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2- 7182/2020



16/10/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 064363

2- 1334825/20

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

[Handwritten Signature]

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

16 OCT 2020

THIS AGREEMENT made this 16th day of October, 2020 BETWEEN
(1) ACCORD ENCLAVE PRIVATE LIMITED, (CIN No. U45400WB2007PTC115920), a Company
(incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as

1687
8/9/2019

AJNA COMMERCIAL PRIVATE LIMITED
Loharuka Niket, DC-9/28 Shakti Bagan,
Deshbandhu Nagar, Kolkata-700059 (W.B.)

নম্বর -

সন ও তারিখ -

ক্রেতার নাম -

সাক্ষি ন -

স্ট্যাম্প মূল্য -

ডেভার শ্রী -

বারাসাত কোর্ট

উত্তর ২৪ পরগণা

টি. ডি. নং -

স্ট্যাম্প ক্রয়ের তারিখ -

মেট স্ট্যাম্পের মূল্য -

ট্রেজারী অফিস - বারাসাত

ডেভার শ্রী তাপস কুমার সাহা

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

16 OCT 2020



GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-011655031-1

Payment Mode Online Payment

GRN Date: 14/10/2020 16:11:54

Bank : Indian Overseas Bank

BRN : 202010140839879

BRN Date: 14/10/2020 16:14:34

DEPOSITOR'S DETAILS

Id No. : 2001334825/3/2020
[Query No./Query Year]

Name : AJNA COMMERCIAL PRIVATE LIMITED

Contact No. : Mobile No. : +91 9836475200

E-mail :

Address : DC928 SHASTRI BAGAN KOLKATA700059

Applicant Name : Mr K AGARWAL

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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	2001334825/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001334825/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Seventy Five Thousand Forty One only

Total

75041

the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata- 700 059, (PAN : AAGCA4267L), represented by one of its Director (Mr.) Arunopal Mondal, (Aadhaar No. 971990934900), son of Utpal Mondal, residing at Bus Stand, Hasnabad, Taki (M), North 24 Parganas, P.O. & P.S.- Hasnabad, PIN-743426 (W.B.), (PAN : BHYPM9440A), duly authorized vide board resolution dated 27-07-2020, (2) ANNAPURNA APARTMENTS PRIVATE LIMITED, (CIN No. U45200WB2007PTC114403), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AAGCA4564L), represented by one of its Director (Mrs.) Babita Jha, (Aadhaar No. 702416458217), wife of Bikram Kumar Jha, residing at 379/1, Indira Apartment, 3rd Floor, B.C. Chatterjee Street, P.O. & P.S.- Belgharia, Kolkata- 700 056, (PAN : AQZPJ2349C), duly authorized vide board resolution dated 27-07-2020, (3) AZURITE BUILDERS PRIVATE LIMITED, (CIN No. U45200WB2007PTC114388), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AAGCA4563P), represented by one of its Director (Mrs.) Babita Jha, (Aadhaar No. 702416468217), wife of Bikram Kumar Jha, residing at 379/1, Indira Apartment, 3rd Floor, B.C. Chatterjee Street, P.O. & P.S.- Belgharia, Kolkata- 700 056, (PAN : AQZPJ2349C), duly authorized vide board resolution dated 27-07-2020, (4) CAPRICON ENCLAVE PRIVATE LIMITED, (CIN No. U45400WB2007PTC115590), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AADCC1182B), represented by one of its Director (Mr.) Arunopal Mondal, (Aadhaar No. 971990934900), son of Utpal Mondal, residing at Bus Stand, Hasnabad, Taki (M), North 24 Parganas, P.O. & P.S.- Hasnabad, PIN-743426 (W.B.), (PAN : BHYPM9440A), duly authorized vide board resolution dated 27-07-2020, (5) CORNET VANIJYA PRIVATE LIMITED, (CIN No. U51109WB2007PTC114985), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AADCC1298A), represented by one of its Director (Mrs.) Babita Jha, (Aadhaar No.

