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भारतीय नैसर्ग्याधिक

एक सौ रुपये

Rs. 100

₹ 100

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AD 328035

Dist. 1903-2-836010/2020

Can be used for Development purposes in West Bengal. The State Government shall be responsible for the maintenance of the...

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THIS DEVELOPMENT AGREEMENT is made on <sup>3<sup>rd</sup></sup> this AUGUST day of Two Thousand Twenty (2020) BETWEEN

*[Handwritten notes and scribbles]*

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15 FEB 2020

Name :  
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**L. CHAKRABORTY**  
68, Dr. Rajendra Prasad Sarani  
Kolkata - 700 009

15 FEB 2020



Identify by me  
Dipankar Sandan  
S/PLT - Subala Sandan  
with PO - Gokarnaz  
P.S. Magrahat  
Dist. 2 ulgs (S)

(1) **BALAJI AWAS NIRMAN PVT LTD**, a company within the meaning of the Companies Act 2013, having PAN: AABCB4341H, having CIN:U45201WB1990PTC049728, having its registered office at 37A, Jadu Nath Dey Road, Police Station-Bowbazar, Post Office Bowbazar, Kolkata - 700 012, represented by its Director Sri Ratan Kumar Agarwal, son of Late Ram Gopal Agarwal having PAN ACJPA9996L, having Aadhar 784234424402, having Mobile No.9830034470, residing at 4, Ho-Chi-Minh Sarani, Police Station- Shakespeare Sarani, Post Office Middleton Row, Kolkata -700 071,

(2) **HARRINGTON TOWERS PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AABCH4013N, having CIN: U65922WB1991PTC051673, having its registered office at 37A, Jadu Nath Dey Road, Police Station- Bowbazar, Post Office Bowbazar, Kolkata - 700 012, represented by its Director Sri Anil Kumar Agarwal, son of Late Ram Gopal Agarwal, having PAN: ACJPA9998E, having Aadhar 616138592384, having Mobile No.9837097710, residing at 4, Ho-Chi-Minh Sarani, Police Station- Shakespeare Sarani, Post Office Middleton Row, Kolkata -700 071,

(3) **SAWARIA ENCLAVE LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, having LLPIN: AAE-4409, having PAN: ACVFS9177P, having its registered office at 37A, Jadu Nath Road, Police Station-Bowbazar, Post Office Bowbazar, Kolkata - 700 012, represented by its Designated Partner Sri Ashok Kumar Agarwal, son of Late Ram Gopal Agarwal, having PAN: ACUPA2472J, having Aadhar 571679261360, having Mobile No.9831801760, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office Middleton Row, Kolkata -700 071,

(4) **DOMESTIC INFRACON LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, having LLPIN:AAE-4400, having PAN: AALFD4845M, having its registered office at Flat 10A, 10<sup>th</sup> Floor, 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office: Middleton Row, Kolkata - 700 071, represented by its Designated Partner Smt. Suman Agarwal, wife of Sri Ratan Kumar Agarwal, having PAN: ACXPA9637Q, having Aadhar 844968451666, having Mobile No.9883808881, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office Middleton Row, Kolkata -700 071,

(5) **MONTEC REALTORS LLP**, a limited liability partnership incorporated under the Limited Liability Partnership Act, having LLPIN:AAE-4406, having PAN: ABBFM0816C, having its registered office at Flat 9D, 9<sup>th</sup> Floor, 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office Middleton Row, Kolkata - 700 071, represented by its Partner Miss Khushboo Agarwal, daughter of Sri Ashok Kumar Agarwal, having PAN: AVAPA9278M, having Aadhar 818775271446, having Mobile No.9748571194, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office - Middleton Row, Kolkata -700 071,

(6) **GREENSPOT BUILDERS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, having LLPIN: AAE-4401, having PAN: AAOFG5898A, having its registered office at 37A, Jadu Nath Dey Road, Police Station- Bowbazar, Post Office Bowbazar, Kolkata - 700 012, represented by its Partner Smt. Kalyani Agarwal, wife of Sri Anil Kumar Agarwal, having PAN: ACVPA7439G, having Aadhar 891962483668, having Mobile No.9380197710, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, (7)

**HARRINGTON REALTORS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, having LLPIN: AAE-4404, having PAN: AAIFH7996N, having its registered office at 4<sup>th</sup> Floor, 4/3, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata - 700 071, represented by its Partner Smt. Sudha Devi Agarwal, wife of Sri Ashok Kumar Agarwal, having PAN: ACZPA0026H, having Aadhar 976179266633, having Mobile No.9903106151, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(8) SHYAMLEEN HOUSING DEVELOPERS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, having LLPIN: AAE-4399, having PAN: ACVFS9176N, having its registered office at Flat 9C, 9<sup>th</sup> Floor, 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office Middleton Row, Kolkata - 700 071, represented by its Partner Sri Siddhant Agarwal son of Sri Anil Kumar Agarwal, having PAN: BMKPA6302E, having Aadhar 982344708902, having Mobile No.9874422777, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(9) SAWANKA DEVELOPERS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, having LLPIN: AAE-4408, having PAN: ACVFS9175R, having its registered office at Ground Floor, 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata - 700 071, represented by its Partner Sri Ratan Kumar Agarwal, son of Late Ram Gopal Agarwal, having PAN: ACJPA9996L, having Aadhar 784234424402, having Mobile No.9830034470, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(10) PROTEX DEVELOPERS OPC PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AAICP2058A, having CIN: U70102WB2015OPC207192, having its registered office at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata - 700 071, represented by its Director Sri Rudresh Agarwal, son of Sri Ratan Kumar Agarwal, having PAN: BBFPA0246M, having Aadhar 536951378149, having Mobile No.9748010043, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(11) CROSS LAND SERVICES PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AACCC9965H, having CIN: U45200WB2007PTC112488, having its registered office at 14/1C, Jainuddin Mistry Lane Kolkata WB 700027, Police Station-Chetla, Post Office - Chetla, Kolkata - 700 027, represented by its Director Indranil Sarkar, son of Mrinal Kanti Sarkar, having PAN: ASSPS5100K, having Aadhar 692074089936, having Mobile No.9874245190, residing at 14/1C, Jainuddin Mistry Lane, Kolkata-700027, Police Station - Chetla, Post Office - Chetla, **(12) BALASHREE NIRMAN LLP**, a Limited Liability Partnership registered under the Provisions of the Limited Liability Partnership Act, 2008, having LLPIN : AAE-5288, having PAN : AAPFB3999L, having its Registered Office at 4/3, Ho-Chi-Minh Sarani, 3rd Floor, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata-700071 and represented by its Partner Sri Anil Kumar Agarwal son of Late Ram Gopal Agarwal, having PAN : ACJPA9998E and Aadhar

616138592384, having Mobile No.9837097710, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(13) DEVMATA INFRASTRUCTURE LLP**, a Limited Liability Partnership, registered under the Provisions of the Limited Liability Partnership Act, 2008, having PAN: AALFD5513A, having LLPIN: AAE-5283, having its Registered Office at 4/3, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata-700071 and represented by its Partner Smt. Kalyani Agarwal wife of Sri Anil Kumar Agarwal, having PAN: ACVPA7439G and Aadhar 891962483668, having Mobile No.9330197710, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(14) DIBYAJYOTI REALCON LLP**, a Limited Liability Partnership registered under the Provisions of the Limited Liability Partnership Act, 2008, having LLPIN: AAE-5286, having PAN: AALFD5512B, having its Registered Office at 4/3, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata-700 071 and represented by its Partner Smt. Sudhadevi Agarwal, wife of Sri Ashok Kumar Agarwal, having PAN: ACZPA0026H and Aadhar 976179266633, having Mobile No.9903106151, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(15) EVERNICE BUILDERS LLP**, a Limited Liability Partnership registered under the Provisions of the Limited Liability Partnership Act, 2008, having LLPIN AAE-5284, having PAN: AAFBE3822K, having its Registered Office at 4/3, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata-700071 and represented by its Partner Sri Rudresh Agarwal, son of Sri Ratan Kumar Agarwal, having PAN: BBFPA0246M and Aadhar 536951378149, having Mobile No.9748010043, residing at 4, Ho-Chi-Minh Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700 071, **(16) SHIVYOGI INFRASTRUCTURE LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN: AAE-5285, having PAN: ACWFS3548P, having its registered office at 4/3, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata - 700 071, represented by its Partner Sri Ashok Kumar Agarwal, son of Late Ram Gopal Agarwal, having PAN: ACUPA2472J, having Aadhar 571679261360, having Mobile no.9831801760, residing at 4, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700 071, **(17) SWASTIK PROJECTS PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AADCS7205D, having CIN: U70101WB1986PTC038535 having its registered office at 12, Shakespeare Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata - 700071 represented by its Director Sri Kiran Chand Lunawat, son of Late P. C. Lunawat, having PAN: ABBPL2378Q, having Aadhar 396365091229, having Mobile no.9830734191, residing at 12, Shakespeare Sarani, Police Station-Shakespeare Sarani, Post Office - Middleton Row, Kolkata -700071, **(18) SPPL DEVELOPERS LLP**, a Limited Liability Partnership, registered under the Provisions of the Limited Liability Partnership Act, 2008, having LLPIN: AAE-3357, having PAN: ACVFS6928E, having its registered Office at 12, Shakespeare Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata-700071, represented



by its Partner Sri Shanti Lal Bhansali, son of Late As Karan Bhansali, having PAN: ADAPB9870A and Aadhar 446069246833, having Mobile No.9830082107, residing at Vivek Vihar, Phase-5, Block-16, Flat-3B, 493/C/A, G.T. Road (South), Police Station Shibpur, Post Office Shibpur, Howrah-711102, **(19) KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AABCK1601R and CIN: U70101WB1991PTC051438 and having its registered office at 12, Shakespeare Sarani, Police Station- Shakespeare Sarani, Post Office Middleton Row, Kolkata - 700071 represented by its Director Sri Shanti Lal Bhansali, son of Late As Karan Bhansali, having PAN: ADAPB9870A and Aadhar 446069246833, having Mobile No.9830082107, residing at Vivek Vihar, Phase-5, Block-16, Flat-3B, 493/C/A, G.T. Road (South), Police Station - Shibpur, Post Office - Shibpur, Howrah-711102, **(20) NEPTUNE FINANCE (INDIA) LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AAACN9855H and CIN: U67190WB1994PLC063701, having its registered office at 12, Shakespeare Sarani, Police Station- Shakespeare Sarani, Post Office Shakespeare Sarani, Kolkata - 700071, represented by its Director Kiran Chand Lunawat, son of Late P. C. Lunawat, having PAN: ABBPL2378Q and Aadhar 396365091229, having Mobile No.9830734191, residing at 12, Shakespeare Sarani, Police Station-Shakespeare Sarani, Post Office Middleton Row, Kolkata -700071, **(21) PADMA MERCANTILES PVT LTD**, a company within the meaning of the Companies Act 2013, having PAN: AABCP5412H and CIN: U74899DL1987PTC027784, having its registered office at M-7, Chittaranjan Park, First Floor, Police Station-Chittaranjan Park, Post Office-Chittaranjan Park, New Delhi-110019, represented by its Director Sri Shanti Lal Bhansali, son of Late A. K. Bhansali, PAN: ADAPB9870A and Aadhar 446069246833, having Mobile No.9830082107, residing at Vivek Vihar, Phase-5, Block-16, Flat-3B, 493/C/A, G.T. Road (South), Police Station Shibpur, Post Office Shibpur, Howrah-711102, **(22) WELWORTH CAPITAL MARKET LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AAACW2384E and CIN: U67120WB1995PLC067896, having its registered office at 12, Shakespeare Sarani, Police Station- Shakespeare Sarani, Post Office - Shakespeare Sarani, Kolkata - 700071 represented by its Director Smt. Champa Lunawat, wife of Sri K. C. Lunawat, having PAN: ABAFL2509A and Aadhar 462550536891, having Mobile No.9830827272, residing at 12, Shakespeare Sarani, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata -700071, **(23) HOLYTEX CARPETS PRIVATE LTD**, a company within the meaning of the Companies Act 2013, having PAN: AAACH8182K and CIN: U17222WB1995PTC071592, having its registered office at 5, Russell Street, Police Station-Shakespeare Sarani, Post Office-Middleton Row, Kolkata - 700071 and represented by its Director Sri Sanjeev Kumar Mishra, son of Sri Rama Kant Mishra, having PAN: AEZPM5865L and Aadhar 284208522952, having Mobile No.9830328242, residing at 1458, Garia Main Road, Rajpur Sonarpur (M), Garia, South 24 Paragans, Police Station - Sonarpur, Post Office - Garia, West Bengal-700084, **(24) DHANBRIDHI TRADERS PVT LTD**, a Company within the meaning of the Companies Act, 2013, having PAN: AABCD0935D and CIN: U51109WB1995PTC075229, having its registered office at 23A, Shakespeare

Sarani, Police Station- Shakespeare Sarani, Post Office - Shakespeare Sarani, Kolkata - 700017, represented by its Director Sri Rachit Agarwal, son of Late Vijay Kumar Agarwal, having PAN: AFRPA2182H, having Aadhar 492327356113, having Mobile No.9831114567, residing at 11, K. L. Saigal Sarani, Block-P, New Alipore, Police Station-New Alipore, Post Office - New Alipore, Kolkata -700 053, **(25) UNIWORTH REALTOR PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AABCU1178K and CIN: U45400WB2009PTC138129, having its registered office at 562, S. N. Roy Road, Police Station-New Alipore, Post Office-Shahpur, Kolkata - 700038, represented by its Director Kiran Chand Lunawat, son of Late P. C. Lunawat, having PAN ABBPL2378Q, having Aadhar No.396365091229, having Mobile No.9830734191, residing at 12, Shakespeare Sarani, Police Station- Shakespeare Sarani, Post Office Middleton Street, Kolkata -700 071, **(26) DREAM VINIMAY PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AADCD0928Q and CIN: U51109WB2008PTC123435, having its registered office at 234/3A, A.J.C. Bose Road, Police Station-Bhowanipore, Post Office - L.L. Ray Sarani, Kolkata - 700020 represented by its Authorized Signatory Sri Sanjeev Kumar Mishra, son of Sri Rama Kant Mishra, having PAN: AEZPM5865L and Aadhar 284208522952, having Mobile No. 9830328242, residing at 1458, Garia Main Road, Rajpur Sonarpur (M), Garia, South 24 Paraganis, Police Station - Sonarpur, Post Office - Garia, West Bengal-700084, **(27) SARANYA TEXTILES PRIVATE LIMITED**, a company within the meaning of the Companies Act 2013, having PAN: AAEC57500E and CIN: U17110MH1999PTC119115, having its registered office at 95, Marine Drive, Parijat Building, 'G' Road, Police Station-Marine Drive, Post Office-Kalbadevi, Mumbai-400020 represented by its Authorized Signatory Sri Sanjeev Kumar Mishra, son of Sri Rama Kant Mishra, having PAN: AEZPM5865L and Aadhar 284208522952, having Mobile No. 9830328242, residing at 1458, Garia Main Road, Rajpur Sonarpur (M), Garia, South 24 Paraganis, Police Station - Sonarpur, Post Office - Garia, West Bengal-700084 and **(28) SAHARSH REAL ESTATES LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having LLPIN: AAG-2262 and PAN: ADEFS5380F and having its registered office at 105, Park Street, Police Station- Park Street, Post Office-Park Street, Kolkata - 700016 represented by its Partner Sri Sumit Agarwal, son of Sri Murari Lal Agarwal, having PAN: ADAPA1564C, having Aadhar 369448813215, having Mobile No.9831256071, residing at 97, Tollygunge Circular Road, New Alipore, Police Station-New Alipore, Post Office - New Alipore, Kolkata -700 053, hereinafter collectively referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include, so far as the Companies are concerned, their respective successor or successors-in-interest and assigns and so far as the limited liability partnerships are concerned, their respective present partners or such other person and/or persons who may be taken in and/or admitted as partner and/or partners for the benefit of the said partnership) of the **ONE PART KYAL DEVELOPERS PRIVATE LIMITED** PAN AABCK3070E, CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.122/1R, Satyendranath Majumder Sarani, 4<sup>th</sup> Floor, Post Office Kalighat, Police

Station Tollygunge, Kolkata 700 026 represented by one of its Directors **UMESH KYAL** (PANAGCPK9667R, Aadhaar 322167806519), having Mobile Number 9831151592, son of Late Govind Ram Kyal, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029 (herein after referred to as the **"DEVELOPER"**, which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors in interest and assigns) of the **OTHER PART**.

The Owners and the Developer are hereinafter referred to as **"Parties"** and individually as a **"Party"**.

**WHEREAS:**

A. By a Deed of Conveyance dated 6<sup>th</sup> September 2017 made between Srilal Surendralal HUF, Madavlal Pradeeplal HUF, Manoj Mehta HUF, Madhup Mehta HUF, Damodarlal Mehta HUF, Shankarlal Mehta HUF and Keshavlal Mehta HUF therein jointly referred to as the Vendors of the One Part and the Owners herein therein jointly referred to as the Purchasers of the Other Part and registered with District Sub-Registrar-II, North 24 Parganas, West Bengal in Book No. I, Volume No. 1502-2017, Pages from 71773 to 72078, Being No. 150202845 for the year 2017, the Owners herein became jointly seized and possessed of and/or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 9 Bighas more or less lying situate at and being Premises No.4, Amlangshu Sen Road, Police Station-Lake Town, Ward No 31, within the limits of the South DumDum Municipality, Kolkata -700 048, (hereinafter referred to as the **said Property**) more fully and particularly described in the **First Schedule** written hereunder through the devolution of title more fully described in the **Second Schedule** here under written.

B. Now the Owners and the Developer have negotiated and arrived at an agreement to develop the said Property upon demolition of the structures standing thereon upon the said Property for their mutual benefit and have agreed to execute this agreement to record the terms and conditions mutually agreed upon by them.

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

**1. DEFINITIONS:**

For the purpose of this Development Agreement, unless the context otherwise requires-

**ACT** - shall mean the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017);



**RULES** -shall mean the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;

**REGULATIONS** -shall mean the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;

**SECTION** -shall mean a Section of the Act;

1.1 Unless in this Agreement there be something contrary or repugnant to the subject or context, all other words and terms as defined in the **Third Schedule** hereunder shall have the meanings ascribed to them. Words and expressions defined elsewhere in this Agreement shall have the meanings specified therein, for the purposes of this Agreement.

## 2. INTERPRETATION

In this Agreement save and except as otherwise expressly provided: --

- i) words importing the singular include the plural and vice versa;
- ii) reference to a gender includes a reference to the other gender or genders;
- iii) the division of this Agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this Agreement or any of its provisions;
- iv) when calculating the period of time within which or following which any act is to be done or step is to be taken pursuant to this Agreement, the date which is the reference day in calculating such period shall be excluded;
- v) all references to Clause numbers refer to the clauses of this Agreement, and all references to Schedules and Annexure refer to the schedules and annexures hereunder written;
- vi) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this Agreement as a whole and not to any particular article or Clause thereof;
- vii) any reference to any laws, whether general or specific, shall include any modification, extension or enactment of it for the time being in force and all rules, instruments, orders, plans, regulations, notifications, bye-laws, terms or directions issued under it from time to time;
- viii) any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.

ix) time is of essence in the performance of the Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of essence.

### 3. COMMENCEMENT AND AUTHORITY TO ENTER:

3.1 This Agreement commences and shall be deemed to have come into the force on and with effect from the date of execution, mentioned above (Commencement Date) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

3.2 Simultaneously with the execution of this Agreement the Owners have permitted the Developer to enter the said Property only as a licensee. Such license shall not be deemed to be a transfer under the Income tax Act, 1961 or possession under section 53A of Transfer of Property Act, 1882. The Developer shall accordingly be entitled to enter the said Property for carrying out development works. The Owners shall continue and be deemed to continue, to be in exclusive possession of the said Property and the Owners shall always have uninterrupted access to the said Property for without any hindrance or objection by the Developer or anyone else, including for reviewing the progress of the Project from time to time without interfering the construction work.

### 4. AGREEMENT TO DEVELOP:

4.1 In consideration of the Developer's covenants to develop the said Property at its own cost and security deposit paid by the Developer to the Owners and sharing in the revenues of the project with the Owners and relying on the representations and warranties made by the Developer herein, the Owners hereby permit the Developer to develop the said Property and undertake the Project, subject to and in accordance with the terms and conditions hereof. In consideration of the Owners permitting the Developer to undertake development of the said Property and to share in the revenues of the Project, the Developer has agreed to develop the Project in accordance with this Agreement at its sole cost and expense.

4.2 The Parties agree that the Developer shall construct a complex for residential purpose on the said Property. The Complex shall be constructed strictly in compliance with the sanctioned plan as approved by the South Dum Dum Municipality or such other authority] ("**Sanctioned Plan**") along with such common areas, facilities, amenities, utilities, and car parking areas as may be required in law and as may be agreed amongst the Parties.

### 5. REPRESENTATIONS OF THE OWNERS:

5.1 The Owners do and each of them doth represent and warrant and covenant to the Developer as follows: -

- (a) The Owners are jointly and absolutely seized and possessed of the said Property and have marketable title to the said Property free from all encumbrances, charges, liens, acquisitions, requisitions, attachments, liabilities, trust of whatsoever nature. No person other than the Owners has any right, title and/or interest of any nature whatsoever in the said Property or any part thereof.
- (b) The Owners have not entered into any agreement for sale or transfer or lease or development of the said Property or any other agreement in respect of the said Property, with any person or persons whatsoever.
- (c) The Owners have not executed any power of attorney in respect of the said Property or any part thereof for any purpose whatsoever in favour of any person nor any power of attorney is in force as on the date of this Agreement.
- (d) The said Property is not affected by any requisition or acquisition or vesting or alignment or scheme of any authority or authorities under any law/ otherwise.
- (e) No portion of the said Property is affected by any notice or scheme or alignment of any local development authority or the State or Central Government or the concerned municipal corporation or any other public or statutory body or authority.
- (f) The said Property is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of income tax authorities or other Government authorities under the Public Demands Recovery Act, 1913 as applicable in West Bengal, or under any other Acts/similar legislation or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Owners for realization of any arrears as contemplated above.
- (g) The Owners have not created any registered or equitable mortgage or any other mortgage or charge or lien on the said Property or any part thereof.
- (h) There is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 comprised in the said Property. The Owners shall produce No Objection Certificate and clearance from the said authority at their own costs and expenses, if required for the sanction of the building plans.
- (i) All rates, taxes and impositions in respect of the said Property shall be duly paid and discharged by the Owners till sanction of the plan.
- (j) No suits and/or any other proceedings and/or litigations are pending against the Owners in respect of the said Property or any part thereof and the said Property is not involved in any civil, criminal or arbitration

proceedings and no such proceedings and claims of any nature whatsoever are pending or threatened by or against the Owners in respect of the said Property or any part thereof.

