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 11-01-2021

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

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

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

Presented for registration at 16:36 hrs on 11-01-2021, at the Office of the A.D.S.R. RAJARHAT by Dipak Kumar Agarwal ..

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

Execution is admitted on 11-01-2021 by Raj Kumar Agarwal, Director, MUSKAN RESIDENCY PRIVATE LIMITED (Private Limited Company), Ps IXL, Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Shuvam Chattopadhyay, . . Son of Sarbasish Chattopadhyay, 58/1 Sreerampur East Garia Park, P.O: Garia, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Execution is admitted on 11-01-2021 by Dipak Kumar Agarwal, Partner, AMBEY REALTORS LLP (LLP), PS IXL, Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Shuvam Chattopadhyay, . . Son of Sarbasish Chattopadhyay, 58/1 Sreerampur East Garia Park, P.O: Garia, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2021 3:08PM with Govt. Ref. No: 192020210189951881 on 04-01-2021, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AXARXR1 on 04-01-2021, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs. 10/- by
Rs. 75,021/-
Description of Stamp
Stamp: Type: Impressed, Serial no 73072, Amount: Rs. 10/-, Date of Purchase: 15/12/2020, Vendor name: S
Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/01/2021 3:08PM with Govt. Ref. No. 192020210189951881 on 04-01-2021, Amount Rs. 75,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AXARXR1 on 04-01-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Category of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 31959 to 32007
being No 152300429 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.01.15 15:02:26 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/01/15 03:02:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)