702416468217), wife of Bikram Kumar Jha, residing at 379/1, Indira Apartment, 3rd Floor, B.C. Chatterjee Street, P.O. & P.S.- Belgharia, Kolkata- 700 056, (PAN : AQZPJ2349C), duly authorized vide board resolution dated 27-07-2020, (6) **CRESCENT TIE-UP PRIVATE LIMITED**, (CIN No. U51109WB2007PTC114327), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at Executive Palace, CA-16/2A, Railpukur Road, P.O.- Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AADCC1299B), represented by one of its Director **(Mr.) Arunopal Mondal**, (Aadhaar No. 971990934900), son of Utpal Mondal, residing at Bus Stand, Hasnabad, Taki (M), North 24 Parganas, P.O. & P.S.-Hasnabad, PIN-743426 (W.B.), (PAN : BHYPM9440A), duly authorized vide board resolution dated 27-07-2020, (7) **DIVINE VINIMAY PRIVATE LIMITED**, (CIN No. U51109WB2007PTC114976), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at Executive Palace, CA-16/2A, Railpukur Road, P.O.- Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AACCD6566D), represented by one of its Director **(Mr.) Arunopal Mondal**, (Aadhaar No. 971990934900), son of Utpal Mondal, residing at Bus Stand, Hasnabad, Taki (M), North 24 Parganas, P.O. & P.S.- Hasnabad, PIN-743426 (W.B.), (PAN : BHYPM9440A), duly authorized vide board resolution dated 27-07-2020, (8) **DURGAVATI PROMOTERS PRIVATE LIMITED**, (CIN No. U45200WB2007PTC114402), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AACCD6239M), represented by one of its Director **(Mrs.) Babita Jha**, (Aadhaar No. 702416468217), wife of Bikram Kumar Jha, residing at 379/1, Indira Apartment, 3rd Floor, B.C.Chatterjee Street, P.O. & P.S.- Belgharia, Kolkata- 700 056, (PAN : AQZPJ2349C), duly authorized vide board resolution dated 27-07-2020, (9) **ENERGY COMMERCIAL PRIVATE LIMITED**, (CIN No. U51109WB2007PTC114971), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at Executive Palace, CA-16/2A, Railpukur Road, P.O.- Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AABCE7830N), represented by one of its Director **(Mr.) Arunopal Mondal**, (Aadhaar No. 971990934900), son of Utpal Mondal, residing at Bus Stand, Hasnabad, Taki (M), North 24 Parganas, P.O. & P.S.- Hasnabad, PIN-743426 (W.B.), (PAN : BHYPM9440A), duly authorized vide board resolution dated 27-07-2020, (10) **EXCEL**

SALES PRIVATE LIMITED, (CIN No. U51109WB2007PTC114979), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at Holding No.-AS/96/216/08, 1st Floor, Ramkrishna pally, Mondalgarhi, VIP Road, Kolkata-700 052, (PAN : AABCE7515N), represented by one of its Director **(Mr.) Yogesh Kumar Pareek**, (Aadhaar No. 734111829326), son of Banwari Lal Pareek, residing at 73B/1, DR G.S. Bose Road, P.O. & P.S.- Tiljala, Kolkata- 700 039, (PAN : AOSPP7630K), duly authorized vide board resolution dated 27-07-2020, (11) **HARAPPA NIRMAAN PRIVATE LIMITED**, (CIN No. U45200WB2007PTC114391), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AABCH8955M), represented by one of its Director **(Mr.) Yogesh Kumar Pareek**, (Aadhaar No. 734111829326), son of Banwari Lal Pareek, residing at 73B/1, DR G.S. Bose Road, P.O. & P.S.- Tiljala, Kolkata- 700 039, (PAN : AOSPP7630K), duly authorized vide board resolution dated 27-07-2020, (12) **MORNING TOWERS PRIVATE LIMITED**, (CIN No. U45400WB2007PTC116943), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AAFCM1464N), represented by one of its Director **(Mr.) Yogesh Kumar Pareek**, (Aadhaar No. 734111829326), son of Banwari Lal Pareek, residing at 73B/1, DR G.S. Bose Road, P.O. & P.S. – Tiljala, Kolkata- 700 039, (PAN : AOSPP7630K), duly authorized vide board resolution dated 27-07-2020, (13) **REGAL VINIMAY PRIVATE LIMITED**, (CIN No. U51109WB2007PTC114980), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at Holding No.-AS/96/216/08, 1st Floor, Ramkrishna pally, Mondalgarhi, VIP Road, Kolkata-700 052, (PAN : AADCR6364C), represented by one of its Director **(Mr.) Yogesh Kumar Pareek**, (Aadhaar No. 734111829326), son of Banwari Lal Pareek, residing at 73B/1, DR G.S. Bose Road, P.O. & P.S.- Tiljala, Kolkata- 700 039, (PAN : AOSPP7630K), duly authorized vide board resolution dated 27-07-2020, (14) **SHRIJA PROPERTIES PRIVATE LIMITED**, (CIN No. U45400WB2007PTC116944), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059,