- (k) Subject to what has been stated in this Agreement, the Owners have not done or permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the development of the said Property in the manner contemplated in this Agreement.
- (l) There is no dispute with any revenue or other financial department of the State or Central Government or with any other statutory or public authority in relation to the affairs of the said Property and there are no facts currently existing, which may give rise to any such dispute.
- (m) The Owners shall not, during the subsistence of this Agreement, transfer, alienate, encumber, mortgage, lease, create any charge and/or deal with the said Property or any part thereof in any manner except as provided in this Agreement. However, the Owners can inter-se transfer their respective shares in the said Property during the continuation of this Agreement with prior or simultaneous intimation to the Developer. The Owners can also authorize one or more persons to sign building plans and/or all such papers as may be required for obtaining sanction for the building plans by executing Power of Attorney(s).
- (n) The Owners are duly incorporated and validly existing under the laws of India, and have all necessary corporate power, authority and capacity to enter into this Agreement and undertake the transactions contemplated under the same.
- (o) The persons executing this Agreement on behalf of the Owners are duly authorized by the Board of Directors of the respective Companies or other Partners of respective Limited Liability Partnerships, as the case may be, to execute this Agreement.
- (p) The execution of this Agreement constitutes valid and legally binding obligations of the Owners, enforceable in accordance with its terms.
- (q) The Owners and each of them shall indemnify the Developer in connection to any loss, damage, demands, claims, etc. which may arise due to any inherent defect in the title of the Owners over the said Property.
- (r) The Owners have already got their names mutated in the assessment records of the South Dum Dum Municipality in respect of the said Property.
- (s) The Owners shall get their names mutated in the Record of Rights in the B.L.L.R.O. office at their own cost and expenses within 2 (two) months from the date of execution hereof.

- (t) The character of the said Property as per the records of the office of concerned B.L. & L.R.O is homestead or bastu except a small portion therein measuring about 4.69cotthas which is recorded as drain or drain line.
- (u) The Owners shall also cause construction of boundary walls surrounding the said Property at their own costs and expenses within a period of 4(four) months from this date.
- (v) The owners shall also provide title insurance, if required by the Act, but the cost of insurance premium during the construction period shall be borne by the Developer.
- (w) The Owners shall first time sign, submit and get the plan sanctioned from the concerned authorities at their own cost and expenses. However, the building plan shall be prepared by the Developer's architect in concurrence with the Owners. Moreover, subsequent sanction of revised plans modified due to addition of number of floors or covered area or due to change in internal planning shall be arranged by the Developer at its own cost and the Owners shall not be liable for the same.
- (x) The Owners shall adhere to and abide by their duties and responsibilities under this Agreement and as per the Applicable Laws including HIRA. The Owners shall neither directly or indirectly, undertake or cause/permit to be undertaken, any activity which is either illegal or in-contravention of the provisions of this Agreement and/or the Applicable Laws;

## **6. DEVELOPER'S REPRESENTATIONS AND COVENANTS:**

6.1 The Developer represents, warrants and covenants to the Owners as follows: -

- (a) The Developer is duly incorporated and validly exists under the laws of India, and has all necessary corporate power, authority and capacity to enter into this Agreement and undertakes the transactions contemplated under the same.
- (b) The person executing this Agreement on behalf of the Developer is duly authorized by its Board of Directors to execute this Agreement.
- (c) The execution of this Agreement constitutes valid and legally binding obligations of the Developer, enforceable in accordance with its terms.
- (d) The Developer has for several years been carrying on the business of construction and development of real estate, possesses extensive experience, has sufficient infrastructure and expertise in this field and possesses the funds required to develop the said Property in accordance with this Agreement.



only upon completion of construction in the manner stated in this Agreement. The Developer hereby agrees to indemnify and keep saved, harmless and indemnified the Owners for loss, damage, claims, demands or proceedings whatsoever suffered by the Owners due to non-payment or delay in payment of the Project Finance Liability by the Developer. The Developer alone shall be liable and/or responsible for repayment of the loan together with the interest accrued due thereon and shall keep the Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising there from including the Claim of the prospective purchasers of the Units. Nevertheless, and in addition thereto, Sri Umesh Kyal being the director of the Developer shall give his irrevocable personal guarantee for repayment of the Project Finance Liability to the Owners as per terms of the Project Finance raised by the Developer.

12.2 All benefits under the Income Tax Act for such borrowings made by the Developer would be available to the Developer.

### **13. CONSTRUCTION OF THE PROJECT/BUILDINGS AND COMPLETION OF THE PROJECT:**

13.1 Within 5 (five) years from the sanction of building plans by the South Dum Dum Municipality or any other sanctioning authority and obtaining Commencement Approvals ("**Completion Period**"), the Developer shall, at its own cost and expense and without creating any financial or other liability on the Owners' share in the said property or the said Property/Building, achieve Completion of the Project. For the purposes of this Agreement, "**Completion of the Project**" shall be deemed to have been achieved on all of the following being achieved by the Developer.

(a) construction and completion of the Project/Buildings strictly in accordance with the Sanctioned Building Plan and as per the specifications mentioned in the **Fourth Schedule** hereunder ("**Specifications**");

(b) securing the completion certificate and occupancy certificate for the entire Project/Buildings as required in law which would permit the full occupation of the Buildings,

(c) securing permanent electricity, water, drainage, and sewerage connections for the Project/Buildings,

(d) completion of all Common Areas and Facilities.

13.2 The Fourth Schedule contains the Specifications for a residential apartment and buildings in the Project. The Sixth Schedule contains the details of facilities and amenities to be provided by the Developer in the Project.

13.3 Immediately upon completion of the construction of the Project/Buildings as per the Sanctioned Plan and the Specifications and before

applying for the occupancy or completion certificate, Developer shall give notice of such completion to the Owners.

13.4 The Developer shall at its own costs install and erect in the Project/Buildings, all amenities pertaining to the Common Areas and Facilities, such as stairways, lifts, generators, fire-fighting apparatus, passages, driveways, common lavatory, landscape, electric meter room, pump room, reservoir, overhead water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Buildings in the Project.

13.5 The Developer shall be authorized to apply for and obtain in the names of the Owners temporary and permanent connections of water, electricity, drainage and sewerage. All deposits and other payment or charges required to be paid for this purpose shall be borne solely by the Developer.

#### **14. POWERS AND AUTHORITIES:**

14.1 To enable the Developer to secure the necessary approvals and permissions, the Owners shall, within 10 (ten) Business Days from the date hereof, execute a specific Power of Attorney appointing the Developer as their attorney for the following purposes:

- (a) appoint architects, contractors, sub-contractors, engineers, workers, labourers, agents, consultants, mistries, guards, caretakers, or other employees, and persons and enter into appropriate agreements with the vendors and personnel for implementing the development of the Project, and construction of the Project/buildings and making available the various facilities;
- (b) establish, provide or procure, install, construct, and operate the building and the Common Area and Facilities;
- (c) advertise and market the Units for sale at such price as shall be mutually agreed among the Parties;
- (d) to apply for and obtain all approvals, consents, permissions, no-objections and clearances required for the development of the Project and for achieving Completion of the Project
- (e) make applications to the concerned governmental authorities in respect of, and to carry out, all construction work and infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical transformer and all other Common Areas and Facilities, including applying for and obtaining all approvals in this regard;

- (f) carry out such other activities incidental to the foregoing for the safe, efficient and economic implementation and operation of the Project.
- (g) To obtain Commencement Approvals and all other permissions and approvals, no objection certificates, consents, etc. from the planning authorities and other authorities as may be required for the development and construction of the Project/Buildings in accordance with this Agreement and for that purpose to sign such applications, papers, documents, instruments, writings, undertakings, appeals, etc., as may be required.
- (h) To apply for modifications of the building plans from time to time as may be required, in accordance with this Agreement with the written consent of the Owners
- (i) To apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage and other utilities. All deposits and other payments or charges required to be paid to government authorities and private utilities for this purpose shall be borne solely by the Developer.
- (j) To pay deposits to the planning and other authorities for the purpose of carrying out the development work and construction of the Project on the said Property and to claim refunds of such deposits by way of cheques and to give valid and effectual receipt and discharge on behalf of the Owners in connection therewith.
- (k) After completion of the construction of the Project/Buildings, to apply for and obtain occupation and completion certificates from the authorities.
- (l) To execute and issue allotment letters to prospective buyers interested in purchasing Units in the Project;
- (m) To execute agreements of sale in favour of prospective buyers, however the Owners shall be handed over the certified copies/photocopies of the same within 10 business days from the date of execution of such agreements for sale.
- (n) To execute the deeds of conveyance in respect of transfer of the units comprising flats, cars parking space and other space in the project in favour of the buyers of such units including undivided proportionate share in the land after obtaining completion certificate from the appropriate authority and provided that the buyers have made full payment of the sale consideration and each of such deeds have prior approvals of the Owners more fully mentioned in clause 15.2 hereunder written.

- (o) the Owners shall be handed over the xerox copies or photocopies of the originals or certified copies thereof within 10 business days from the date of execution of such deeds of conveyance
- (p) To receive monies by way of sale consideration and other payments relating to the sale of the Units, provided such payments are made by way of cheques/demand drafts drawn in favour of the HIRA Account or by way of bank transfer to the said account.
- (q) To do and perform all acts, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained in sub paras (a) to (p) as fully and effectually as the Owners could undertake.

NOTWITHSTANDING the aforesaid powers to be conferred upon the Developer by executing the Power of Attorney as aforesaid, the Developer shall provide the copies of all applications made by the Developer as Power of Attorney of the Owners for obtaining all such permissions, etc. as aforesaid within 7 business days of making such applications.

14.2 In addition to the specific power of attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. required for the purpose of securing all approvals, permissions etc., as contemplated herein, within 15 (fifteen) days of a reasonable request being made by the Developer.

14.3 While exercising the powers and authorities under the specific power of attorney to be granted by the Owners in terms hereof, the Developer shall not do any act, deed, matter or thing which would in any way infringe or prejudicially or adversely affect the rights of the Owners or the title of the Owners to the said Property and/or go against the spirit of this Agreement. The said power of attorney shall be specific and valid only for the purposes for which it is given and shall be revocable in accordance with this Agreement.

## **15. SALE OF UNITS:**

15.1 Immediately upon the owners obtaining the Sanctioned Building Plan and the Commencement Approvals in accordance with this Agreement, the Developer shall register the Project as required under the Act and complete all formalities required thereunder to enable commencement of the sale of the Units to third party/prospective buyers. The Developer would achieve registration of the Project under the Act within 90 (ninety) days from the date of sanction of Building Plan. The Developer shall be allowed to market and commence the sale of Units only upon securing registration under the Act.

15.2 The Developer will prepare the deeds of conveyance to be executed in favour of the buyers of the units for transferring the units and cars parking space and/or any other space after receipt of completion certificate for the

Project/Building from the appropriate authorities and 100 % (one hundred percent) payment from such buyers and making over corresponding payment to the Owners pertaining to their shares. The Developer will send the draft of each such deeds of conveyance to the Owners for their approval either in writing endorsed on such draft of deeds or sent through electronic mail to the Developer. The Owners will approve the said draft within 3 working days from the date of receipt thereof provided there is no discrepancy in the said draft. The Developer will be eligible to execute and register such deeds after receipt of the aforesaid approvals from the Owners. However, in the event of non-receipt of 100% payment of net sale value from the buyers of units before the execution and registration of the deed or deeds of conveyance, the Developer will ensure at least 90% payment thereof from the buyers of such units and 35% of such payment to the Owners as Owners' share of Net Sale Revenue on or before the execution of the such deed or deeds of conveyance. The Developer will thereafter within 15 days from the date of execution of respective deed or deeds of conveyance will make over the balance remaining payments to the Owners as Owners' share of Net Sale Revenue in respect of such deed or deeds of conveyance.

#### **16. MUNICIPAL TAXES AND OUTGOINGS:**

16.1 All municipal rates, taxes and outgoings on the said Property relating to the period prior to the sanction of plans shall be borne, paid and discharged by the Owners and such dues shall be borne and paid by the Owners as and when called upon by the Developer.

16.2 Thereafter, the Developer shall pay the said property taxes and other outgoings in respect of the said Property or so much thereof which would be under construction, till Completion of the Project, after which, the buyers / transferees of units will become liable and responsible for payment of property taxes and all other outgoings in respect of their Units from their respective dates of possession or deemed date of possession.

#### **17. PROJECT TAXES:**

17.1 All tax liabilities in relation to construction and development of the Project and more particularly GST shall be paid by the Developer or the Allottees and the Owners shall have no liability for the same except for the retained Units and the Unsold Units, if leviable. The Developer shall be responsible for ensuring compliance by the Project of tax laws including with respect to filings and compliances required to be made in connection with the collection and payment such taxes. The Developer shall keep the Owners indemnified and harmless from or against all demands and liabilities in any way arising out of or relating to the Project Taxes.

17.2 For the retained Units and the Unsold Units, the Owners shall pay and/or deposit such GST, if leviable, immediately after demarcation of the respective allocation and shall keep the Developer safe, indemnified and harmless. If any liability is imposed by the GST authorities for development of



the Owners' Allocation, in such event such liability shall be paid and discharged by the Owners and the Owners shall keep the Developer safe, harmless and indemnified in respect thereof.

## 18. POST COMPLETION MAINTENANCE:

18.1 Upon receipt of Completion Certificate the Developer shall give notice of Possession to the Owner and/or the Allottees.

18.2 In case of area sharing allocation, if any part of the Owners' Allocation remain unsold, on and from the date of expiry of the notice of completion given and subject to the Developer having complied with its obligations regarding the construction and completion thereof in terms hereof and further the Owners complied with its payment obligation as morefully mentioned herein above, the Owners shall be deemed to have taken over possession and shall become liable and responsible for the payments of maintenance charges and municipal and all other property related taxes (at the same rate as the Developer would pay the same for the separately allocated and unsold areas forming part of the Developer's Allocation) and Rates in respect thereof irrespective of the fact whether actual physical possession was taken or not.

18.3 The Parties or their respective Allottee or Allottees shall pay or deposit the following proportionate costs for their allocation:-

- a. All costs for obtaining electricity connection(s).
- b. All deposits required to be made with CESC Ltd.
- c. Proportionate costs for electricity connection charges, Generator Installation Charges.
- d. Sinking fund deposit.
- e. Maintenance deposit.
- f. Municipal tax deposit.
- g. Documentation charges.
- h. Registration Processing Charges and allied expenses.

18.4 The Parties and respective Allottees/nominees shall punctually and regularly pay the rates and taxes for their respective Units to the concerned authorities and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or paid by any of them as the case may be, consequent upon a default by the other or others.

18.5 The Developer or its Nominated Professional Facility Management Company subject to the provisions contained in the Act shall manage and maintain the Common Portions and services of the Project and shall collect the costs plus 15% Management Fees, Sinking Fund & Promotional Expenses therefor (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the Building, tax for water,

electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipment.

18.6 The Developer alone shall be entitled to receive the Extras and Deposits (EDC) as mentioned in the **Fifth schedule** hereunder written from the Allottees. In case the parties decide to follow the Space sharing model in that event all the allottees including those under the Owner's Allocation shall pay the Extras and Deposits (EDC) to the Developer for the Units to be acquired. If certain parts of Owner's allocation remain unsold on completion construction of the entire Project, such extras and deposits shall be payable by the Owners alongwith GST if applicable.

18.7 The Developer shall be responsible for the management, maintenance and administration of the said Property during the development thereof. Immediately upon Completion of the Project or such other earlier time period specified in law, the Developer shall form an association of owners which will be responsible for the management, maintenance and administration of the Project and the said Property. The Parties (to the extent applicable) hereby agree to abide by the byelaws of such association and all the rules and regulations to be framed thereunder (as per prescribed procedure) by the association for the management of the affairs of the Project. Such byelaws shall also be subject to the prior written approval of all the Parties.

18.8 Upon handover of the Common Areas and Facilities, the association shall manage and maintain the Common Areas and Facilities and shall collect the maintenance charges for the same. It is clarified that the maintenance charges shall include premium for the insurance of the Project/Buildings, land tax, water, electricity consumption charges, sanitation and scavenging charges and also occasional repair and renewal charges and charges of a capital nature for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipment.

## **19. OBLIGATIONS OF THE DEVELOPER:**

19.1 The Developer shall execute the Project in conformity with this Agreement, the Sanctioned Plan, Specifications and the prevailing law, rules and byelaws of all State Government/Central Government bodies, and all other local and municipal authorities.

19.2 The Developer has assured the Owners that it shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any default.

19.3 The Developer shall construct the Project at its own cost and responsibility. The Developer shall alone be responsible and liable to the Government, municipality and other authorities, as also to all Personnel engaged by it and shall alone be liable for any loss or for any claim arising from its construction activities on the said Property.

19.4 The Developer alone shall be responsible to all third-party vendors / service providers engaged in connection with the Project. All sums payable to such vendors / service providers shall be borne and paid by the Developer alone.

19.5 The Developer shall not transfer and/or assign the benefits of this agreement or any portion thereof nor shall it give possession of any units of the Project to anyone without the prior consent in writing of the Owners.

19.6 The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of applicable laws and rules with respect to the construction of the Project and development of the said Property.

19.7 For the purpose of carrying out the development herein envisaged, the Developer shall be entitled to appoint, engage, and employ such vendors and personnel at such remuneration and on such terms and conditions as may be deemed necessary by the Developer. The Developer alone shall be responsible for the payment of salaries, wages and other remuneration and undertaking all statutory contributions and payments in this regard. Staff and employees engaged by the Developer, if any, shall be the employees of the Developer. On no account will the Owners in any way be liable or responsible for the payment of salaries, wages, remuneration, statutory contributions, etc. in respect of the personnel. The Developer shall also be solely responsible under law or otherwise for the actions and omissions of any such Personnel, including in relation to any mishap or accident that may occur during the course of construction.

19.8 The Developer shall be solely responsible to look after, supervise, manage and administer the progress and day to day work of the Project. Until Completion of the Project, the Developer shall be solely responsible for maintenance, management, upkeep and administration of the Common Areas and Facilities, and shall incur all requisite expenses in this regard.

19.9 The Developer shall not deploy any child at the said Property and shall deploy only adults above the age of 18 years for performing the duties herein contemplated.

19.10 The Developer shall take necessary safety measures like training the persons deployed at the said Property and providing necessary safety equipment like gloves, head gears, gumboots and any other safety equipment as may be required, apart from supplying proper tools and equipment.

19.11 Any defects, bad workmanship or other faults in the Project/Buildings (including in any Common Areas and Facilities) or in any fittings or fixtures, either during the course of construction or within the defects liability period of five years from the date of obtaining the completion certificate / occupancy certificate as prescribed in law, shall be rectified by the Developer at its sole

costs and expenses within 30 days thereafter, as and when the same is brought to the notice of the Developer within the said period.

19.12 The Owners or their representatives shall at all times be entitled to inspect the said Property and to review the progress of the Project from time to time till its Completion.

19.13 The Developer shall bear the stamp duty and registration charges payable on this Agreement. The stamp duty and registration charges payable on the agreements of sale, construction agreements, deeds of conveyance, etc. to be executed in favour of third parties shall be borne by such third parties.

19.14 The Developer acknowledges that the Owners have signed this Agreement relying upon the representations, warranties and undertakings / obligations provided by the Developer in this Agreement including this Clause and believing the same as true.

## **20. OBLIGATIONS OF THE OWNERS:**

20.1 The Owners will obtain the building plans sanctioned from the South Dum Dum Municipality at its cost and for that whatever No Objection Certificates, Permissions or Consents are required, the Owners will take the steps to obtain the same. Moreover, the Owners undertake to fully co-operate with the Developer for obtaining all permissions which may subsequently be required for development of the said Property in accordance with this Agreement.

20.2 The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed in the manner contemplated herein.

20.3 The Developer has reviewed the title, revenue and survey documents relating to the said Property and has obtained copies of all existing documentation and information relating to the said Property as the Developer requires and has fully satisfied itself about the Owners' title over the said Property.

20.4 The original titles of the said Property will remain with the Owners. The Owners shall produce the original title to the Developer as and when required. If the Developer opts for funding of the said Project by any Bank/Financial Institution and the original titles are required to be deposited to such financier to create equitable mortgage, the same shall be deposited with such financier with usual documentation. Upon full repayment of the dues of such financier by the Developer, the original titles shall be returned back to the Owners.

20.5 Subsequent to settlement of the revenue share account between the parties the developer shall make over the original title deeds to the Association to be formed by the Developer for its safe custody and the Association shall be

bound by the covenants to produce the title deeds to be contained in the Transfer Documents

## 21. INDEMNITY:

21.1 Without prejudice to any other indemnity available under this Agreement, the Developer shall indemnify and keep the Owners and their respective directors, and employees (each an "Indemnified Party") saved, harmless and indemnified from and against any and all losses, claims, proceedings, liabilities (civil or criminal) and all costs, charges, demands, fines, expenses, damages, including interest and penalties with respect thereto and out-of-pocket expenses (including attorney's fees and disbursements) that may at any time hereafter be incurred/suffered by, or imposed on such Indemnified Party, arising out of or in connection with: (a) the construction of the Building and development of the Project; (b) any breach or default of this Agreement by the Developer including any representations and warranties made or undertakings or covenants provided herein; (c) any act, omission, or default of the Personnel of the Developer; (d) any violation of any laws, permissions, rules, regulations or bye-laws, whether wilful or otherwise by the Developer or (e) any claims, proceedings, liabilities, demands, etc. made by any third party in connection with the development of the Project.

21.2 The Owners shall jointly indemnify and keep the Developer saved, harmless and indemnified from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer by reason of or as a consequence of or in connection with: (a) any claim made by any third party for any defect in title of the said Property or (b) any breach or default of this Agreement by them including of any representations and warranties made or provided herein or (c) any violation of any laws, permissions, rules, regulations or bye-laws, whether wilful or otherwise by the Owners or any of them.

## 22. MISCELLANEOUS:

22.1 This Agreement entered into by and between the Parties herein is and shall be on a principal to principal basis.

22.2 The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this Agreement.

22.3 Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner.

22.4 Failure or delay by a Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

22.5 The name of the Project shall be decided by the Developer with the prior approval of the Owners.



22.6 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.

**23. DEFECT, DEFAULTS & ITS CONSEQUENCES:**

23.1 The following shall be the events of default:

- a) If the Owners fail to make out a marketable title in respect of the said Property.
- b) If the Owner fails to comply with any other obligation contained herein.
- c) If the Developer fails to construct, erect and complete the Complex within the stipulated time and in the manner contained herein.
- d) If the Developer fails to make payment to the Owners of Owners' share of Net Sales Revenue within the time stated in this Agreement supra.
- e) If the Developer fails to comply with any other obligations contained herein.

23.2 In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with its obligation in default within the time and in the manner to be mentioned in the said notice.

23.3 Upon receipt of such notice, the defaulting party shall rectify the said event of default and/or breach within the time and in the manner mentioned herein.

23.4 In case of the default continues for a period of thirty (30) days thereafter, in such event, the aggrieved party shall be entitled to serve a final notice on the defaulting party:

23.4.1 On expiry of the said period of notice, if the defaulting party is the Owners, then the Developer shall be entitled to take over the responsibility of the defaulted item or items upon itself on behalf of the Owners and shall be entitled to complete the same at the risk, costs and expenses of the Owners.

23.4.2 In the event, the Developer is unable to rectify the breach or the default in spite of its efforts, then the Developer shall be entitled to serve a notice of termination of this agreement.

23.4.3 If the Developer commits default in payment of Owners' share of Net Sales Revenue within the time as stated in this Agreement supra, the Owners will have a charge on the Developer's share of Net Sale Revenue along with the

interest to be charged for the delayed/default period at the rate of 12 percent per annum.

23.4.4 If the Developer commits default in completing the Project within the stipulated period, the Owner shall be entitled to complete the same at the risks, costs and expenses of the Developer. In the event, the Owners are unable to rectify the breach or the default inspite of their efforts, then the Owners shall be entitled to serve a notice of termination of this agreement followed by the termination of this agreement. On termination of this agreement, the Power of Attorney granted to the Developer will stand *ipso facto* revoked.

23.5 If the agreement is terminated by reason of any default of the Owners as mentioned in clause 23.1 (a) and (b) above, the Owners shall be liable to refund and the Developer shall be entitled to receive of the entire security deposit together with interest thereon at the rate of 12% per annum and the Owners shall be further liable to pay and/or reimburse the Developer all costs, charges and expenses and/or investments made by the Developer in the said project within ninety days from the date of termination.

23.6 Till such time the amount mentioned in clause 23.5 above is paid, the same shall form a charge in respect of the said Property and the Developer shall be entitled to enforce such charge in such lawful manner as it may deem fit and proper.

23.7 If the agreement is terminated by reason of any default of the Developer as mentioned in 23.4.4 above, the Owners shall reimburse the construction cost incurred by the Developer along with the security deposit paid to the owners out of the sale proceeds of the sale which is already effected by the Developer in the ratio of Developer 65% and the Owner 35%. In case, the security deposit and the cost of construction so incurred by the Developer is not completely refunded by the aforesaid payment, the balance payment will be made over by the sale to be effected after takeover of the project by the Owners in the same ratio. Until the full reimbursement of the cost of construction so incurred by the Developer, there shall be a charge on the said property by the Developer. Conversely, if the security deposit and the cost of construction so incurred by the Developer is less than the amount of sale proceeds so received by the Developer until termination, the amount in excess of security deposit and cost of construction will be refunded by the Developer to the Owners. If there is any amount due to the any bank(s) payable by the Developer on account of loan/credit facilities taken by the Developer for construction in the project, the Developer shall repay the same and obtain release of mortgage of the said Property and construction of the project from such banks. In case, the Developer fails to repay such outstanding to banks, the Owners will repay the same for and on account of the Developer and the same will be deducted from the amount payable to the Developer by the Owner as aforesaid and the balance, if any, will be paid by the Developer to the Owners.

23.8 Any disputes or difference between the Parties in regard to the defaults alleged to have been committed by them or regarding termination of this agreement or the cost of construction incurred by the Developer at the time of termination of this agreement or quantum of damages or compensation payable by the defaulting Party to the aggrieved Party shall be referred for arbitration in accordance with the Provisions contained in Clause 28 of this Agreement hereunder written.

#### **24. FORCE MAJEURE:**

24.1 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 forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof. 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 laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

24.2 In the eventuality of Force Majeure circumstances the time for compliance of the obligation shall stand extended by such period being the time of commencement of Force Majeure condition to the completion thereof and 7 days thereafter.

24.3 The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.

#### **25. ENTIRE AGREEMENT:**

25.1 This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, written, oral or implied.

#### **26. AMENDMENT/MODIFICATION AND WAIVER:**

26.1 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 all the Parties. No waiver shall be valid unless made in writing and signed by the Party making the waiver.

**27. NOTICE:**

27.1 Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or registered post or speed post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or to such other address as is otherwise notified by each Party from time to time).

**28. DISPUTE RESOLUTION:**

28.1 Any dispute or difference in relation to, or arising out of or in connection with this Agreement or the validity, interpretation, construction, performance, breach, quantum of claims, damages and reimbursement of the cost or enforceability thereof (collectively "Disputes") shall be referred to, and finally resolved by, arbitration by a sole arbitrator to be appointed by the mutual consent of the Parties. The arbitration proceedings shall be conducted at Kolkata and in English.

28.2 The arbitration proceedings shall be conducted in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 and amendments made therein.

28.3 Nothing shall preclude any Party from seeking interim or permanent equitable or injunctive relief, or both, from any court having jurisdiction to grant the same. The pursuit of equitable or injunctive relief shall not be a waiver of the duty of the Parties to pursue any remedy for monetary damages through arbitration as provided hereinabove.

**29. JURISDICTION:**

29.1 Subject to and without prejudice to Clause 28, each Party agrees that the competent courts shall have jurisdiction solely to decide any dispute arising out of this agreement and to enforce any arbitral award passed in accordance with Clause 28 and Arbitration and Conciliation Act, 1996 or any statutory enactment therein or thereof.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(said Property)**

4/ **ALL THAT** the parcel of land containing an area of 298.76 Decimals equivalent to 9 Bighas be the same a little more or less situate lying at Holding No.4, Amlangshu Sen Road (formerly No.3 Amalangshu Sen Road and theretofore No.30, S.K. Deb Road), Police Station-Lake Town (formerly Dum Dum), Ward No.31, within the limits of the South Dum Dum Municipality, Kolkata -700 048, comprised in L.R. Dag Nos.854 (measuring 0.0337 acre out of 0.0675), 855 (measuring 0.1837 acre), 856 (measuring 0.5312 acre), 857 (measuring 2.2187 acre) and 858 (measuring 0.0208 acre out of 0.0406) recorded in L.R. Khatian Nos.106, 158, 378 and 418 in Mouza Dakhin Daree (formerly Nij Dakhin Daree), J.L. No.25, Sub-Registry Office Cossipore Dum Dum (formerly Dum

Dum), District North 24 Parganas (formerly 24 Parganas) and butted and bounded in the manner following:-

<b>ON THE NORTH</b>	:	By Partly by Amalangshu Road and partly by private houses.
<b>ON THE EAST</b>	:	By Ujjas Housing Complex.
<b>ON THE SOUTH</b>	:	By Property of Sadhana Aushdhalaya.
<b>ON THE WEST</b>	:	By Amalangshu Sen Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**(Devolution of Title)**

A. By an Indenture of Conveyance dated 14<sup>th</sup> December, 1903 made between one Rajessur Mullick as Vendor therein and one Beharilal Mehta and his brother Hazarilal Mehta as Purchasers therein and registered with the Sub-Registrar, Calcutta in Book No. I, Volume No. 60, Pages 220 to 227, Being No. 2180 for the year 1903, the said Rajessur Mullick at and for the consideration therein mentioned granted transferred and conveyed unto and in favour of said Beharilal Mehta and Hazarilal Mehta ALL THAT the brick built house buildings messuages tenements hereditaments out-houses and premises together with the pieces and parcels of land thereunto belonging and appertaining thereto containing an area of 09 Bighas more or less situate and lying at Dakshin Dahri Road and being Holding Nos. 26, 28, 44 and a portion of Holding No. 43, Division II, Dihi Ultadanga, Sub-Division VI, Mouza Nij Dakshin Dahri, Touzi No. 1298, Police Station- Dumdum (now Lake Town), the then District 24-Parganas (now North 24-Parganas) (hereinafter referred to as the said Property).

B. Said Hazarilal Mehta who during his lifetime was a Hindu governed by the Mitakshara School of Hindu Law, died intestate and issueless in or about the year 1919 leaving him surviving his two brothers said Beharilal Mehta and another brother Kishorilal Mehta as his only heirs, who both upon his death inherited and became entitled to his undivided one-half part or share of and in the said Property absolutely in equal shares therein.

C. Thus said two surviving brothers Beharilal Mehta and Kishorilal Mehta became the absolute owners of the said Property in the ratio of undivided three-fourth ( $3/4^{\text{th}}$ ) share and undivided one-fourth ( $1/4^{\text{th}}$ ) share respectively therein.

D. Said Beharilal Mehta who during his life time was a Hindu governed by the Mitakshara School of Hindu Law, died intestate in or about the year 1921 leaving him surviving his three sons Murarilal Mehta, Manoharlal Mehta and Govindlal Mehta as his only heirs, who all upon his death inherited and became entitled to his undivided three-fourth ( $3/4^{\text{th}}$ ) share of and in the said Property absolutely in equal shares.



E. Subsequently, Cadastral Survey was conducted and under the Survey Plan, the said Property was identified and/or earmarked in the following manner :

C.S. Dag Nos.	Recorded Area (acres)
854	0.0337
855	0.1837
856	0.5312
857	2.2187
858	0.0203
Total Area (acres)	2.9876 acres (equivalent to 09 bighas i.e. 180 Cottahs)

F. The names of said i) Murarilal Mehta, ii) Manoharlal Mehta, iii) Govindlal Mehta and iv) Kishorilal Mehta were duly recorded as Owners of the said Property in equal one-fourth ( $1/4^{\text{th}}$ ) share in the C.S. Record of Rights under C.S. Khatian No.295.

G. Said Kishorilal Mehta, who during his life time was a Hindu governed by the Mitakshara School of Hindu Law, died intestate in or about the year 1931 leaving him surviving his two sons Girdharilal Mehta and Harilal Mehta as his only heirs, who both upon his death inherited and became entitled to his undivided one-fourth ( $1/4^{\text{th}}$ ) share of and in the said Property absolutely in equal shares.

H. The said Property was subsequently inducted into the limits of the South Dum Dum Municipality and assessed and numbered as Holding No.30, S.K. Deb Road and thereafter as Holding No.3, Amalangshu Sen Road, Kolkata-700 048 and is presently numbered as Holding/Premises No.4, Amalangshu Sen Road, within Ward No.31 of the said municipality.

I. In or about the year 1950 said i) Murarilal Mehta, ii) Manoharlal Mehta, iii) Govindlal Mehta, iv) Girdharilal Mehta and v) Harilal Mehta, all being co-parceners of the Joint Hindu Family named "Murarilal Girdharilal HUF" threw their respective undivided shares in the said Property into the common stock of their said Joint Hindu Family- Murarilal Girdharilal HUF represented by its Karta the said Murarilal Mehta with the understanding and agreement that each of the five co-parcenary branches would have undivided equal one-fifth ( $1/5^{\text{th}}$ ) co-parcenary interest in the said Property and whereupon and accordingly each co-parcenary branch became entitled to undivided  $1/5^{\text{th}}$  co-parcenary interest in the said Property.

J. Said Murarilal Mehta who during his life time was a Hindu governed by the Mitakshara School of Hindu Law died intestate and as issueless and

widower in the year 1963 and upon his death his  $1/5^{\text{th}}$  (one-fifth) co-parcenary interest in the said Property devolved upon his said two brothers Manoharlal Mehta and Govindlal Mehta in equal one-half shares absolutely. Pishpa Mehta, wife of Murarilal Mehta had predeceased him in the year 1962.

K. Upon the death of Murarilal Mehta, the next eldest male member of the said Murarilal Girdharilal HUF, Girdharilal Mehta became Karta thereof and the surviving four co-parceners thereof namely Manoharlal Mehta, Govindlal Mehta, Girdharilal Mehta and Harilal Mehta became entitled to the said Property in the shares mentioned corresponding to their respective names below:

	Names	Share
(i)	Manoharlal Mehta	$3/10^{\text{th}}$
(ii)	Govindlal Mehta	$3/10^{\text{th}}$
(iii)	Girdharilal Mehta	$1/5^{\text{th}}$
(iv)	Harilal Mehta	$1/5^{\text{th}}$

L. Said Manoharlal Mehta and Govindlal Mehta with the consent of their respective family members decided and agreed that each of the aforesaid surviving four co-parcenary branches of the said Murarilal Girdharilal HUF constituting of i) Manoharlal Mehta, ii) Govindlal Mehta, iii) Girdharilal Mehta and iv) Harilal Mehta would have equal undivided one-fourth ( $1/4^{\text{th}}$ ) share of and in the said Property and accordingly Manoharlal Mehta, Govindlal Mehta, Girdharilal Mehta and Harilal Mehta blended and/or adjusted their respective undivided co-parcenary interest in the said Property and whereupon each of the said four co-parcenary branches of the said Murarilal Girdharilal HUF became entitled to undivided equal one-fourth ( $1/4^{\text{th}}$ ) co-parcenary interest in the said Property.

M. Said Girdharilal Mehta during his life time constituted a separate Joint Hindu Family of his branch by the name of "Shrilal Surendralal HUF" constituting of himself and his sons Shrilal Mehta and Surendralal Mehta as its coparceners and in due course during his life time he made his elder son Shrilal Mehta the Karta of the said Shrilal Surendralal HUF.

N. Said Manoharlal Mehta during his life time constituted a separate Hindu Undivided Family of his branch by the name of "Madhavlal Pradeeplal HUF" constituting of himself and his son Madhavlal Mehta as its coparceners and in due course during his lifetime made his son Madhavlal Mehta the Karta of the said Madhavlal Pradeeplal HUF.

O.1 Said Govindlal Mehta during his life time also constituted a separate Joint Hindu Family of his branch by the name of "Gourilal Damodaral HUF" constituting of himself and his sons Gourilal Mehta and Damodaral Mehta as its coparceners.

O.2 Said Govindlal Mehta who during his life time was a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 08<sup>th</sup> January 1970 and upon his death his co-parcenary interest in the said Gourilal Damodaral HUF

devolved absolutely upon his two sons Gourilal Mehta and Damodarilal Mehta and wife Annapurna Mehta.

O.3 Said Annapurna Mehta died on 04<sup>th</sup> March 1989.

O.4 Upon the death of Govindilal Mehta, the said Joint Hindu Family by the said name of Gourilal Damodarilal HUF continued and his elder son Gourilal Mehta became its karta.

P. The said Harilal Mehta also during his life time also constituted a separate Joint Hindu Family of his branch by the name of "Shankarlal Keshavlal HUF" constituting of himself and his sons Shankarlal Mehta and Keshavlal Mehta as its coparceners and in due course during his life time he made his elder son Shankarlal Mehta the karta of said Shankarlal Keshavlal HUF.

Q.1 By and under a Memorandum dated 14<sup>th</sup> May 1974 made between (i) said Girdharilal Mehta as Karta of the said Bigger Joint HUF by name of Murarilal Girdharilal HUF therein referred to as the Party of the First Part, (ii) said Shrilal Mehta as Karta of the said Shrilal Surendralal HUF therein referred to as the Party of the Second Part, (iii) said Madhavlal Mehta as Karta of the said Madhavlal Pradeoplal HUF therein referred to as the Party of the Third Part, (iv) said Gourilal Mehta as Karta of the said Gourilal Damodarilal HUF therein referred to as the Party of the Fourth Part and (v) said Shankarlal Mehta as the Karta of the said Shankarlal Keshavlal HUF therein referred to as the Party of the Fifth Part, the Parties thereto of the Second, Third, Fourth and Fifth Parts, being the only constituents of the said Murarilal Girdharilal HUF, with the consent of its Karta Girdharilal Mehta (being the Party thereto of the First Part) dissolved the said Murarilal Girdharilal HUF.

Q.2 Upon such dissolution the said Property was allotted to the four constituents of the said Bigger Joint HUF namely Murarilal Girdharilal HUF, being the Parties of the Second, Third, Fourth and Fifth Parts to the said Memorandum dated 14<sup>th</sup> May 1974, namely (i) Shrilal Surendralal HUF represented by its Karta Shrilal Mehta, (ii) Madhavlal Pradeoplal HUF represented by its Karta Madhavlal Mehta, (iii) Gourilal Damodarilal HUF represented by its Karta Gourilal Mehta and (iv) Shankarlal Keshavlal HUF represented by its Karta Shankarlal Mehta respectively in equal undivided one-fourth(1/4<sup>th</sup>) shares absolutely and severally in the following manner :

1.	Shrilal Surendralal HUF represented by its karta Shrilal Mehta	1/4 <sup>th</sup> share
2.	Madhavlal Pradeoplal HUF represented by its karta Madhavlal Mehta	1/4 <sup>th</sup> share
3.	Gourilal Damodarilal HUF represented by its karta Gourilal Mehta	1/4 <sup>th</sup> share
4.	Shankarlal Keshavlal HUF represented by its karta Shankarlal Mehta	1/4 <sup>th</sup> share

R. Said Shrilal Surendralal HUF, a Joint Hindu Family represented by its Karta Shrilal Mehta became the absolute owner of undivided one fourth (1/4<sup>th</sup>) share of and in the said Property in the following manner:

- (i) As aforesaid, said Girdharilal Mehta during his lifetime constituted a separate Joint Hindu Family of his branch by the name of Shrilal Surendralal HUF constituting of himself and his sons Shrilal Mehta and Surendralal Mehta as its coparceners and made his elder son Shrilal Mehta the karta of Shrilal Surendralal HUF.
- (ii) Girdharilal Mehta died, intestate, on 07th April 1998 and upon his death, the said Joint Hindu Family by the name of Shrilal Surendralal HUF continued and his elder son Shrilal Mehta continued to hold office of the Karta of Shrilal Surendralal HUF and his co-parcenary interest in the undivided one-fourth (1/4<sup>th</sup>) share of and in the said Property succeeded to and/or devolved upon his two sons Shrilal Mehta and Surendralal Mehta absolutely, Wife of Girdharilal Mehta namely Jawahar Kaur Mehta had predeceased him on 04<sup>th</sup> June, 1968.
- (iii) Thus the said Shrilal Surendralal HUF, a Joint Hindu Family, represented by its Karta Shrilal Mehta and constituting of himself and his brother Surendralal Mehta as its co-parceners became and is the absolute owner of the undivided one-fourth (1/4<sup>th</sup>) share of and in the said Property.

S. Said Madhavlal Pradeeplal HUF, a Joint Hindu Family represented by its Karta Pradeeplal Mehta became the absolute owner of undivided one-fourth (1/4<sup>th</sup>) share of and in the said Property in the following manner:

- (i) As aforesaid, said Manoharlal Mehta during his lifetime constituted a Joint Hindu Family of his branch by the name of Madhavlal Pradeeplal HUF comprising of himself and his son Madhavlal Mehta as its coparceners and made his son Madhavlal Mehta the Karta of the said Madhavlal Pradeeplal HUF.
- (ii) Said Manoharlal Mehta died intestate on 14<sup>th</sup> October 1993 and upon his death, said hindu undivided family by the name of Madhavlal Pradeeplal HUF continued and his son Madhavlal Mehta continued to hold the office of the Karta of the said Madhavlal Pradeeplal HUF and his co-parcenary interest in the undivided one fourth (1/4<sup>th</sup>) share of and in the said Property succeeded to and/or devolved upon his son Madhavlal Mehta and wife Kusuma Mehta absolutely.
- (iii) Said Madhavlal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 10<sup>th</sup> May 1996 and upon

his death, said hindu undivided family by the name of Madhavlal Pradeeplal HUF Continued and his elder son Pradeeplal Mehta became and continued to hold the office of Karta of Madhavlal Pradeeplal HUF and his co-parcenary interest in the undivided one fourth ( $1/4^{\text{th}}$ ) share of and in the said Property was succeeded to and/or devolved upon his mother Kusuma Mehta, wife Kanta Mehta and two sons Pradeeplal Mehta and Sudeeplal Mehta absolutely.

- (iv) Said Smt. Kusuma Mehta, a Hindu governed by the Mitakshara School of Hindu law, died intestate on 21<sup>st</sup> May 2002 and upon her death all her interest in the said Property devolved upon her two grandsons Pradeeplal Mehta and Sudeeplal Mehta absolutely.
- (v) Thus the said Madhavlal Pradeeplal HUF, a Joint Hindu Family represented by its Karta Pradeeplal Mehta and constituting of himself, his brother Sudeeplal Mehta and their mother Kanta Mehta as its coparceners and/or members became and is the absolute owner of undivided one-fourth ( $1/4^{\text{th}}$ ) share of and in the said Property.