(PAN : AALCS0126M), represented by one of its Director (Mr.) Debdulal Sarkar, (Aadhaar No. 837128204499), son of Bani Bhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. & P.S.- Tiljala, Kolkata-700 039, (PAN : BZPPS1417Q), duly authorized vide board resolution dated 27-07-2020, (15) **SHUBHAM PROMOTERS PRIVATE LIMITED**, (CIN No. U45400WB2007PTC114628), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AAKCS9286P), represented by one of its Director (Mr.) Yogesh Kumar Pareek, (Aadhaar No. 734111829326), son of Banwari Lal Pareek, residing at 73B/1, DR G.S. Bose Road, P.O. & P.S. – Tiljala, Kolkata- 700 039, (PAN : AOSPP7630K), duly authorized vide board resolution dated 27-07-2020, (16) **VEGA COMMERCIAL PRIVATE LIMITED**, (CIN No. U51109WB2007PTC114974), a Company (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at Holding No.-AS/96/216/08, 1st Floor, Ramkrishnapally, Mondalgarthi, VIP Road, Kolkata-700 052, (PAN : AACCV5218N), represented by one of its Director (Mr.) Yogesh Kumar Pareek, (Aadhaar No. 734111829326), son of Banwari Lal Pareek, residing at 73B/1, DR G.S. Bose Road, P.O. & P.S.- Tiljala, Kolkata- 700 039, (PAN : AOSPP7630K), duly authorized vide board resolution dated 27-07-2020, hereinafter jointly and/or 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 each of their respective successors or successors-in-interest and/or assigns) of the **ONE PART**;

And

AJNA COMMERCIAL PRIVATE LIMITED, (CIN No. U51909WB2007PTC114390), a Company, (incorporated under the provisions of Companies Act, 1956 or the Companies Act, 2013, as the case may be), having its registered office at DC-9/28, Ground Floor, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, (PAN : AAGCA4562N), represented by one of its Director (Mr.) SUNIL KUMAR LOHARUKA, (Aadhaar No. 517861750539), son of Late Ram Bhagat Loharuka, residing at "Loharuka Niket", DC-9/28, Shastri Bagan, P.O.-Deshbandhu Nagar, P.S.-Baguiati, Kolkata 700 059, (PAN - ABAPL2214N), duly authorized vide board resolution dated 27-07-2020, hereinafter referred to as “the **PROMOTER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to

mean and include its successors or successors-in-interest and/or assigns) of the **OTHER PART:**

WHEREAS:

- A. **DEFINITIONS:** Unless, in this agreement, there be something contrary or repugnant to the subject or context:
- (i) **SAID LAND** shall mean land owned by the Owners herein, i.e. **All That** the piece and parcel of the land containing an area of 106.76 (One Hundred Six point Seven Six) Decimal, more or less, situate and lying at Mouza- Raigachi, J.L. No.12, comprised in various Dags, recorded in various Khatians, under Police Station- Rajarhat, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, in the District of North 24-Parganas, more fully described in the **Schedule** hereunder written.
 - (ii) **PROJECT/ HOUSING COMPLEX** shall mean the new building or buildings, including but not limited to appurtenances thereto, proposed to be constructed at the said Land.
- B. The Owners are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **ALL THAT** the said Land, each having specified independent and distinct undivided share therein.
- C. By this document, the Owners herein, are irrevocably permitting and granting exclusive right to the Promoter to develop the said Land, on the terms and conditions, herein contained.
- E. The Owners have represented and warranted to the Promoter:
- (i) The right title and interest of the Owners in the Said Land is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispensens.
 - (ii) The owners shall ensure that the Owners' title to the Said Land continues to remain marketable and free from all encumbrances till completion of development.

- (iii) The Owners have not entered into any agreement for sale or lease or transfer or development of the Said Land with any person or entity.
 - (iv) The Said Land is at present not affected by any requisition or acquisition of any authority or authorities under any law and / or otherwise.
 - (v) The Owners have full right, power and authority to enter into this agreement; and
 - (vi) The owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Promoter under this agreement.
- F. The Promoter has represented and warranted to the Owners that:
- (i) The Promoter is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
 - (ii) The Promoter shall enter into several agreements with the owners of contiguous and other properties near the said Land (collectively the 'Adjacent Owners') for composite development of such contiguous and other properties near the said Land (collectively the 'Adjacent Properties').
 - (iii) The Promoter is and during the tenure of this agreement shall remain competent to arrange the financial inputs required for development of the said Land; and
 - (iv) The Promoter has full authority to enter into this agreement and appropriate resolutions /Authorizations to that effect exist.
- G. The Promoter has approached the Owners for development of the Said Land by construction of the Project/ Housing Complex on the said Land and the Owners have agreed to grant the development rights to develop the Said Land to the Promoter in the manner contained in this Agreement, with the main crux being that the Promoter shall develop the said Land by way of construction of the Project/ Housing Complex thereon at its own costs and expenses, with the Promoter having all development and

transfer rights, and the revenues arising from sale and transfer thereof shall be shared by the parties in the ratio hereinafter mentioned.