T. In course of time the title of said Gourilal Damodaral HUF to the undivided one-fourth ( $1/4^{\text{th}}$ ) share of and in the said Property devolved upon following HUFs viz:

- (i) Manoj Mehta HUF, a Hindu Undivided Family represented by its Karta Manoj Mehta;
- (ii) Madhup Mehta HUF, a Hindu Undivided Family represented by its Karta Madhup Mehta;
- (iii) Damodaral Mehta HUF, a Hindu Undivided Family represented by its Karta Basant Mehta;

in the following manner :

- (a) On or about 1<sup>st</sup> April 2005, the said Gourilal Damodaral HUF was dissolved with the consent of its Karta Gourilal Mehta and the undivided  $1/4^{\text{th}}$  share of Gourilal Damodaral HUF in the said Property was allotted to its following co-parceners absolutely and severally in the shares mentioned below:-
- (i) Manoj Mehta son of Sri Gourilal Mehta was allotted undivided  $1/16^{\text{th}}$  share of and in the said Property who threw the same into the common stock of his hindu undivided family by the name of Manoj Mehta HUF represented by himself as Karta;

- (ii) Madhup Mehta son of Sri Gourilal Mehta was allotted undivided  $1/16^{\text{th}}$  share of and in the said Property who threw the same into the common stock of his hindu undivided family by the name of Madhup Mehta HUF represented by himself as its Karta;
- (iii) Damodari Mehta son of said late Govindlal Mehta was allotted undivided  $1/8^{\text{th}}$  share of and in the said Property who threw into the common stock of his hindu undivided family by the name of Damodarlal Mehta HUF represented by himself as its Karta;
- (b) At the time of dissolution of the said Gourilal Damodarlal HUF, Gourilal Mehta and his wife Suman Mehta released relinquished renounced and disclaimed all their respective shares rights title and interest in the undivided one fourth ( $1/4^{\text{th}}$ ) share of the said Gourilal Damodarlal HUF in the said Property in favour of their sons said Manoj Mehta and Madhup Mehta absolutely in equal shares. Wife of Gourilal Mehta, Smt. Suman Mehta since died intestate on 14<sup>th</sup> January 2012.
- (c) Said Damodarlal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 19<sup>th</sup> July 2009 and upon his death his co-parcenary interest in Damodarlal Mehta HUF's undivided one-eighth share in the said Property was succeeded to and/or devolved upon his son Basant Mehta and wife Veena Mehta absolutely.
- (d) Upon the death of Damodarlal Mehta, his hindu undivided family by the name of Damodarlal Mehta HUF continued and his son Basant Mehta became and continues to hold the office of Karta of said Damodarlal Mehta HUF.
- (e) In the premises aforesaid-
- (i) Manoj Mehta HUF, represented by its Karta Manoj Mehta and constitution of himself, wife Hema Mehta and two daughters Aishwarya Mehta and Urvasi Mehta as its coparceners and/or members became the absolute owner of undivided one-sixteenth ( $1/16^{\text{th}}$ ) share of and in the said Property;
- (ii) Madhup Mehta HUF, represented by its Karta Madhup Mehta and constituting of himself, wife Amita Mehta and son Yash Mehta as its coparceners and/or members became the absolute owner of one-sixteenth ( $1/16^{\text{th}}$ ) undivided share of and in the said Property;



- (iii) Damodarlal Mehta HUF, represented by its Karta Basant Mehta and constituting of himself, mother Veena Mehta, wife Smt. Jayshree Mehta and two daughters Miss Avani Mehta and Miss Tanya Mehta as its co-parceners and/or members became the absolute owner of one-eighth ( $1/8^{\text{th}}$ ) undivided share of and in the said Property.

U. In course of time the title of Shankarlal Keshavlal HUF to the undivided one-fourth ( $1/4^{\text{th}}$ ) share of and in the said Property devolved upon following HUFs viz.

- (i) Shankarlal Mehta HUF represented by its Karta Shankarlal Mehta;  
 (ii) Keshavlal Mehta HUF represented by its Karta Keshavlal Mehta;

in the following manner :

(a) As aforesaid, said Harilal Mehta during his life time constituted a separate Joint Hindu Family of his branch by the name of Shankarlal Keshavlal HUF constituting of himself, wife Laxmi Mehta and two sons namely Shankarlal Mehta and Keshavlal Mehta as its coparceners and/or members and made his elder son Shankarlal Mehta as the Karta of Shankarlal Keshavlal HUF.

(b) Harilal Mehta died intestate on 17<sup>th</sup> April 2002 and upon his death, the joint hindu family to the name of Shankarlal Keshavlal HUF continued and his son Shankarlal Mehta continued to hold the office of the Karta of the Shankarlal Keshavlal HUF and the co-parcenary interest of Harilal Mehta in Shankarlal Keshavlal Mehta HUF's undivided  $1/4^{\text{th}}$  share in the said Property succeeded to and/or devolved upon his two sons, Shankarlal Mehta and Keshavlal Mehta and wife Laxmi Mehta as its co-parceners and/or members;

(c) On or about 1<sup>st</sup> April 2006, the said joint hindu family by the name of Shankarlal Keshavlal HUF was dissolved with the consent of its Karta Shankarlal Mehta and the undivided  $1/4^{\text{th}}$  share of Shankarlal Keshavlal HUF in the said Property was allotted to it following two co-parceners absolutely and in severalty in equal shares;

(i) Shankarlal Mehta was allotted undivided  $1/8^{\text{th}}$  share in the said Property who threw and/or blended the same into the common stock of his hindu undivided family by the name of Shankarlal Mehta HUF;

(ii) Keshavlal Mehta was allotted undivided  $1/8^{\text{th}}$  share in the said Property who also threw and/or blended into the common stock of his hindu undivided family by the name of Keshavlal Mehta HUF;

(d) At the time of dissolution and/or disruption of said Shankarlal Keshavlal HUF, said Smt. Laxmi Mehta released relinquished renounced and disclaimed her share right title and interest in Shankarlal Keshavlal HUF's undivided 1/4<sup>th</sup> share in the said Property in favour of her two sons Shankarlal Mehta and Keshavlal Mehta absolutely in equal shares.

(e) In the premises,

(i) said Shankarlal Mehta HUF, represented by its Karta Shankarlal Mehta and constituting of himself, wife Rajni Mehta, son Shashank Mehta and two daughters Smita Mehta and Swati Mehta as its coparceners and/or members is the absolute owner of undivided 1/8<sup>th</sup> share of and in the said Property;

(ii) said Keshavlal Mehta HUF, represented by its Karta Keshavlal Mehta and constituting of himself, wife Bharti Mehta, son Tejas Mehta and daughter Medha Sethi as its co-parceners and/or members is the absolute owner of undivided 1/8<sup>th</sup> share of and in the said Property.

V. Thus the said Shrilal Surendralal HUF, Madhavilal Pradeeplal HUF, Manoj Mehta HUF, Madhup Mehta HUF, Damodaralal Mehta HUF, Shankarlal Mehta HUF and Keshavlal Mehta HUF respectively became the absolute owners of the said Property in the proportion mentioned below corresponding to their respective names:

i)	Shrilal Surendralal HUF	-	1/4 <sup>th</sup>
ii)	Madhavilal Pradeeplal HUF	-	1/4 <sup>th</sup>
iii)	Manoj Mehta HUF	-	1/16 <sup>th</sup>
iv)	Madhup Mehta HUF	-	1/16 <sup>th</sup>
v)	Damodaralal Mehta HUF	-	1/8 <sup>th</sup>
vi)	Shankarlal Mehta HUF	-	1/8 <sup>th</sup>
vii)	Keshavlal Mehta HUF	-	1/8 <sup>th</sup>

W. By an Agreement for Sale dated 2<sup>nd</sup> February 1995, said Shrilal Surendralal HUF, Madhavilal Pradeeplal HUF, Gourilal Damodaralal HUF and Shankarlal Keshavlal HUF (hereinafter referred to as the Original Four HUFs) agreed to sell and Balaji Awas Nirman Private Limited and Harrington Towers Private Limited, agreed to purchase the said Property in the names of themselves and/or their nominees at and for the consideration and on the and conditions contained therein.

X. Pursuant to and in terms of the said Agreement for Sale dated 22<sup>nd</sup> February 1995, the said Balaji Awas Nirman Private Limited and Harrington Towers Private Limited from time to time paid to each of the Original Four HUFs in part payment of the total consideration.

Y. Due to defaults and/or laches on the part of the said Original Four HUFs or their successors in complying with their obligations under the said

Other Part and registered with District Sub-Registrar-II, North 24 Paraganas, West Bengal in Book No. I, Volume No. 1502-2017, Pages from 71773 to 72078, Being No. 150202845 for the year 2017, the Owners herein became jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said Property.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(Other Definitions)**

**ADVOCATES** - shall mean **VICTOR MOSES & CO.**, Solicitors & Advocates, Temple Chambers, 6, Old Post Office Street, Kolkata - 700 001; appointed by the Developer herein.

**AMENITIES AND FACILITIES:** As described in the Sixth Schedule written hereunder.

**ARCHITECT** - shall mean such person or persons who may be appointed by the Developer in consultation and concurrence with the Owners as the Architect for the Complex.

**ASSOCIATION** - shall mean any company incorporated under the Companies Act, 2013 or any registered Association under the West Bengal Apartment Ownership Act, 1972 as may be formed by the Developer for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

**COMMON AREAS, FACILITIES AND AMENITIES** - shall mean and include corridors, hallways, stairways, internal and external passages, passage-ways, pump house, roofs of the buildings excluding the signage for the project and other spaces which may be reserved by the Developer and the Owners, overhead water tanks, water pumps and motors, drive-ways, common lavatories, generators, transformer, Effluent Treatment Plant, Fire Fighting systems, rain water harvesting areas, Club, Swimming pool, Indoor Games Areas, Gymnasium, Garden and Landscape, Outdoor Games Areas, Jogging Tracks and other facilities in the Complex, which may be decided by the Developer in its discretion and provided by the Developer and required for establishment, location, enjoyment, provisions, maintenance and/or management of the Complex as would be decided by Developer after sanction of plan in consultation and concurrence with the owners.

**COMMON EXPENSES** - shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the transferees and all other expenses for the Common Purpose including those as may be decided by Developer after sanction of plan to be contributed, borne, paid and shared by the transferees. Provided however the charges payable on account of generator, electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance in-charge.

Agreement for Sale dated 22<sup>nd</sup> February 1995, the transaction for sale of the said Property could not be completed.

Z. Excel Commercial Private Limited, Hastings Commercial Private Limited, Sunbeam Trading Company Private Limited, Bahety Commercial Private Limited and Bhaskar Trading Company Private Limited (all such five Companies for brevity's sake hereinafter referred to as the said Five Companies) filed a Suit numbered as Title Suit No.105 of 2004 in the Court of 2<sup>nd</sup> Civil Judge (Senior Division) at Barasat against the Original Four HUFs seeking specific performance of the contract for sale of the said Property by the Original Four HUFs (hereinafter referred to as the said Title Suit).

AA. Consequently, several disputes and differences arose by and between the said Balaji Awas Nirman Private Limited and Harrington Towers Private Limited on the one hand and the said Original Four HUFs and their successors as recited hereinabove on the other hand vis-a-vis the said Five Companies and serious threats of litigations were held out by each of them against the other.

AB. Due to intervention of common friends and well-wishers, to avoid unending litigations and man power and costs involved there for the said Balaji Awas Nirman Private Limited and Harrington Towers Private Limited, the said Original Four HUFs and/or their successors and the said Five Companies agreed to settle as their disputes and differences with the understanding that the owners of the said Property would sell convey and transfer the said Property to the said Balaji Awas Nirman Private Limited, Harrington Towers Private Limited and the said Five Companies and/or their or their respective nominees at and for an enhanced consideration as agreed upon and the parties to the said Title Suit, being the said Five Companies as plaintiffs and the said Original Four HUFs as defendants would file necessary compromise petition in consonance with the settlement arrived at between the parties aforesaid.

AC. Pursuant to the aforesaid settlement, the said Five Companies being the plaintiffs to the said Title Suit and the said Original Four HUFs being the defendant thereto filed a joint compromise petition in the said Title Suit agreeing thereby and thereunder that the said Original Four HUFs would sell convey and transfer the said Property to twenty-eight (28) companies and limited liability partnerships named therein, in the proportion at and for the said settled agreed consideration and by Order and Decree dated 15<sup>th</sup> September 2016, the Learned Court passed a Decree in terms of the Compromise Petition filed therein by the parties thereto and made the Compromise Petition a part of the Decree and thus disposed of the said suit.

AD. By a Deed of Conveyance dated 6<sup>th</sup> September 2017 made between Shrilal Surendralal HUF, Madavlal Pradeeplal HUF, Manoj Mehta HUF, Madhup Mehta HUF, Damodarlal Mehta HUF, Shankarlal Mehta HUF and Keshavlal Mehta HUF therein jointly referred to as the Vendors of the One Part and the Owners herein therein jointly referred to as the Purchasers of the

- (c) apply for and obtain from the relevant authorities all Approvals for development and construction of the Project that are required to be obtained by the Developer in terms of this Agreement;
- (d) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the fees, charges, wages, remuneration and salary of such persons, as the case may be;
- (e) make payment and or receive the refund of all deposits, or other charges to and from all public or Governmental Authorities or public or private utilities relating to the development of the said Property paid by the Developer;
- (f) make applications to the concerned Governmental Authority or semi-governmental authority in respect of, and carry out, all the infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical transformer and all other common areas and facilities for the proposed buildings to be constructed on the said Property as may be required by any Approval, layout plan, or order of any Governmental Authority or semi-governmental authority and acquire relevant Approvals for obtaining water and electricity connections and Approvals for cement, steel and other building materials, if any, as the Developer deems fit;
- (g) deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required under the Applicable Law, any Governmental Authority in relation to the Project, necessary for the full, free, uninterrupted and exclusive development of the said Property, the development of and construction of Project/buildings on the said Property;
- (h) carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time;
- (i) launch the Project for sale of the units;
- (j) execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing, or sale of the saleable area to be constructed on the said Property as envisaged in sub clauses (a) to (i) hereof, subject to the compliance of the provisions contained in this Agreement by the Developer.
- (k) manage the said property and facilities / common areas constructed upon the said Property and / or to transfer/ assign right of maintenance to any third party and to retain all benefits, consideration etc. accruing from such maintenance of the Project;

- (l) take appropriate actions, steps and seek compliances, Approvals and exemptions under the provisions of the Applicable Law,
- (m) demarcate the common areas and facilities, and the limited common areas and facilities in the Project in the sole discretion of the Developer, as per the lay out plan and applicable law and to file and register all requisite deeds and documents under the West Bengal Apartment Ownership Act, 1972 with the competent authority;
- (n) generally, any and all other acts, deeds and things that may be required for the exercise of the aforesaid Development Rights;

**FORCE MAJEURE** - shall mean and include an event preventing either Party from performing any or all of their 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, lightening, storm, fire, explosion, earthquake, subsidence, epidemic or other natural physical disaster, war, military operations, riot, terrorist action, civil commotion, 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.

**MAINTENANCE-IN-CHARGE** - shall mean any company under the Companies Act, 2013 or a Committee as may be formed by Developer for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained and shall include the Developer or such agency or any outside agency to be appointed by the Developer till the formation of such body and handing over charge of the Complex by the Developer to such body for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

**MARKETING** - shall mean marketing and selling of any flat, unit, apartment, car parking space and/or constructed space by the Developer either directly or through their marketing agency or otherwise.

**MARKETING AGENCY** - shall mean any agency as may be appointed by the Developer in consultation with the Owners for sale or marketing of the Units and Saleable Spaces comprised in the Complex.

**MARKETING EXPENSES** - shall mean all expenses relating to or in connection with marketing of the Saleable Spaces comprised in the Complex, such as, fees or brokerage of Marketing Agents, advertisement expenses and such other expenses. The developer shall solely bear all the cost relating to marketing.



situate lying at Premises No.4, Amlangshu Sen Road, Police Station-Lake Town, Ward No.31, within the limits of the South Dum Dum Municipality, Kolkata -700 048, more fully and particularly mentioned and described in the **First Schedule** hereunder written.

**SAID SHARE** - shall mean the undivided proportionate indivisible part or share in the Said Property attributable to either party's allocation as in the context would become applicable.

**SALEABLE SPACES**- shall mean all constructed spaces, car parking spaces or other spaces in the new buildings or in the Complex capable of being dealt with or transferred.

**SHARE IN THE PROJECT:** Shall comprise both share in construction divided or undivided as the case may be as well as undivided share in the said Property.

**SPECIFICATION** - shall mean the specification for the said Complex as mentioned in the **Fourth Schedule** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

**TITLE DEEDS** - shall mean the documents of title of the Owners in respect of the said property.

**TRANSFER** - with its grammatical variations shall mean transfer by executing and registering the deed of conveyance for transfer of the concerned unit along with impartible proportionate share in the land comprised in the said property.

**TRANSFeree/PURCHASER** - according to the context shall mean all the prospective or actual transferees who would agree to acquire any Unit including car parking space or any other space in the Complex.

**UNITS**- shall mean the flats or apartments or any other Saleable Areas comprised in the Complex which are capable of being enjoyed as a Unit along with Common Areas, Facilities and Amenities.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
**(Specifications)**

**BUILDING:** Designed on a RCC Frame structure with Shear Wall construction with suitable foundation depending on soil conditions.

**EXTERIOR ELEVATION:** To be designed by the architect, finished with suitable exterior paint finish.

**INTERIOR WALLS:** Brick wall with wall care putty.

**FLOORING:** Vitrified tiles in bedrooms and living room areas.

**KITCHEN:** Vitrified tiles flooring with granite top, one sink and ceramic tiles wall cladding up to 2 feet over the granite top.

**BATHROOM:** Vitrified tiles flooring with wall dado of ceramic tiles up to 7 feet height from the floor with good quality CP fittings and white sanitary ware.

**WINDOWS:** Anodized Aluminium windows with glass panes.

**DOORS:** Polished Main Doors from outside, inside painted and other bedroom doors as painted flush door.

**ELECTRICALS:** Concealed copper electrical wiring, ISI mark, with Modular type ISI switches. Adequate number of light, fan and AC points, angle holders, geyser points in all toilets.

**LIFTS:** Automatic lifts of reputed make.

**GENERATOR:** A suitable standby diesel generator back up shall be provided as standby for all Lifts, building common area lighting and water pump.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**  
**(DEPOSITS/EXTRA CHARGES/TAXES)**

- \* **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions (save and except those described in the Sixth Schedule) including Club Development charges etc.
- \* **Upgradation of fixtures and fittings:** at any buyer's request, any improved specifications of construction, any internal change made in the layout and/or upgradation of fixtures and fittings of any unit over and above the Specifications described.
- \* **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- \* **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipment.
- \* **Formation of Association/Holding Organization.**
- \* **Taxes:** deposits towards Municipal rates and taxes, etc.

- **GST:** any other tax and imposition levied by the State Government, Central Government or any other authority or body, if payable on the construction of any units for the buyers of such units and on the transfer of the Owners' allocation by the Developer to the Owners shall be paid by the Owners, if leviable.
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Generator:** stand-by power provision to the Said Complex from diesel generators.
- Gas bank charges, if any
- Cancellation / Nomination charges
- Legal charges
- Guarding charges: collected/invoked in case a flat owner is not taking possession after due date.
- Any other extra facility/reimbursable expenses (for example : air conditioning)

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**  
**(Amenities and Facilities to be provided in the Complex)**

- 1) Swimming Pool
- 2) Gym
- 3) Kids play area
- 4) Landscaped Gardens
- 5) Games Room

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

SIGNED SEALED AND DELIVERED by the OWNERS at Kolkata in the presence of:

1. *Dipankar Sanyal*  
122/A R. S. N. M. Sarani  
KOL-700026

2. *Jayanta Ray*  
122/A R. S. N. M. Sarani,  
Kolkata-700026

BALAJI AWAS NIRMAN (P) LTD.

*Natasha Kumar Agarwal*  
Director

(BALAJI AWAS NIRMAN PVT LTD)

HARRINGTON TOWERS PVT. LTD.

*Anil Kumar Agarwal*  
Director

(HARRINGTON TOWERS PRIVATE LIMITED)

SAWARIA ENCLAVE LLP

*Shobhit Kumar Agarwal*  
Designated Partner

(SAWARIA ENCLAVE LLP)

FOR D.V. Desai: *Agarwal*

DOMESTIC INFRACON LLP

*Suman Agarwal*  
Designated Partner

(DOMESTIC INFRACON LLP)

MONTEC REALTORS LLP

*Khushboo Agarwal*  
Designated Partner

(MONTEC REALTORS LLP)

GREENSPOT BUILDERS LLP

*Kalyani Agarwal*  
Designated Partner

(GREENSPOT BUILDERS LLP)

HARRINGTON REALTORS LLP

*Sudha Agarwal*

Designated Partner

(HARRINGTON REALTORS LLP)

SHYAMLEEN HOUSING DEVELOPERS LLP

Designated Partner

(SHYAMLEEN HOUSING DEVELOPERS LLP)

SAWANKA DEVELOPERS LLP

Designated Partner

(SAWANKA DEVELOPERS LLP)

PROTEX DEVELOPERS OPC PRIVATE LIMITED

Director

(PROTEX DEVELOPERS OPC PRIVATE LIMITED)

For Crossland Services Pvt. Ltd.

Director

(CROSS LAND SERVICES PRIVATE LIMITED)

BALASHREE NIRMAN LLP

Designated Partner

(BALASHREE NIRMAN LLP)

DEVMATA INFRASTRUCTURE LLP

Designated Partner

(DEVMATA INFRASTRUCTURE LLP)

DIBYAJYOTI REALCON LLP

Designated Partner

(DIBYAJYOTI REALCON LLP)

For S.V. Dev. Agreement with Koyal Dev. Div.

EVERNICE BUILDERS LLP

Designated Partner

(EVERNICE BUILDERS LLP)

SHIVYOGI INFRASTRUCTURE LLP

*Amol Kumar Agarwal*  
Designated Partner

(SHIVYOGI INFRASTRUCTURE LLP)

FOR J.V. Dev. Agreement with Kunal Housing

For Swastik Projects Pvt. Ltd.

*K.C. Kumarawat*  
Director  
(SWASTIK PROJECTS PVT. LTD.)

For SPPL Developers LLP

*S. L. Bhanushali*  
Designated Partner/Partner  
(SPPL DEVELOPERS LLP)

For Kunal Housing Development Pvt. Ltd.

*S. L. Bhanushali*  
Director

(KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED)

For Neptune Finance (India) Ltd.

*K.C. Kumarawat*  
Director / Authorised Signatory  
(NEPTUNE FINANCE (INDIA) LIMITED)

For Padma Mercantiles Pvt. Ltd.

*S. L. Bhanushali*  
Director / Authorised Signatory  
(PADMA MERCANTILES PVT. LTD.)

For Welworth Capital Market Ltd.

*Champa Kumarawat*  
Director / Authorised Signatory  
(WELWORTH CAPITAL MARKET LIMITED)

HOLYTEX CARPETS PVT. LTD.

*Santosh Kumar Mishra*  
Director  
(HOLYTEX CARPETS PRIVATE LTD.)



For Dhannbridhi Traders Pvt Ltd

*Roohi J*  
Director  
(DHANBRIDHI TRADERS PVT LTD)

UNI WORTH REALTOR PVE LTD.

*K. K. Kinnariat*  
Director

(UNI WORTH REALTOR PRIVATE LIMITED)

DREAM VINIMAY PVE LTD.

*Sajjad Hussain Mishra*  
Director / Authorized Signatory / Director

(DREAM VINIMAY PRIVATE LIMITED)

For SARANYA TEXTILES PVT. LTD.

*Sajjad Hussain Mishra*  
Director / Authorized Signatory  
(SARANYA TEXTILES PRIVATE LIMITED)

Saharsh Real Estate LLP

*Sunil Agam*  
Partner  
(SAHARSH REAL ESTATES LLP)

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

1. *Dipankar Sanyal*  
122/1R, S.N.M. Sarani  
KOL-700026

2. *Jayantibhary*  
122/1R, S.N.M. Sarani,  
Kolkata 700026

KYAL DEVELOPERS PRIVATE LIMITED

*Umesh Upad*  
Director

Drafted by,  
*Alangir Raza, Adv.*

E.No. 1366/03  
*Alipore Judges Court*

HARRINGTON TOWERS PVT. LTD.

*Anil Kumar Agarwal*  
Director

(HARRINGTON TOWERS PRIVATE LIMITED)

2. *Jayshankar*

SAWARIA ENCLAVE LLP

*Abhijeet Agarwal*  
Designated Partner

(SAWARIA ENCLAVE LLP)

FOR MEMBERS OF CONSOLIDATED P. SH.

DOMESTIC INFRACON LLP

*Suman Agarwal*  
Designated Partner

(DOMESTIC INFRACON LLP)

MONTEC REALTORS LLP

*Khushboo Agarwal*  
Designated Partner

(MONTEC REALTORS LLP)

GREENSPOT BUILDERS LLP

*Kalyani Agarwal*  
Designated Partner

(GREENSPOT BUILDERS LLP)

HARRINGTON REALTORS LLP

*Sudha Agarwal*  
Designated Partner

(HARRINGTON REALTORS LLP)

SHYAMLEEN HOUSING DEVELOPERS LLP

*[Signature]*  
Designated Partner

(SHYAMLEEN HOUSING DEVELOPERS LLP)

SAWANKA DEVELOPERS LLP

*Nalini Kumar Agarwal*  
Designated Partner

(SAWANKA DEVELOPERS LLP)

PROTEX DEVELOPERS OPC PRIVATE LIMITED

*Rudesh Agarwal*

Director

(PROTEX DEVELOPERS OPC PRIVATE LIMITED)

For Crossland Services Pvt. Ltd.

*Indranil Sarkar*

Director

(CROSS-LAND SERVICES PRIVATE LIMITED)

BALASHREE NIRMAN LLP

*Anil Kumar Agarwal*  
Designated Partner

(BALASHREE NIRMAN LLP)

DEVMATA INFRASTRUCTURE LLP

*Kalyani Agarwal*  
Designated Partner

(DEVMATA INFRASTRUCTURE LLP)

DIBYAJYOTI REALCON LEP

*Sudha Agarwal*  
Designated Partner

(DIBYAJYOTI REALCON LEP)

EVERNICE BUILDERS LLP

*Rudesh Agarwal*  
Designated Partner

(EVERNICE BUILDERS LLP)

SHIVYOGI INFRASTRUCTURE LLP

*Shree Anand Agarwal*  
Designated Partner

(SHIVYOGI INFRASTRUCTURE LLP)

For Mems of Consideration as Page 54  
of Agreement

For Swastik Projects Pvt. Ltd.

*K.C. Khanna*

Director

(SWASTIK PROJECTS PVT LTD)

For SPPL Developers LLP

*S. L. Bhansali*

Designated Partner/Partner

(SPPL DEVELOPERS LLP)

For Kunal Housing Development Pvt. Ltd.

*S. L. Bhansali*

Director

(KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED)

For Neptune Finance (India) Ltd.

*K. C. Khurawat*

Director / Authorised Signatory

(NEPTUNE FINANCE (INDIA) LIMITED)

For Padma Mercantiles Pvt. Ltd.

*S. L. Bhansali*

Director / Authorised Signatory

(PADMA MERCANTILES PVT. LTD.)

For Welworth Capital Market Ltd.

*Champa Luvawat*

Director / Authorised Signatory

(WELWORTH CAPITAL MARKET LIMITED)

HOLYTEX CARPETS PVT. LTD.

*Sarfen Kumar Mishra*

(HOLYTEX CARPETS PRIVATE LTD)

For Chanbridhi Traders Pvt. Ltd.

*Roohi J. J.*

Director

(CHANBRIDHI TRADERS PVT LTD)


































UNI WORTH REALTOR PVT LTD.

*K. C. Khurawat*

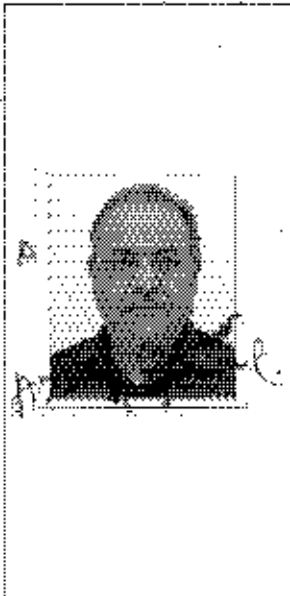
Director

(UNI WORTH REALTOR PRIVATE LIMITED)

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Umesh Patel</i>								
		Little      Ring      Middle      Fore      Thumb (Left Hand)							
									
					Thumb      Fore      Middle      Ring      Little (Right Hand)				
	<i>Walter Turner Agnew</i>								
		Little      Ring      Middle      Fore      Thumb (Left Hand)							
									
					Thumb      Fore      Middle      Ring      Little (Right Hand)				
	<i>Anil Kumar Agnew</i>								
		Little      Ring      Middle      Fore      Thumb (Left Hand)							
									
					Thumb      Fore      Middle      Ring      Little (Right Hand)				

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Atul Kumar Agarwal*  
 FOR T.V. Dev. AGREEMENT

Little	Ring	Middle	Fore	Thumb
<b>(Left Hand)</b>				
Thumb	Fore	Middle	Ring	Little
<b>(Right Hand)</b>				



*Suman Agarwal*

Little	Ring	Middle	Fore	Thumb
<b>(Left Hand)</b>				
Thumb	Fore	Middle	Ring	Little
<b>(Right Hand)</b>				







































*Kushika Agarwal*







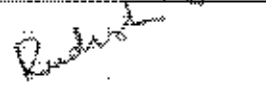

















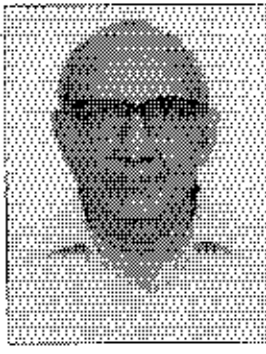











Little	Ring	Middle	Fore	Thumb
<b>(Left Hand)</b>				
Thumb	Fore	Middle	Ring	Little
<b>(Right Hand)</b>				











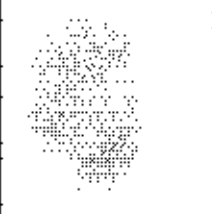
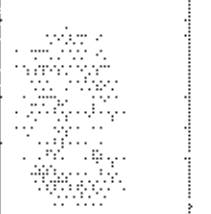



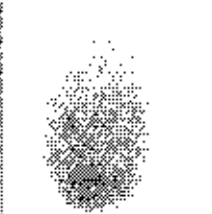



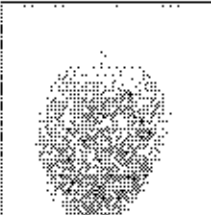
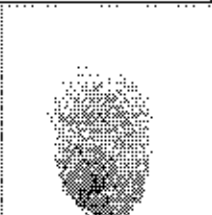
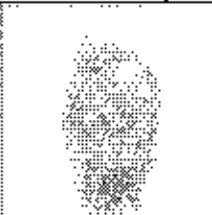
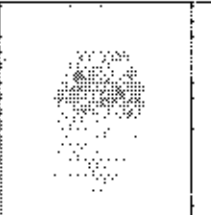


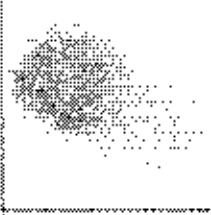
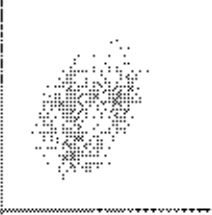

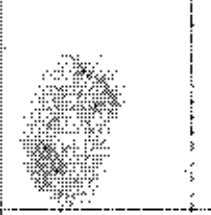



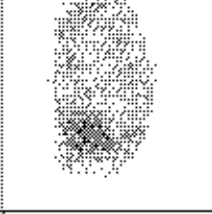
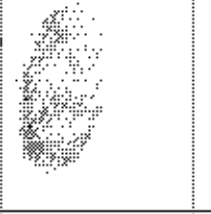

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Kalpana Agarwal</i>	<i>Kalpana Agarwal</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
 <i>Kalpana Agarwal</i>	<i>Kalpana Agarwal</i>	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
 <i>Sudha Agarwal</i>	<i>Sudha Agarwal</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
 <i>Sudha Agarwal</i>	<i>Sudha Agarwal</i>	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
 <i>Siddhant Agarwal</i>	<i>Siddhant Agarwal</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
 <i>Siddhant Agarwal</i>	<i>Siddhant Agarwal</i>	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Rudrat Aggarwal</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> (Left Hand)				
	<i>Rudrat Aggarwal</i>					
		<b>Thumb      Fore      Middle      Ring      Little</b> (Right Hand)				
	<i>Indranil Sankar</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> (Left Hand)				
	<i>Indranil Sankar</i>					
		<b>Thumb      Fore      Middle      Ring      Little</b> (Right Hand)				
	<i>K.C. Khurawat</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> (Left Hand)				
	<i>K.C. Khurawat</i>					
		<b>Thumb      Fore      Middle      Ring      Little</b> (Right Hand)				

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>S. L. Appanaidu</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<i>Champha Linaisat</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<i>Sugan Kumar M. S. D.</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Richard J. ...*

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


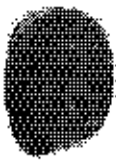









PHOTO

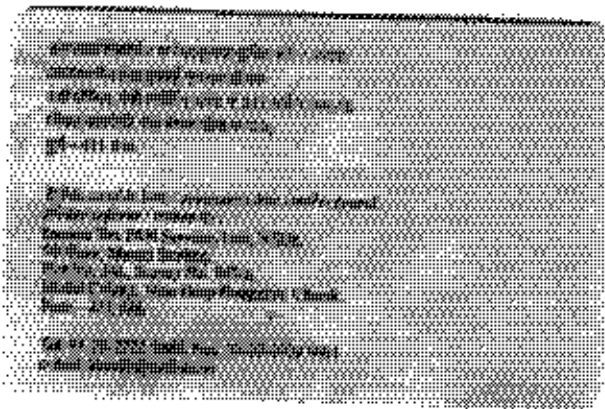
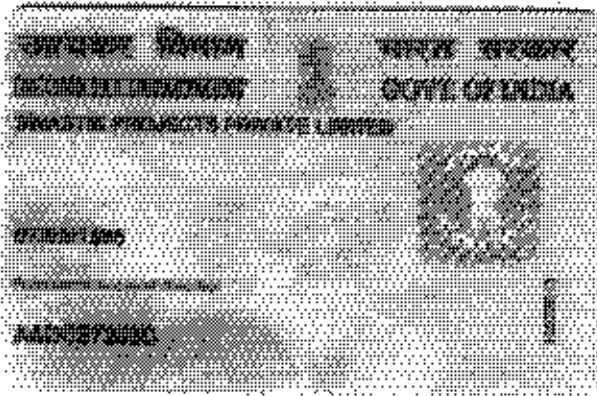
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

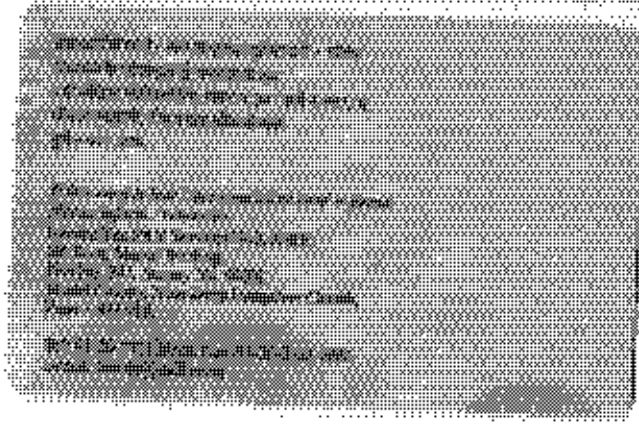
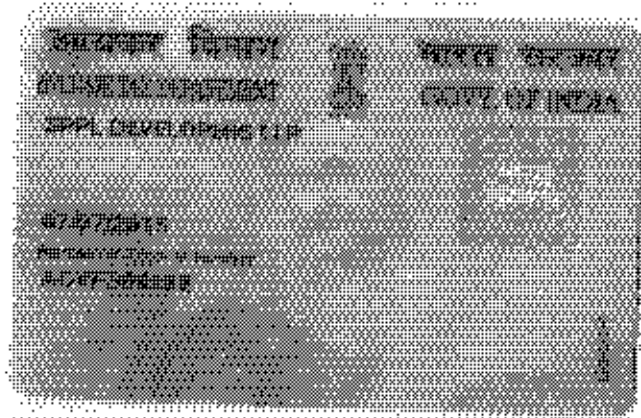
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Summers</i> <i>AS</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



For Swastik Projects Pvt. Ltd.  
*K. C. Kumarat*  
Director

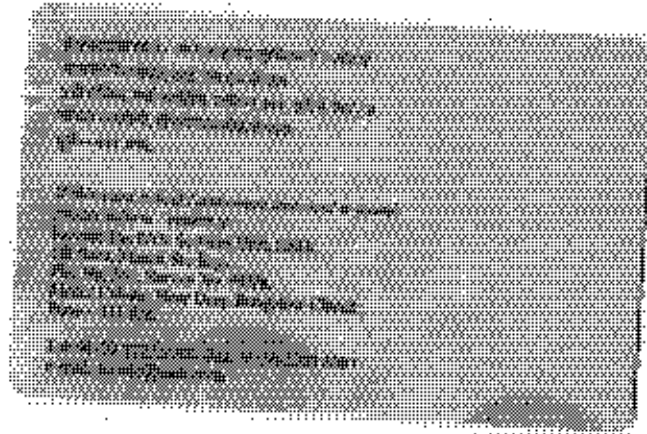
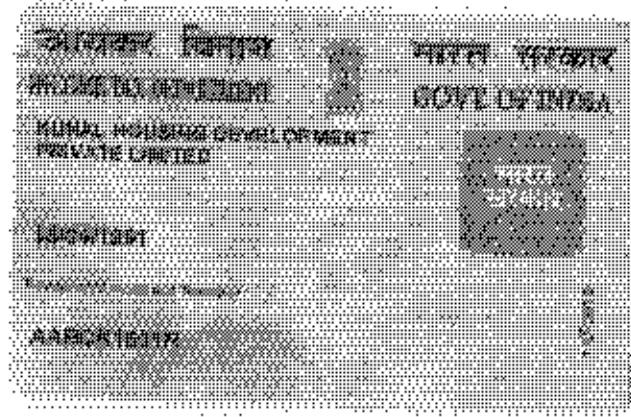


For SPPL Developers LLP

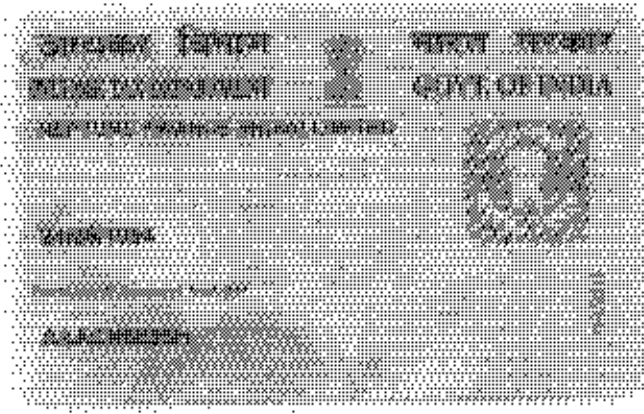
*S. L. Bhanushali*

Designated Partner/Partner





For Kunal Housing Development Pvt. Ltd.  
*S. L. Ghoshal*  
Director



For Neptune Finance (India) Ltd.  
*K. Chandra*  
Director / Authorised Signatory

STATEMENT ACCOUNT NUMBER  
AABCP04131

PADMA MERCANTILES PVT. LTD.

STATEMENT OF THE SALES OF SECURITIES INFORMATION

2024/2025

  
CORPORATE SECRETARIES PVT. LTD.

STATEMENT OF THE SALES OF SECURITIES INFORMATION  
FOR THE YEAR 2024/2025  
AS PER THE ACCOUNTS OF THE COMPANY  
AND SUBJECT TO THE INFORMATION  
CONTAINED IN THE ACCOUNTS OF THE COMPANY  
AND THE INFORMATION CONTAINED  
HEREIN IS SUBJECT TO THE  
REVISIONS AND AMENDMENTS  
AS MAY BE MADE BY THE COMPANY  
FROM TIME TO TIME  
AND THE COMPANY IS NOT  
RESPONSIBLE FOR THE  
CORRECTNESS OF THE  
INFORMATION CONTAINED  
HEREIN

For Padma Mercantiles Pvt. Ltd.  
*S. L. Ghansali*  
Director / Authorised Signatory

**SEKELAH KEMENTERIAN**      **भारत सरकार**  
**INDIAN EDUCATION**      **GOVT. OF INDIA**

**WELWORTH CAPITAL MARKET LIMITED**

**27/01/2020**

**AJAYCHAND**

I hereby certify that the above mentioned person is a duly qualified person as per the provisions of the Securities and Exchange Board of India (SEBI) Act, 1992 and the Securities and Exchange Board of India (SEBI) Regulations, 1992.

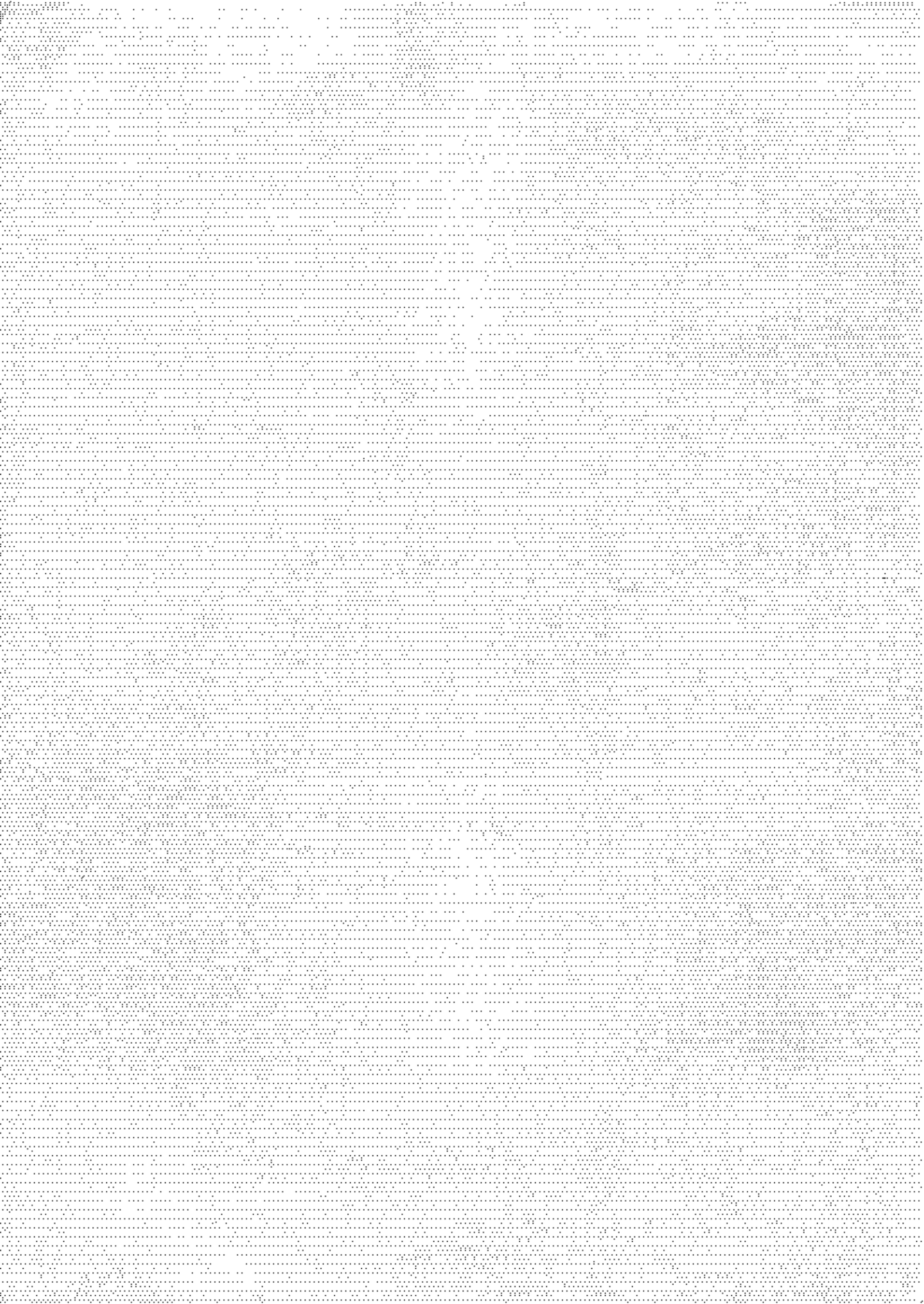
I am authorized to sign and issue this certificate on behalf of the Director / Authorized Signatory of the above mentioned person.

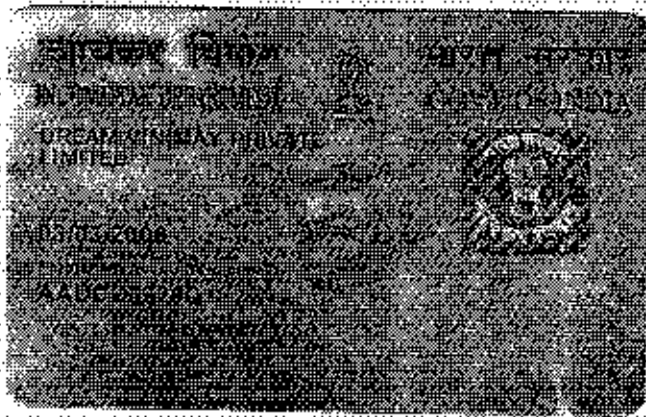
Date: 27/01/2020  
 Place: New Delhi

For Welworth Capital Market Ltd.  
*Champa Unawat*  
 Director / Authorized Signatory



Saharsh Real Estate LLP  
*Sumit Aggarwal*  
Partner



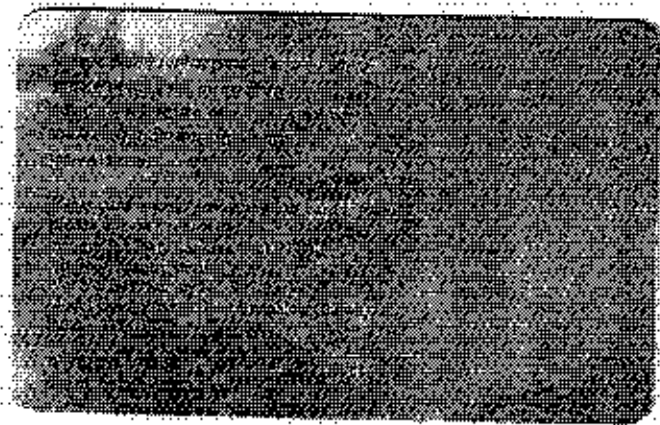


~~Sarjun Kumar~~

DREAM VINIMAY PVT LTD

Sarjun Kumar  
Authorised Signatory / Director





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SARANYA TEXTILES PRIVATE  
LIMITED



25/03/1999

Permanent Account Number

AAECS7500E

Saranyam Mahan K. Sharma

DISCONTINUED

PERMANENT ACCOUNT NUMBER  
AAACH6182K

NAME  
HOLYTEX CARPETS PRIVATE LTD

DATE OF INCORPORATION/FORMATION  
18-08-1995

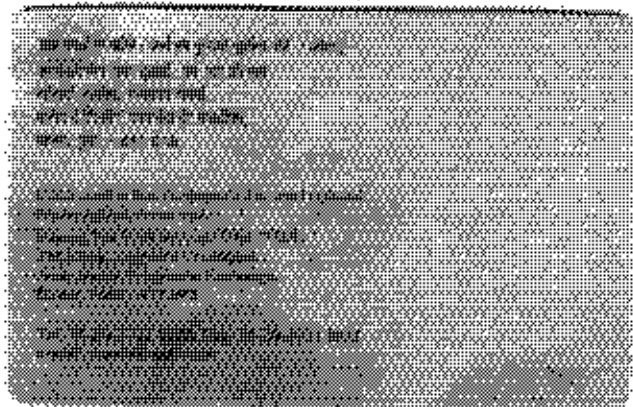
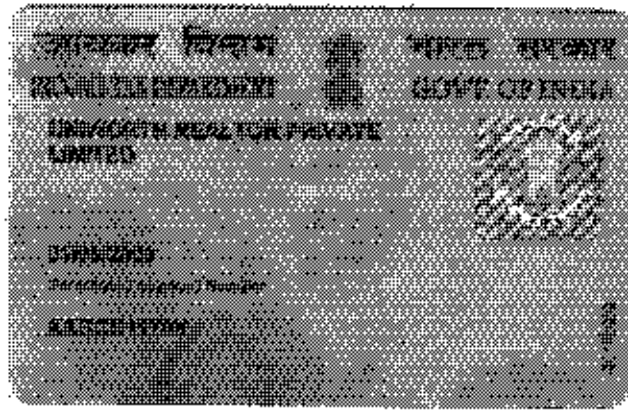
COMMISSIONER OF INCOME TAX, WEST BENGAL

आपका यह प्रेषण कर प्रमाण पत्र प्राप्त करने  
के लिए धन्यवाद। यदि कोई भी सवाल/प्रश्न हो तो  
कृपया धन्यवाद।  
आपका आभार।  
आपका प्रेषण।  
आपका प्रेषण।

To the Director, Holytex Carpets Pvt. Ltd.,  
The Commissioner of Income Tax (Systems & Technology),  
J.K.7,  
Chowringhee Square,  
Calcutta-700 042.

HOLYTEX CARPETS PVT. LTD.

Sargun Kumar Mishra  
Director



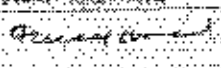
UNIWORTH REALTOR PVT. LTD.  
*K. C. Khosla*  
Director


PERMANENT ACCOUNT NUMBER  
**ACJPA00061**

NAME  
**RATAN KUMAR AGARWAL**

FATHER'S NAME  
**RANGOPAL AGARWAL**

DATE OF BIRTH  
**05-10-1953**

SIGNATURE  


  
 COMMISSIONER OF INCOME TAX, W.B.



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

কলিকাতার অফিস / Enrolment No. : 1040/20464/35655

TO  
 Ratan Kumar Agarwal  
 110 CHAMINH SARANI  
 Middleton Row  
 West Bengal - 720071

*Ratan Kumar Agarwal*



KL701186140FF  
 10112014



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7842 3442 4402**

আধার - সাধারণ মানুষের অধিকার


Government of India  
 Unique Identification Authority of India

Ratan Kumar Agarwal  
 FATHER: RANGOPAL AGARWAL


7842 3442 4402

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India




ANIL AGARWAL  
পিতা: রাম গোপাল আগরওয়াল  
Father: RAM GOPAL AGARWAL  
জন্ম তারিখ: DOB: 21/09/1968  
Date



6161 3859 2384

সংখ্যা - দাখলানো মানুষের অধিকার


ভারত সরকার  
Unique Identification Authority of India





ঠিকানা:  
১, (১০-ই-সিএম) সার্কেল, মিডটন  
রো, মাদারিস রো, মাদারিস রো,  
কলকাতা, পশ্চিম বঙ্গ, ৭০০০৭১

Address  
4, HQ-CH/ MINH SARANI,  
Midetan Row, Madarison Row,  
Kolkata, West Bengal, 700071


6161 3859 2384

  
1800 102 1647

  
1800 102 1647

  
www.uidai.gov.in

ভারত সরকার  
PERMANENT ACCOUNT NUMBER




**ACJPA38986**

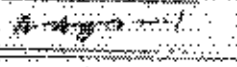
নাম: ANIL KUMAR AGARWAL

পিতার নাম: FATHER'S NAME  
RANGOPAL AGARWAL

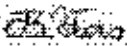
জন্ম তারিখ: DATE OF BIRTH  
21-09-1968



স্বাক্ষর: SIGNATURE



স্বাক্ষর: SIGNATURE



COMMISSIONER OF INCOME TAX, WB

Anil Kumar Agarwal



ভারত সরকার  
Government of India

নাম: অশোক আগরওয়াল  
Ashok Agarwal  
বিতা: - SDR, CHH-MINH SARANI  
Father: RAJ GOPAL AGARWAL  
জন্ম তারিখ: DOB: 29/12/1953  
পুণে / Maharashtra



5716 7926 1360

অধিকার - সাধারণ মানুষের অধিকার

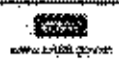
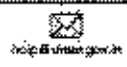
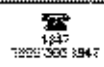


ভারতের একমুদ্রিত পরিচয়  
Unique Identification Authority of India

ঠিকানা:  
A, হো-চি-মিন্হ সারানী, মিডলটন রো,  
কোলাকাতা, কলকাতা, ৭০০০৭১


ADDRESS:  
A, HO-CHI-MINH SARANI,  
Middleton Row, Middleton Row,  
Kolkata, West Bengal, 700071

5716 7926 1360



For J.V. Agreement with Kyat  
Dev. (P) Ltd.  
Agarwal  
27-7-20




  
**GOVERNMENT OF INDIA**

**PERMANENT ACCOUNT NUMBER**  
**8449 6845 1666**


**नाम / NAME**  
**SUMAN AGARWAL**

**पिता का नाम / FATHER'S NAME**  
**NARAYAN PRASAD AGARWAL**

**जन्म तिथि / DATE OF BIRTH**  
**26-03-1968**

**आधार नंबर / AADHAR NUMBER**  
**8449 6845 1666**

**আধার - সাধারণ মানবের অধিকার**


  
**GOVERNMENT OF INDIA**

**PERMANENT ACCOUNT NUMBER**  
**ACXPA9697G**

**नाम / NAME**  
**SUMAN AGARWAL**

**पिता का नाम / FATHER'S NAME**  
**NARAYAN PRASAD AGARWAL**


**जन्म तिथि / DATE OF BIRTH**  
**26-03-1968**

**आधार नंबर / AADHAR NUMBER**  
**8449 6845 1666**

**सुमन आगरवाल**  
**Suman Agarwal**


**आधार नंबर / AADHAR NUMBER**  
**8449 6845 1666**

**आधार नंबर / AADHAR NUMBER**  
**8449 6845 1666**


  
**Income Tax Authority of India**

**Address: 4, HAZRATSHAH SARANI, Middleton Row, Kolkata West Bengal 700071**

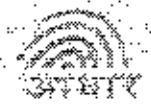
**8449 6845 1666**


  
**GOVERNMENT OF INDIA**

*Suman Agarwal*

आशुतोष अगारवाल  
 INOUMETS DEPARTMENT  
 KHUSHBOO AGARWAL  
 ASHOK KUMAR AGARWAL  
 200803055  
 ANAPASITISH  
 200803055





भारत सरकार  
 Unique Identification Authority of India  
 Government of India  
 कृषिकर्षक आर्षि डि / Enrollment No.: 1040/30484/35657

To  
 200803055  
 200803055  
 200803055  
 200803055  
 200803055  
 200803055





আপনার আধার সংখ্যা / Your Aadhaar No. :

**8187 7527 1446**

আধার - সাধারণ মানুষের অধিকার

भारत सरकार  
 Government of India  
 आशुतोष अगारवाल  
 Khushboo Agarwal  
 पिता : अशोक कुमारी अगारवाल  
 Father : Ashok Kumar Agarwal  
 जनसंख्या / DGS : 200803055  
 पंजीक / Pansik

8187 7527 1446

आधार - साधारण मानुषेर अधिकार  
 for J-y. Development Agreement with Kyat Dev (P) Co.  
 Khushboo Agarwal  
 27/7/20



ভারত সরকার  
Government of India



নাম: কাল্যাণী  
KALYANI AGARWAL  
পিতা: গোবর্ধন আগরওয়াল  
Father: GOBARDHAN AGARWAL  
জন্ম তারিখ / DOB: 20/05/1968  
মহিলা / Female



8919 624B 3668

আধার - সাধারণ মানুষের অধিকার

নাম নম্বর নকশা

PERMANENT ACCOUNT NUMBER

ACVPA7439G



নাম / Name  
KALYANI AGARWAL

পিতা বা মাতা FATHER'S NAME  
GOVARDHAN AGARWAL

জন্ম তারিখ DATE OF BIRTH  
20-05-1968

স্বাক্ষর SIGNATURE

*Kalyani Agarwal*

স্বাক্ষর

স্বাক্ষর নম্বর, ৭৪, XI

COMMISSIONER OF INCOME TAX, W.B. XI



Unique Identification Authority of India

ঠিকানা:  
A, NO-01-MINH SAHANU,  
মিডলটন রো, কলকাতা  
কলকাতা-৭০০০৭১


ADDRESS:  
A, NO-01-MINH SAHANU,  
Middleton Row, Kolkata,  
Middleton Row, West Bengal,  
700071

8919 624B 3668



*Kalyani Agarwal*

PERMANENT ACCOUNT NUMBER  
**ACZPABZEH**



DOB: 08/02/1981  
**SUKHADEVI AGARWAL**

FATHER'S NAME:  
**SHYAMSUNDEAR HUNGRA**

DATE OF BIRTH:  
**02-02-1981**

*Sukha Agarwal*

COMMISSIONER OF INCOME TAX, W.P. 03



**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**  
 আধার কার্ড / Enrolment No.: 1040/20494/36854

To  
 সুধাদেবী আগরওয়াল  
 Sukhadevi Agarwal  
 # HO-CHI-MINH SARANI  
 Middleton Row  
 Middleton Row  
 Circus Avenue Kolkata  
 West Bengal 730071


14/11/2013  
 06:54:54



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**9761 7926 6633**

আধার - সাধারণ মানুষের অধিকার

**ভারত সরকার**  
 Government of India



সুধাদেবী আগরওয়াল  
 Sukhadevi Agarwal  
 পিতা : শ্যাম সুনন্দর হুংরা  
 Father: Shyam Sunder Hungra  
 জন্ম তারিখ / DOB: 08/02/1981  
 লিঙ্গ / Gender: Female

**9761 7926 6633**

আধার - সাধারণ মানুষের অধিকার  
 For T.V. Agreement with Kycat Development (P) Ltd.  
 27/11/13  
 Sukha Agarwal



भारत सरकार  
Government of India



सिद्धांत अग्रवाल  
Siddhant Agarwal  
पिता : अमि अग्रवाल  
Father: Ami Agarwal  
जन्मदिनांक / DOB: 16/07/1995  
प्लेन : 10000



9823 4470 8902

आधार - साधारण मानुषेण अधिकार



भारत सरकार  
Unique Identification Authority of India

तेलुगु:  
६, एम-८-मिड स्ट्रीट, मिकल्टन  
रौ, मिकल्टन रोड, कोलकाता,  
पश्चिम बंगाल, ७०००७१

Address:  
6, HO-CH-MINH SARANI,  
MIDDLAN ROAD, MIDDLTON ROAD,  
Kolkata, West Bengal, 700071

9823 4470 8902



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



आयकर खाते संख्या / PAN  
Permanent Account Number Card  
BMMKA6302E




श्री. सिद्धांत अग्रवाल  
SIDDHANT AGARWAL  
पिता / Father's Name  
AMR AGARWAL


आयकर विभाग  
Income Tax  
Department

*Siddhant*

भारत सरकार  
Government of India




रक्षक अग्रवाल  
RUPRESH AGARWAL  
पिता : राज अग्रवाल  
Father: RATAN AGARWAL  
व्यवस्थापक / DOB : 05/01/1983  
पुरुष / Male



5369 5137 8149

आधार - साधारण मानुषेण अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
RUPRESH AGARWAL  
RATAN KUNAR AGARWAL  
05/01/1983  
Permanent Address, Kolkata  
2BFFA0246M  
Kolkata, West Bengal




भारत सरकार  
GOVT. OF INDIA


भारत सरकार  
Unique Identification Authority of India


पता:  
4, हो-छि-मिन सारणी, मिडलिन रोड,  
कोलकाता (वे), कोलकाता,  
700071

Address:  
4, HO-CHI-MINH SARANI,  
MIDLINE ROW, MIDDLETON ROW,  
Kolkata, West Bengal, 700071

5369 5137 8149

  
1225 1317

  
http://uidai.gov.in

  
www.uidai.gov.in

Rakesh Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India



उपलब्धता क्रम Enrollment No., 14900300401456

Date: 26/01/2016

भारतीय सरकार (भारतीय सरकार)

आधार

14 T.C. JANUDDIN MISTRY LANE, Alipore, Kolkata,  
West Bengal- 700027

- आधार पहचान प्रमाण, नागरिकता प्रमाण नहीं
- पहचान प्रमाण अंतर्गत अंतर्गत प्रमाण द्वारा प्राप्त होगा
- एक एक ही प्रमाण प्रमाण नहीं है

आधार संख्या Your Aadhaar No.,

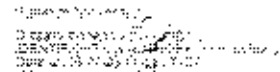
6920 7408 9936

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



भारत सरकार, जम्मू प्रभाग



- आधार पहचान प्रमाण, नागरिकता प्रमाण नहीं है।
- आधार पहचान प्रमाण अंतर्गत अंतर्गत प्रमाण द्वारा प्राप्त होगा।
- आधार पहचान प्रमाण अंतर्गत अंतर्गत प्रमाण द्वारा प्राप्त होगा।

- Aadhaar is valid throughout the country.
- You need to verify only once for Aadhaar.
- Please use your mobile number and email address. This will help you to receive your Aadhaar letter.

दि.

भारत सरकार  
जम्मू प्रभाग



भारतीय विशिष्ट पहचान प्राधिकरण  
जम्मू प्रभाग



नाम: इन्द्रजित साहू  
जन्म तिथि: 08.08.1972  
पता: 1045



पता: 1045, जम्मू प्रभाग, जम्मू  
जम्मू प्रभाग, जम्मू प्रभाग  
जम्मू प्रभाग, जम्मू प्रभाग

6920 7408 9936

6920 7408 9936

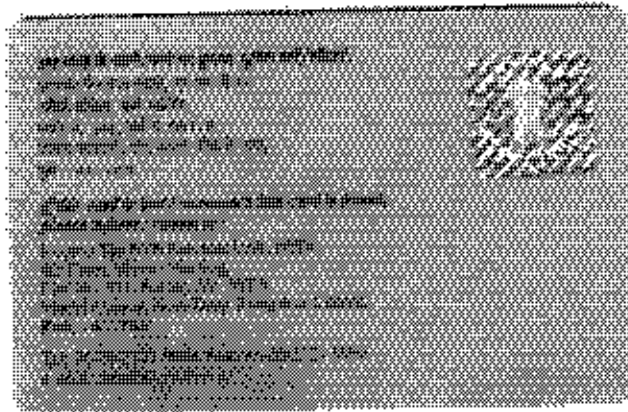
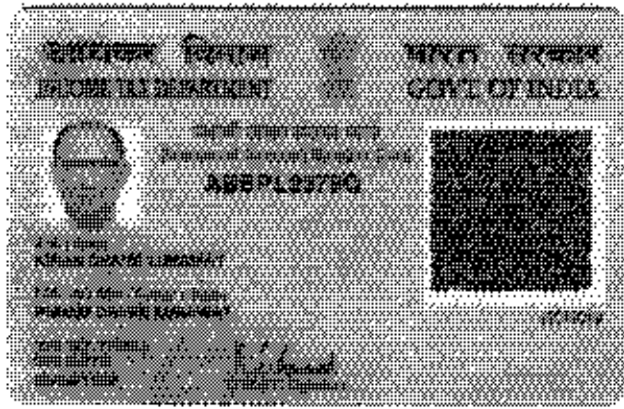
भारत सरकार, जम्मू प्रभाग

MEERA KADHAAR, MERI PEHACHAN

*Handwritten signature*







K. C. Kinnear



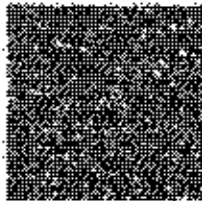
**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

Enrolment No.: 0628/30322/01611

Aadhaar Card Issued On: 28/08/2018

To  
 Kiran Chand Lunawat  
 C/O Purnim Chand Lunawat  
 FLAT-5D, 5TH FLOOR,  
 12 SHAKESPEARE SARANI,  
 Middleton Row  
 Kolkata West Bengal - 700071  
 9636734199

Signature valid



Aadhaar Card Issued On: 28/08/2018

आपका **AADHAAR** क्रमांक / Your **Aadhaar** No. :

**3963 6509 1229**  
 VID : 9133 7831 3794 2265

**मेरा आधार, मेरी पहचान**



भारत सरकार

Kiran Chand Lunawat  
 Date of Birth: 05/04/1952  
 Male/KALE



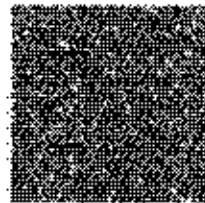
**3963 6509 1229**  
 VID : 9133 7831 3794 2265

**मेरा आधार, मेरी पहचान**



भारत सरकार

Address:  
 C/O Purnim Chand Lunawat, FLAT-  
 5D, 5TH FLOOR, 12 SHAKESPEARE  
 SARANI, Middleton Row, Kolkata,  
 West Bengal - 700071



Aadhaar Card Issued On: 28/08/2018

**3963 6509 1229**  
 VID : 9133 7831 3794 2265

- सूचना**
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रमाण प्राप्त किए गए है।

**आधार कार्ड का प्रयोग**

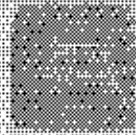
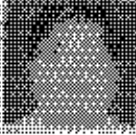
- आधार कार्ड is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम करने में उपयोगी होगा।
- आधार is valid throughout the country.
- आधार will be helpful in availing Government and Non-Government services in future.

*K.C. Khumanat*

**उत्तर प्रदेश विधान**  
**INCOME TAX DEPARTMENT**  
**SHAMSU LAL BHANSAJI**  
**AS KARAN BHANSAJI**  
**11/11/1363**  
 Government Account Officer  
**ATAPORHTSA**

**भारत सरकार**  
**GOVT. OF INDIA**

(The text in this section is extremely faint and illegible due to the low resolution of the scan.)

S. L. Bhanushali





भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India



नामांकन क्रमांक/Enrolment No.: 0000/00259/58810

Shanti Lal Bhansali (शांति लाल भंसाली)

सूचना

C/O, Shanti Lal Bhansali, Vivek Vihar Ph-5 Bk-16, 3rd Floor, Plot-3b, 493/c/a G.L.road Shibpur, Near Howrah Jute Mill, Shibpur, Haora (M. Corp), Howrah, West Bengal - 711102

- आदर्श पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आपका आदर्श क्रमांक/ Your Aadhaar No.:

**4460 6924 6833**



मेरा आदर्श, मेरी पहचान

Signature valid

Digitally signed by Shanti Lal Bhansali, Unique Identification Authority of India  
 Date: 2013.03.11 11:52:38 GMT



■ आदर्श देश भर में मान्य है।

■ Aadhaar is valid throughout the country.

■ आदर्श के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।

■ You need to enrol only once for Aadhaar.

■ अपना अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज करवाएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता मिलेगी।

■ Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



शांति लाल भंसाली

Shanti Lal Bhansali

जन्म तिथि/DOB: 02/10/1963

पुरुष / MALE

पता:

शांति लाल भंसाली, विवेक  
 विहार फ-5 ब्लक-16, तीसरा  
 फ्लोर फ्लट-3बी, 493सी/ए  
 जी.टी.मार्ग शिवपुर, होवरा:  
 जूट मिल के पास, शिवपुर,  
 हावरा (एम.कॉर्प), होवरा,  
 वेस्ट बंगाल - 711102

Address:

C/O, Shanti Lal Bhansali, Vivek  
 Vihar Ph-5 Bk-16, 3rd Floor Ph-3b,  
 493/c/a G.L.road Shibpur, Near  
 Howrah Jute Mill, Shibpur, Haora  
 (M. Corp), Howrah,  
 West Bengal - 711102

4460 6924 6833

4460 6924 6833

मेरा आदर्श, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

S. L. Bhansali

Date: 11/03/2013



**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

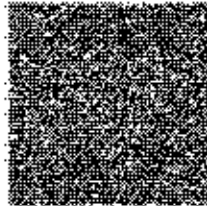
Enrollment No.: 0628/30322/02352

Download your Aadhaar

To  
 Champa Lunawat  
 C/O Gulab Chand Bhatia  
 5TH-FR-FL-5C  
 12 SHAKESPEARE SARANI  
 Middleton Row  
 Kolkata, West Bengal - 700071  
 9836827272

Generate your Aadhaar

Signature read



QR code for download

आपका आधार क्रमांक / Your Aadhaar No. :

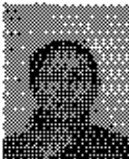
**4625 5053 6891**

VID: 3104 634E 5439 773B

**मेरा आधार, मेरी पहचान**



भारत सरकार  
 Government of India



Champa Lunawat  
 Date of Birth: 15/01/1957  
 Female/ FEMALE

**4625 5053 6891**

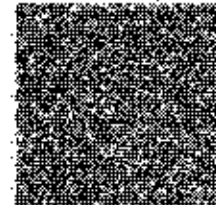
VID: 3104 634E 5439 773B

**मेरा आधार, मेरी पहचान**



Unique Identification Authority of India

Address:  
 C/O Gulab Chand Bhatia, 5TH-FR-FL-5C,  
 12 SHAKESPEARE SARANI, Middleton  
 Row, Kolkata,  
 West Bengal - 700071



QR code for download

**4625 5053 6891**

VID: 3104 634E 5439 773B

भारत सरकार

भारत सरकार

भारत सरकार

*Champa Lunawat*



आयकर विभाग

INCOME TAX DEPARTMENT

RACHIT AGARWAL

VIJAY KUMAR AGARWAL

06/10/1984

Permanent Account Number

AFRPA2182H

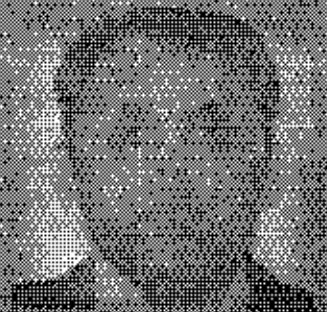


Signature



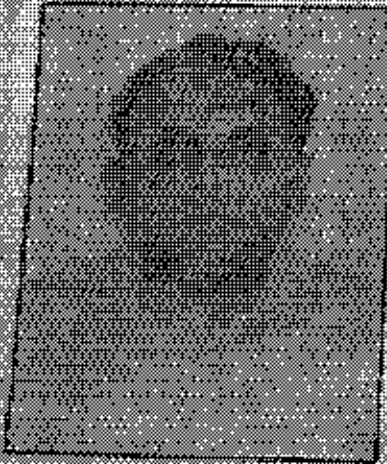
भारत सरकार

GOVT. OF INDIA





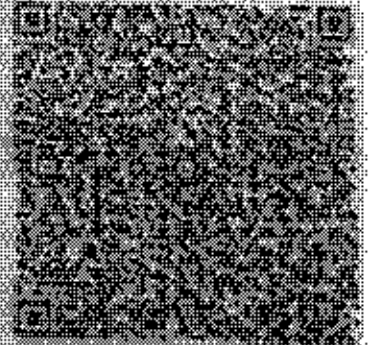
भारत सरकार  
GOVERNMENT OF INDIA



Rachit Agarwal

जन्म तिथि / DOB: 06/10/1984

पुरुष / MALE



4923 2735 6113

मेरा आधार, मेरी पहचान

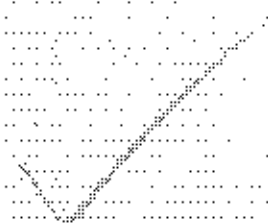
*Rachit Agarwal*





KJAL DEVELOPERS PRIVATE LIMITED

*[Handwritten Signature]*  
Director





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

PAN Card  
 Permanent Account Number Card  
**AGCPK9567R**

Name of the Cardholder  
**GOVIND RAM KYAL**

Date of Birth (DD/MM/YYYY)  
**13/06/1958**

**भारत सरकार**  
**GOVERNMENT OF INDIA**

**उमेश कुमार**  
**Umesh Kyal**

**जन्म तिथि/DOB: 13/06/1958**  
**पुरुष / MALE**


**3221 6780 6519**

**AMERA AADHAAR, MERI PEHCHAN**

**भारतीय विनिश्चय पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

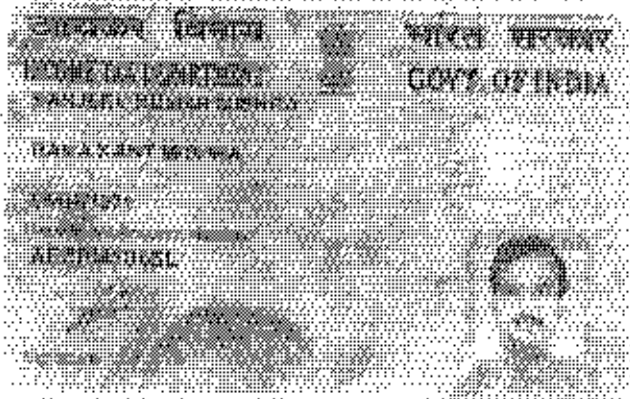
**विवरण:**  
 S/O गोविंद राम कयाल, कॉर्पोरेट  
 साउथ एंड पार्क, लेक, कोलकाता,  
 कोलकाता,  
 पिनकोड - 700029

**Address**  
 S/O Govind Ram Kyal,  
 30C, South End Park,  
 Lake, Kolkata, Kolkata,  
 West Bengal - 700029

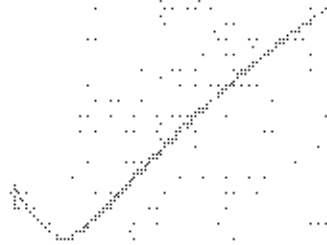


1800 300 1047    help@uidai.gov.in    www.uidai.gov.in    P.O. Box No. 1847, Bhubaneswar-751 003

*Umesh Kyal*



*Satyam Kumar Mishra*





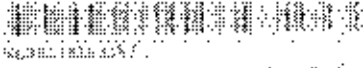
ভারত সরকার



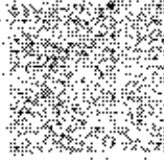
জাতীয় স্বাস্থ্য সুরক্ষা সঙ্ঘ

জাতীয় স্বাস্থ্য সুরক্ষা সঙ্ঘ

জাতীয় স্বাস্থ্য সুরক্ষা সঙ্ঘ



জাতীয় স্বাস্থ্য সুরক্ষা সঙ্ঘ



জাতীয় স্বাস্থ্য সুরক্ষা সঙ্ঘ

2842 0852 2952

জাতীয় স্বাস্থ্য সুরক্ষা সঙ্ঘ



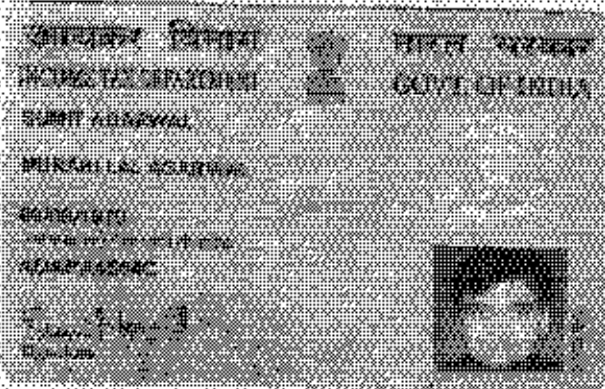
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2842 0852 2952

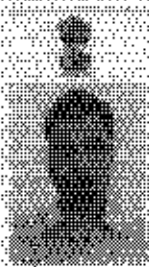
জাতীয় স্বাস্থ্য সুরক্ষা সঙ্ঘ

Sanjay Kumar Mishra

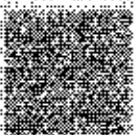


Sumit Aggarwal

✓



सुमित अग्रवाल  
सुमित अग्रवाल  
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सुमित अग्रवाल  
सुमित अग्रवाल




3694 4581 3215


आगरा जिला काठान थाना

*Sumit Agrawal*






  
 Government of India




Name: **Dipankar Sarder**  
 PAN: **DDKRN1234567890**  
 DOB: **22/02/1983**  
 SEX: **MALE**



7198 4901 5440




আমার আধার, আমার পরিচয়

  
 Government of India

**ঠিকানা:**  
 S/O: **সুব্রতা সর্দার, গোকর্নী,**  
**গোকর্নী, পশ্চিম ২৪ পরগণা,**  
**পশ্চিম বঙ্গ - ৭৪৩৪০১**

**Address:**  
 S/O: **Sobrata Sarder,**  
**GOKARNEE, Gokarni, South 24**  
**Parganas,**  
**West Bengal - 743801**

7198 4901 5440

<http://uidai.gov.in>
<http://uidai.gov.in>
<http://uidai.gov.in>

Dipankar Sarder



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

GRN: 192020210046875981

Payment Mode: Online Payment

GRN Date: 27/07/2020 12:38:39

Bank: Indian Overseas Bank

BRN: 202007270591978

BRN Date: 27/07/2020 12:40:21

DEPOSITOR'S DETAILS

Id No.: 2000836010/2/2020

(Query No./Query Year)

Name: KYAL DEVELOPERS PVT LTD

Contact No.: Mobile No.: +91-9830085307

E-mail:

Address: 1221R S N M SARANI KOL 26

Applicant Name: Mrs ARPITA MALLICK

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount, ₹
1	2000836010/2/2020	Property Registration- Stamp duty	0033-02-103-003-02	74921
2	2000836010/2/2020	Property Registration- Registration Fees	0033-03-104-001-15	100021

Total

174942

In Words: Rupees One Lakh Seventy Four Thousand Nine Hundred Forty Two only





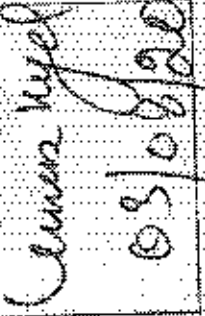

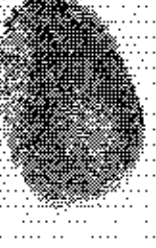

Government of West Bengal

Department of Finance (Revenue) : Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name : Kolkata

Signature / LTI Sheet of Query No/Year 19032000836010/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.







Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr UMESH KYAL, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India; PIN:-700029	Representative of Developer [KYAL DEVELOPERS PRIVATE LIMITED]		 1491	 09/08/20
2	Mr. Rajan Kumar Agarwal, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:-700071	Representative of Land Lord [BALAJI AWAS NIRMAN PVT LTD] [SAWAN KA DEVELOPERS LLP]		 1492	 03/08/20

*[Handwritten signature]*

Adm  
Adm  
**19 8 AUG 1968**



I. Signature of the Person(s) admitting the Execution at Private Residence.





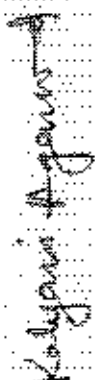


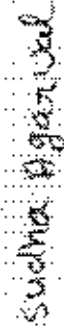
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Anil Kumar Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN- 700071	Representative of Land Lord [HARRIN GTON TOWERS PRIVATE LIMITED] [BALASH REE NIRMAN LLP]		1493 	Anil Kumar Agarwal 02/08/2020
4	Mr Ashok Kumar Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Representative of Land Lord [SAWARI A ENCLAVE LLP] [SHIVYO GI INFRASTR UCTUR E LLP]		1494 	Ashok Kumar Agarwal 02/08/2020
5	Mrs Suman Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Representative of Land Lord [DOMEST IC INFRACO N LLP]		1495 	Suman Agarwal Suman Agarwal 02/08/2020



*[Handwritten Signature]*

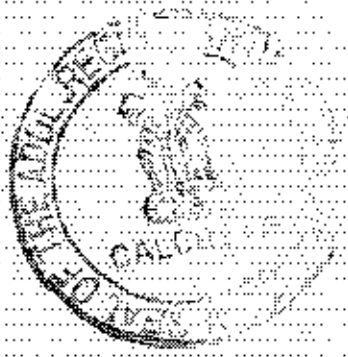
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Asst  
**23/08/2023**

I: Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Miss Khushboo Agarwal 4, Ho-Chi-Minh Sarani, P.O.- Middleton Row, P.S.- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Represent ative of Land Lord [MONTEC REALTOR S.LLP.]			
7	Mrs Kalyani Agarwal - 4, Ho-Chi-Minh Sarani, P.O.- Middleton Row, P.S.- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Represent ative of Land Lord [GREENS POT BUILDER S.LLP.] [DEVMAT A INFRASTR UCTUR E.LLP.]		1496 	 03-08-2020
8	Mrs. Sudha Devi Agarwal P.O.- Middleton Row, P.S.- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Represent ative of Land Lord [HARRIN GTON REALTOR S.LLP.] [DIBYAJY OTI REALCO N.LLP.]		1497 	 03-08-2020









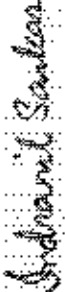


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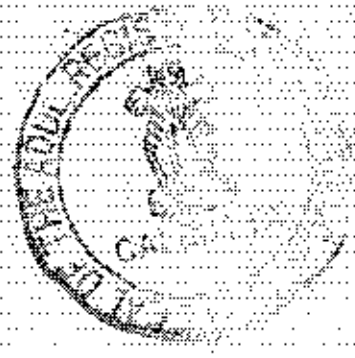
➔ ১৪০৯/২৪

I. Signature of the Person(s) admitting the Execution at Private Residence.





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Siddhant Agarwal 4, Ho-Chi-Minh Sarani, P.O.- Middleton Row, P.S.- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071	Represent ative of Land Lord [SHYAML EEN HOUSING DEVELOP ERS LLP]		1498 	 03-08-2020
10	Mr Rudresh Agarwal 4, Ho-Chi-Minh Sarani, P.O.- Middleton Row, P.S.- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071	Represent ative of Land Lord [PROTEX DEVELOP ERS OPC PRIVATE LIMITED] [EVERNI CE BUILDER S LLP]		1499 	 03/08/2020
11	Mr Indranil Sarkar, 14/1C, Janiuddin Mistry Lane, P.O.- Chetta, P.S.- Chetta, District-South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Land Lord [CROSS LAND SERVICE S PRIVATE LIMITED]		1500 	 03/08/2020

*[Handwritten signature]*

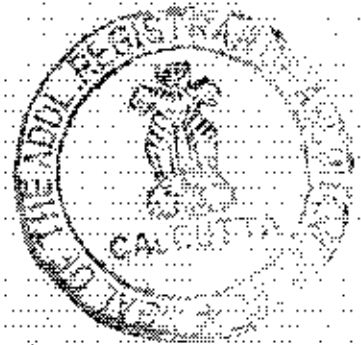
**13**



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr Kiran Chand Lunawat 12, Shakespeare Sarani, P.O.- Middleton Row, P.S.- Shakespear Sarani, District South 24 Parganas, West Bengal, India, PIN - 730071	Represent ative of Land Lord [SWASTIK PROJECT S PRIVATE LIMITED] [NEPTUN E FINANCE INDIA LIMITED] [UNIWOR TH REALTOR PRIVATE LIMITED]		1501 	<i>K.C Lunawat</i> <i>C Kiran Chand Lunawat</i> 03/08/2020
13	Mr Shanti Lal Bhansali Vivek Vihar, Phase-5, Block-16, Flat-3B, 493/C/A, G.T. Road (South), P.O.- Shibpur, P.S.- Shibpur, District- Howrah, West Bengal, India, PIN - 711102	Represent ative of Land Lord [SPPL DEVELOP ERS LLP] [KUNAL HOUSING DEVELOP MENT PRIVATE LIMITED] [PADMA MERCAN TILES PVT LTD]		1502 	<i>Shanti Lal Bhansali</i> 03-08-2020







*[Handwritten signature]*



AND


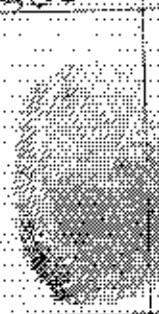
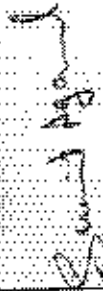


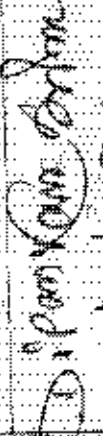
13 AUGUST

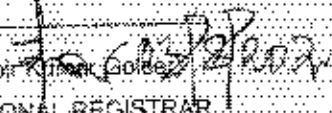
**1. Signature of the Person(s) admitting the Execution at Private Residence.**

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Mrs Champa Lunawat 12, Shakespeare Sarani, P.O.- Middleton Row, P.S.- Shakespeare Sarani, District:-South 24-Parganas, West Bengal, India, PIN- 700071	Representative of Land Lord [WELWO RTH CAPITAL MARKET LIMITED]		1503 	<i>Champa Lunawat</i> 03/08/20
15	Mr Sanjeev Kumar Mishra 1458, Garia Main Road, Rajpur Sonarpur (M), Garia, South 24-Parganas, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Land Lord [HOLYTE X CARPETS PRIVATE LTD] [DREAM VINIMAY PRIVATE LIMITED] [SARANY A TEXTILES PRIVATE LIMITED]		1504 	<i>Sanjeev Kumar Mishra</i> 03/08/2020
16	Mr Rachit Agarwal 11, K. L. Saigal Sarani, Block-P, New Alipore, P.O.- New Alipore, P.S.- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Land Lord [DHANBRI DHI TRADERS PVT LTD]		1505 	<i>Rachit Agarwal</i> 03/08/2020



**1. Signature of the Person(s) admitting the Execution at Private Residence.**

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
17	Mr Sumit Agarwal, 97, Tollygunge Circular Road, New Alipore, P.O. New Alipore, P.S. New Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Land Lord [SAHARS IN REAL ESTATES LLP]			 03/08/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DIPANKAR SARDAR Son of Late Subrata Sardar P.O. Gokoni, P.S. Magrahat, District - South 24-Parganas, West Bengal, India, PIN - 743601	Mr UMESH KYAL, Mr Ratat Kumar Agarwal, Mr Anil Kumar Agarwal, Mr Ashok Kumar Agarwal, Mrs Sumen Agarwal, Miss Khushboo Agarwal, Mrs. Kalyani Agarwal, Mr Siddhant Agarwal, Mr Rudresh Agarwal, Indrani Sarker, Mr Gran Chai Lunawat, Mr Shanti Lal Bhanu, Mrs Champe Lunawat, Mr Sanjeev Kumar Mishra, Mr R Agarwal, Mr Sumit Agarwal			 03/08/2020

  
 (Probi Kumar Goite)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R. -  
 III KOLKATA  
 Kolkata, West Bengal



*R*



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BALAJI AWAS NIRMAN PVT LTD</b> 37A, Jadu Nath Dey Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
2	<b>HARRINGTON TOWERS PRIVATE LIMITED</b> 37A, Jadu Nath Dey Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
3	<b>SAWARIA ENCLAVE LLP</b> 37A, Jadu Nath Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: ACxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
4	<b>DOMESTIC INFRACON LLP</b> Flat 10A, 10th Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
5	<b>MONTEC REALTORS LLP</b> Flat 9D, 9th Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: ABxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
6	<b>GREENSPOT BUILDERS LLP</b> 37A, Jadu Nath Dey Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
7	<b>HARRINGTON REALTORS LLP</b> 4th Floor, 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
8	<b>SHYAMLEEN HOUSING DEVELOPERS LLP</b> 9C, 9th Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: ACxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
9	<b>SAWANKA DEVELOPERS LLP</b> Ground Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: ACxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
10	<b>PROTEX DEVELOPERS OPC PRIVATE LIMITED</b> 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
11	<b>CROSS LAND SERVICES PRIVATE LIMITED</b> 1471C, Jainuddin Mistry Lane, P.O:- Chella, P.S:- Chella, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.:: AAxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
12	<b>BALASHREE NIRMAN LLP</b> 4/3, Ho-Chi-Minh Sarani, 3rd Floor, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.
13	<b>DEVMATA INFRASTRUCTURE LLP</b> 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative.

14	<b>DIBYAJYOTI REALCON LLP</b> 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- AAxxxxxx2B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>EVERNICE BUILDERS LLP</b> 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- AAxxxxxx2K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>SHIVYOOGI INFRASTRUCTURE LLP</b> 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- ACxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>SWASTIK PROJECTS PRIVATE LIMITED</b> 12, Shakespear Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- AAxxxxxx5D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>SPPL DEVELOPERS LLP</b> 12, Shakespear Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- ACxxxxxx8E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	<b>KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED</b> 12, Shakespear Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- AAxxxxxx1R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	<b>NEPTUNE FINANCE INDIA LIMITED</b> 12, Shakespear Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- AAxxxxxx5H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	<b>PADMA MERCANTILES PVT LTD</b> M-7, Chittaranjan Park, First Floor, P.O:- Chittaranjan Park, P.S:- Chittaranjan Park, District:-New Delhi, Delhi, India, PIN - 110019, PAN No.:- AAxxxxxx2H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	<b>WELWORTH CAPITAL MARKET LIMITED</b> 12, Shakespear Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- AAxxxxxx4E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	<b>HOLYTEX CARPETS PRIVATE LTD</b> 5, Russell Street, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, PAN No.:- AAxxxxxx2K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	<b>DHANBRIDHI TRADERS PVT LTD</b> 23A, Shakespear Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017, PAN No.:- AAxxxxxx5D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	<b>UNIWORTH REALTOR PRIVATE LIMITED</b> 562, S. N. Roy Road, P.O:- Shahpur, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038, PAN No.:- AAxxxxxx8K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	<b>DREAM VINIMAY PRIVATE LIMITED</b> 234/3A, A.J.C. Bose Road, P.O:- L.L.Roy Sarani, P.S:- Ghawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:- AAxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	<b>SARANYA TEXTILES PRIVATE LIMITED</b> 95, Marine Drive, Parijat Building, G Road, P.O:- Kalbadevi, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400002, PAN No.:- AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



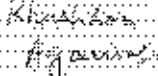
28. **SAHARSH REAL ESTATES LLP**  
 105, Park Street, P.O:- Park Street, P.S:- Park Street, District:-South 24-Parganas, West Bengal, India, PIN - 700016 , PAN No.:- ADxxxxxx0F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:- AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr UMESH KYAL (Presentant )</b> Son of Late Govind Ram Kyal P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:- AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Director)
2	<b>Mr Ratan Kumar Agarwal</b> Son of Late Ram Gopal Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:- ACxxxxxx6L, Aadhaar No: 78xxxxxxxx4402 Status : Representative, Representative of : BALAJI AWAS NIRMAN PVT LTD (as Director), SAWANKA DEVELOPERS LLP (as Partner)
3	<b>Mr Anil Kumar Agarwal</b> Son of Late Ram Gopal Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:- ACxxxxxx8E, Aadhaar No: 61xxxxxxxx2384 Status : Representative, Representative of : HARRINGTON TOWERS PRIVATE LIMITED (as Director), BALASHREE NIRMAN LLP (as Partner)
4	<b>Mr Ashok Kumar Agarwal</b> Son of Late Ram Gopal Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:- ACxxxxxx2J, Aadhaar No: 57xxxxxxxx1360 Status : Representative, Representative of : SAWARIA ENCLAVE LLP (as Designated Partner), SHIVYOGI INFRASTRUCTURE LLP (as Partner)
5	<b>Mrs Suman Agarwal</b> Wife of Ratan Kumar Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:- ACxxxxxx7Q, Aadhaar No: 84xxxxxxxx1666 Status : Representative, Representative of : DOMESTIC INFRACON LLP (as Designated Partner)



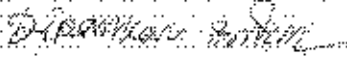
6	Name	Photo	Finger Print	Signature
	<b>Miss Khushboo Agarwal</b> Daughter of Mr Ashok Kumar Agarwal Date of Execution - 03/08/2020, Admitted by: Self, Date of Admission: 12/08/2020, Place of Admission of Execution: Office			
		Aug 12 2020 2:30PM	LT 12/08/2020	12/08/2020

	<p>4. Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx8M, Aadhaar No: 81xxxxxxxx1446 Status : Representative, Representative of : MONTEC REALTORS LLP (as Partner)</p>
7	<p><b>Mrs Kalyani Agarwal</b> Wife of Anil Kumar Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx9G, Aadhaar No: 89xxxxxxxx3668 Status Representative, Representative of : GREENSPOT BUILDERS LLP (as Partner), DEVMATA INFRASTRUCTURE LLP (as Partner)</p>
8	<p><b>Mrs Sudha Devi Agarwal</b> Wife of Ashok Kumar Agarwal P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx5H, Aadhaar No: 97xxxxxxxx6633 Status : Representative, Representative of : HARRINGTON REALTORS LLP (as Partner), DIBYAJYOTI REALCON LLP (as Partner)</p>
9	<p><b>Mr Siddhant Agarwal</b> Son of Mr. Anil Kumar Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BMxxxxxx2E, Aadhaar No: 98xxxxxxxx8902 Status Representative, Representative of : SHYAMLEEN HOUSING DEVELOPERS LLP (as Partner)</p>
10	<p><b>Mr Rudresh Agarwal</b> Son of Mr. Ratan Kumar Agarwal 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BBxxxxxx6M, Aadhaar No: 53xxxxxxxx8149 Status Representative, Representative of : PROTEX DEVELOPERS OPC PRIVATE LIMITED (as Director), EVERNICE BUILDERS LLP (as Partner)</p>
11	<p><b>Mr Indranil Sarkar</b> Son of Mr. Mrinal Kanti Sarkar 14/1C, Janiuddin Mistry Lane, P.O:- Chetla, P.S:- Chetla, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASxxxxxx0K, Aadhaar No: 69xxxxxxxx9936 Status : Representative, Representative of : CROSS LAND SERVICES PRIVATE LIMITED (as Director)</p>
12	<p><b>Mr Kiran Chand Lunawat</b> Son of Late P C Lunawat 12, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx8Q, Aadhaar No: 39xxxxxxxx1229 Status Representative, Representative of : SWASTIK PROJECTS PRIVATE LIMITED (as Director), NEPTUNE FINANCE INDIA LIMITED (as Director), UNIWORTH REALTOR PRIVATE LIMITED (as Director)</p>
13	<p><b>Mr Shanti Lal Bhansali</b> Son of Late Karan Bhansali Vivek Vihar, Phase-5, Block-16, Flat-3B, 493/C/A, G.T. Road (South), P.O:- Shibpur, P.S:- Shibpur, District-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx0A, Aadhaar No: 44xxxxxxxx8833 Status Representative, Representative of : SPPL DEVELOPERS LLP (as Partner), KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED (as Director), PADMA MERCANTILES PVT LTD (as Director)</p>
14	<p><b>Mrs Champa Lunawat</b> Wife of K C Lunawat 12, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx9A, Aadhaar No: 46xxxxxxxx6891 Status : Representative, Representative of : WELWORTH CAPITAL MARKET LIMITED (as Director)</p>



15	<b>Mr Sanjeev Kumar Mishra</b> Son of Mr. Rama Kant Mishra-1458, Garia Main Road, Rajpur Sonarpur (M), Garia, South 24 Paragans, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx5L, Aadhaar No: 26xxxxxxxx2952 Status : Representative, Representative of : HOLYTEX CARPETS PRIVATE LTD (as Director), DREAM VINIMAY PRIVATE LIMITED (as Authorised Signatory), SARANYA TEXTILES PRIVATE LIMITED (as Authorised Signatory)
16	<b>Mr Rachit Agarwal</b> Son of Late Vijay Kumar Agarwal 11, K. L. Saigal Sarani, Block-P, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFxxxxxx2H, Aadhaar No: 49xxxxxxxx6113 Status : Representative, Representative of : DHANBRIDHI TRADERS PVT LTD (as Director)
17	<b>Mr Sumit Agarwal</b> Son of Mr. Murari Lal Agarwal 97, Tollygunge Circular Road, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADxxxxxx4C, Aadhaar No: 36xxxxxxxx3215 Status : Representative, Representative of : SAHARSH REAL ESTATES LLP (as Partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr DIPANKAR SARDAR</b> Son of Late Subrata Sardar P.O:- Gokoni, P.S:- Magrahat, District:- South 24-Parganas, West Bengal, India, PIN - 743501			
	12/08/2020	12/08/2020	12/09/2020

Identifier Of Mr UMESH KYAL, Mr Ratan Kumar Agarwal, Mr Anil Kumar Agarwal, Mr Ashok Kumar Agarwal, Mrs Suman Agarwal, Miss Khushboo Agarwal, Mrs Kalyani Agarwal, Mrs Sudha Devi Agarwal, Mr Siddhant Agarwal, Mr Rudresh Agarwal, Mr Indrani Sarkar, Mr Kiran Chand Lunawat, Mr Shanti Lal Bhansali, Mrs Champa Lunawat, Mr Sanjeev Kumar Mishra, Mr Rachit Agarwal, Mr Sumit Agarwal.

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	BALAJI AWAS NIRMAN PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
2	HARRINGTON TOWERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
3	SAWARIA ENCLAVE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
4	DOMESTIC INFRACON LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
5	MONTEC REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
6	GREENSPOT BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
7	HARRINGTON REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
8	SHYAMLEEN HOUSING DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
9	SAWANKA DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec

10	PROTEX DEVELOPERS OPC PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
11	CROSS LAND SERVICES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
12	BALASHREE NIRMAN LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
13	DEVMATA INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
14	DIBYAJYOTI REALCON LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
15	EVERNICE BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
16	SHIVYOGI INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
17	SWASTIK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
18	SPPL DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
19	KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
20	NEPTUNE FINANCE INDIA LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
21	PADMA MERCANTILES PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
22	WELWORTH CAPITAL MARKET LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
23	HOLYTEX CARPETS PRIVATE LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
24	DHANBRIDHI TRADERS PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
25	UNI WORTH REALTOR PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
26	DREAM VINIMAY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
27	SARANYA TEXTILES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec
28	SAHARSH REAL ESTATES LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.120357 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BALAJI AWAS NIRMAN PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
2	HARRINGTON TOWERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
3	SAWARIA ENCLAVE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
4	DOMESTIC INFRACON LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
5	MONTEC REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec



6.	GREENSPOT BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
7.	HARRINGTON REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
8.	SHYAMLEEN HOUSING DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
9.	SAWANKA DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
10.	PROTEX DEVELOPERS OPC PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
11.	CROSS LAND SERVICES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
12.	BALASHREE NIRMAN LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
13.	DEVMATA INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
14.	DIBYAJYOTI REALCON LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
15.	EVERNICE BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
16.	SHIVYOGI INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
17.	SWASTIK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
18.	SPPL DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
19.	KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
20.	NEPTUNE FINANCE INDIA LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
21.	PADMA MERCANTILES PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
22.	WELWORTH CAPITAL MARKET LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
23.	HOLYTEX CARPETS PRIVATE LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
24.	DHANBRIDHI TRADERS PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
25.	UNI WORTH REALTOR PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
26.	DREAM VINIMAY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
27.	SARANYA TEXTILES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec
28.	SAHARSH REAL ESTATES LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.656071 Dec

**Transfer of property for L3**

Sl.No	From	To, with area (Name-Area)
1	BALAJI AWAS NIRMAN PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec

2	HARRINGTON TOWERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
3	SAWARIA ENCLAVE LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
4	DOMESTIC INFRACON LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
5	MONTEC REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
6	GREENSPOT BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
7	HARRINGTON REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
8	SHYAMLEEN HOUSING DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
9	SAWANKA DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
10	PROTEX DEVELOPERS OPC PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
11	CROSS LAND SERVICES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
12	BALASHREE NIRMAN LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
13	DEVMATA INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
14	DIBYAJYOTI REALCON LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
15	EVERNICE BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
16	SHIVYOGI INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
17	SWASTIK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
18	SPPL DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
19	KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
20	NEPTUNE FINANCE INDIA LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
21	PADMA MERCANTILES PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
22	WELWORTH CAPITAL MARKET LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
23	HOLYTEX CARPETS PRIVATE LTD	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
24	DHANBRIDHI TRADERS PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
25	UNI WORTH REALTOR PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
26	DREAM VINIMAY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec
27	SARANYA TEXTILES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-1.89714 Dec

28	SAHARSH REAL ESTATES LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
<b>Transfer of property for L4</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BALAJI AWAS NIRMAN PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
2	HARRINGTON TOWERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
3	SAWARIA ENCLAVE LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
4	DOMESTIC INFRACON LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
5	MONTEC REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
6	GREENSPOT BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
7	HARRINGTON REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
8	SHYAMLEEN HOUSING DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
9	SAWANKA DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
10	PROTEX DEVELOPERS OPC PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
11	CROSS LAND SERVICES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
12	BALASHREE NIRMAN LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
13	DEVMATA INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
14	DIBYAJYOTI REALCON LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
15	EVERNICE BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
16	SHIVYOGI INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
17	SWASTIK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
18	SPPL DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
19	KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
20	NEPTUNE FINANCE INDIA LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
21	PADMA MERCANTILES PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
22	WELWORTH CAPITAL MARKET LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
23	HOLYTEX CARPETS PRIVATE LTD	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec

24	DHANBRIDHI TRADERS PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
25	UNI WORTH REALTOR PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
26	DREAM VINIMAY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
27	SARANYA TEXTILES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
28	SAHARSH REAL ESTATES LLP	KYAL DEVELOPERS PRIVATE LIMITED-7.92393 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To, with area (Name-Area)</b>
1	BALAJI AWAS NIRMAN PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
2	HARRINGTON TOWERS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
3	SAWARIA ENCLAVE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
4	DOMESTIC INFRACON LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
5	MONTEC REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
6	GREENSPOT BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
7	HARRINGTON REALTORS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
8	SHYAMLEEN HOUSING DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
9	SAWANKA DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
10	PROTEX DEVELOPERS OPC PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
11	CROSS LAND SERVICES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
12	BALASHREE NIRMAN LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
13	DEVMATA INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
14	DIBYAJYOTI REALCON LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
15	EVERNICE BUILDERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
16	SHIVYOGI INFRASTRUCTURE LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
17	SWASTIK PROJECTS PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
18	SPPL DEVELOPERS LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
19	KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec

20	NEPTUNE FINANCE INDIA LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
21	PADMA MERCANTILES PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
22	WELWORTH CAPITAL MARKET LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
23	HOLYTEX CARPETS PRIVATE LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
24	DHANBRIDHI TRADERS PVT LTD	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
25	UNI WORTH REALTOR PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
26	DREAM VINIMAY PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
27	SARANYA TEXTILES PRIVATE LIMITED	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec
28	SAHARSH REAL ESTATES LLP	KYAL DEVELOPERS PRIVATE LIMITED-0.0725 Dec



On 03-08-2020

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

Presented for registration at 18:10 hrs on 03-08-2020, at the Private residence by Mr UMESH KYAL

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,72,80,023/-

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

Execution is admitted on 03-08-2020 by Mr UMESH KYAL, Director, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Ratan Kumar Agarwal, Director, BALAJI AWAS NIRMAN PVT LTD (Private Limited Company), 37A, Jadu Nath Dey Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012; Partner, SAWANKA DEVELOPERS LLP (LLP), Ground Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Anil Kumar Agarwal, Director, HARRINGTON TOWERS PRIVATE LIMITED (Private Limited Company), 37A, Jadu Nath Dey Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012; Partner, BALASHREE NIRMAN LLP (LLP), 4/3, Ho-Chi-Minh Sarani, 3rd Floor, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Ashok Kumar Agarwal, Designated Partner, SAWARIA ENCLAVE LLP (LLP), 37A, Jadu Nath Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012; Partner, SHIVYOGI INFRASTRUCTURE LLP (LLP), 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mrs Suman Agarwal, Designated Partner, DOMESTIC INFRACON LLP (LLP), Flat 10A, 10th Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mrs Kalyani Agarwal, Partner, GREENSPOT BUILDERS LLP (LLP), 37A, Jadu Nath Dey Road, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012; Partner, DEVMATA INFRASTRUCTURE LLP (LLP), 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mrs Sudha Devi Agarwal, Partner, HARRINGTON REALTORS LLP (LLP), 4th Floor, 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071; Partner, DIBYAJYOTI REALCON LLP (LLP), 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Siddhant Agarwal, Partner, SHYAMLEEN HOUSING DEVELOPERS LLP (LLP), 9C, 9th Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Rudresh Agarwal, Director, PROTEX DEVELOPERS OPC PRIVATE LIMITED (Private Limited Company), 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:- South 24-Parganas, West Bengal, India, PIN - 700071; Partner, EVERNICE BUILDERS LLP (LLP), 4/3, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, . . . Son of Late Subrata Sardar, P.O: Gokorni, Thana: Magrahat, . South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Indranil Sarkar, Director, CROSS LAND SERVICES PRIVATE LIMITED (Private Limited Company), 14/1C, Jainuddin Mistry Lane, P.O:- Chetla, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Mr DIPANKAR SARDAR, . . . Son of Late Subrata Sardar, P.O: Gokorni, Thana: Magrahat, . South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Kiran Chand Lunawat, Director, SWASTIK PROJECTS PRIVATE LIMITED (Private Limited Company), 12, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:- South 24-Parganas, West Bengal, India, PIN - 700071; Director, NEPTUNE FINANCE INDIA LIMITED (Private Limited Company), 12, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071; Director, UNIWORTH REALTOR PRIVATE LIMITED (Private Limited Company), 562, S. N. Roy Road, P.O:- Shanpur, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038

Identified by Mr DIPANKAR SARDAR, . . . Son of Late Subrata Sardar, P.O: Gokorni, Thana: Magrahat, . South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Shanti Lal Bhansali, Director, KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 12, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071; Director, PADMA MERCANTILES PVT LTD (Private Limited Company), M-7, Chittaranjan Park, First Floor, P.O:- Chittaranjan Park, P.S:- Chittaranjan Park, District:-New Delhi, Delhi, India, PIN - 110019; Partner, SPPL DEVELOPERS LLP (LLP), 12, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, . . . Son of Late Subrata Sardar, P.O: Gokorni, Thana: Magrahat, . South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mrs Champa Lunawat, Director, WELWORTH CAPITAL MARKET LIMITED (Private Limited Company), 12, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, . . . Son of Late Subrata Sardar, P.O: Gokorni, Thana: Magrahat, . South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Sanjeev Kumar Mishra, Authorised Signatory, DREAM VINIMAY PRIVATE LIMITED (Private Limited Company), 234/3A, A.J.C. Bose Road, P.O:- L.L.Ray Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SARANYA TEXTILES PRIVATE LIMITED (Private Limited Company), 95, Marine Drive, Parjat Building, G Road, P.O:- Kaibadevi, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400002; Director, HOLYTEX CARPETS PRIVATE LTD (Private Limited Company), 5, Russell Street, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr DIPANKAR SARDAR, . . . Son of Late Subrata Sardar, P.O: Gokorni, Thana: Magrahat, . South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

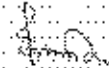
Execution is admitted on 03-08-2020 by Mr Rachit Agarwal, Director, DHANBRIDHI TRADERS PVT LTD (Private Limited Company), 23A, Shakespeare Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Identified by Mr DIPANKAR SARDAR, . . . Son of Late Subrata Sardar, P.O: Gokorni, Thana: Magrahat, . South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service

Execution is admitted on 03-08-2020 by Mr Sumit Agarwal, Partner, SAHARSH REAL ESTATES LLP (LLP), 105, Park Street, P.O:- Park Street, P.S:- Park Street, District:-South 24-Parganas, West Bengal, India, PIN - 700016



Identified by Mr DIPANKAR SARDAR, , Son of Late Subrata Sardar, P.O. Gokoni, Thana: Magrahat, South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

**On 04-08-2020**

**Payment of Fees**

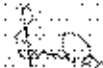
Certified that required Registration Fees payable for this document is Rs 1,00,106/- ( B = Rs 1,00,000/- , E = Rs 21/- , J = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Ra 1,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/07/2020 12:40PM with Govt. Ref. No: 192020210046875981 on 27-07-2020, Amount Rs: 1,00,021/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202007270591978 on 27-07-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,921/- and Stamp Duty paid by by online = Rs 74,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/07/2020 12:40PM with Govt. Ref. No: 192020210046875981 on 27-07-2020, Amount Rs: 74,921/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202007270591978 on 27-07-2020, Head of Account 0030-02-103-003-02



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

On 12-08-2020

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

Execution is admitted on 12-08-2020 by Miss Khushboo Agarwal, Partner, MONTEC REALTORS LLP (LLP), Flat 9D, 9th Floor, 4, Ho-Chi-Minh Sarani, P.O:- Middleton Row, P.S:- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071

Indetified by Mr DIPANKAR SARDAR, , , Son of Late Subrata Sardar, P.O: Gokoni, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743601, by caste Hindu, by profession Service



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

On 28-06-2020

**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.

**Payment of Fees**

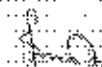
Certified that required Registration Fees payable for this document is Rs 1,00,105/- ( B = Rs 1,00,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp :

1. Stamp, Type: Impressed, Serial no 1042177, Amount: Rs. 100/-, Date of Purchase: 15/02/2020, Vendor name: I Chakraborty



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 162190 to 162339  
being No 190303348 for the year 2020.



Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2020.09.09 14:24:14 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/09/09 02:24:14 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)