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

1. The Owners do and each of them doth hereby appoint the Promoter as the Promoter of the Said Land, with the Promoter having all development and transfer rights, with right to execute the Project/ Housing Complex at the said Land and the Promoter hereby accepts the said appointment by the Owners .
 - 1.1 The rights granted to the Promoter to develop the Said Land shall not be revoked by the Owners so long the Promoter is not in express default of its obligations hereunder, without prejudice to the rights of the Promoter to rectify the defaults, if any, within a reasonable period of time, after receiving prior notice in writing from the Owners informing the Promoter of the nature of the default and suggested remedial measures to be taken.
2. With effect from the date hereof, the Promoter shall be at liberty to and duly authorised and empowered to pursue the matters with regard to the following:
 - 2.1 **Sanctioned Plans:** That plan for construction of the Project/ Housing Complex at the said Land shall be submitted for sanction to the Competent Authority by the Promoter, Owners and the co-owners of the said Land. The Promoter (as the agent of the Owners and co-owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction of the building plan. The Promoter, as and when required, shall also obtain revise sanction, revalidation, modification and/or extension and /or addition of the Sanctioned Plans to ensure that full potential of FAR of the Said Land is utilized for construction of the Project/ Housing Complex. It is clarified that the Promoter shall be responsible for obtaining all approvals of any nature whatsoever needed for the project (including final sanction of the sanctioned plans and completion certificate).

- 2.2 **Architect and Consultants:** The Owners confirm that the Owners have authorized the Promoter to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Promoter and the Owners shall have no liability or responsibility.
- 2.3 **Construction of Project/ Housing Complex:** The Promoter shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the Project/ Housing Complex in accordance with the Sanctioned Plans.
- 2.4 **Common Portions:** The Promoter shall at its own costs install and erect in the Project/ Housing Complex, common areas, amenities and facilities such as stairways , lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the Project/ Housing Complex (collectively **Common portions**). It is clarified that the Adjacent Properties/any other adjacent or contiguous properties if developed by the Promoter may be notionally or actually integrated or added to the Said Land in so far as sharing of common amenities and facilities are concerned such as club, roads, passages, green areas, gates, water connection, water reservoirs, sewage connection, lighting of streets, generator, transformer etc. The Owners confirm that they have no objection to this and the Promoter shall be free to do anything that the Promoter deems fit and proper in this regard.
- 2.5 **Temporary Connections:** The Promoter shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 2.6 **Co-Operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Land and /or which may affect the mutual interest of the parties. The Owners shall provide all co-operations that may be necessary for successful completion of the Project.

3. Simultaneously with the execution of this agreement, the Owners have permitted/ licensed the Promoter to enter in the Said Land for the limited purpose of carrying out construction and development of the said Land (the control of the Said Land shall continue to vest with the Owners), which the Promoter hereby admits and acknowledges. The Promoter shall also be at liberty to own, use, hold, possess, enjoy, sell, convey, lease, transfer, deal with and/or otherwise dispose of the Said Land and/or agree to do so in such manner and on such terms and conditions as the Promoter may in its absolute discretion deem fit and proper and utilise all sale proceeds and other proceeds realized therefrom without any interference or obstruction or objection or involvement of the Owners and the Promoter shall provide to the Owners certain share of revenue / sale proceeds realized from sale and transfer of Saleable Areas in the New Building/s and the said Land as hereinafter contained.

4. In consideration of granting the development rights, as aforesaid, the Owners shall be entitled to 30% (Thirty Percent) of the revenue/ sale proceeds (in proportionate of share percentage of said Land in the 'Enlarged Property under Development') realized from sale and transfer of Saleable Areas in the New Building/s and the said Land comprised in the Project.

- 4.1 In view of having granted the Development rights to the Promoter, the Owners shall be merely required to transfer its rights and title in the Said Land, at the time of conveyance of the flat/unit in favour of the buyer(s) or the Promoter or the Society/ Association, as the case may be. The Owner shall not be required to do anything else.

5. The Promoter shall be entitled to the entirety of the remaining of the revenue/ sale proceeds (other than Owners' entitlements, as aforesaid) realized from sale / transfer of Saleable Areas in the New Building/s and the said Land and/or the 'Enlarged Property under Development'.

6. For the purpose of this agreement REVENUE COLLECTION ACCOUNT or ESCROW ACCOUNT shall mean the account opened with a mutually acceptable bank for the

purpose of collection of all revenues and receipts relating to the Project, including the Gross Revenues and all other incomes or collections or deposits including items which are excluded from the meaning of the term Gross Revenues and if financial institutions / banks from whom the Promoter may have obtained credit facilities, require the Promoter to maintain a separate account for the purpose of collection of such amount, then such account shall for the purpose of this agreement, be treated as the Revenue Collection Account). It is clarified that such account shall be an escrow account jointly controlled by the Owners and the Promoter with instruction to the escrow bank to transfer the Owner's Revenue share to the bank account designated by the Owners, immediately upon receipts of funds from the intending Purchaser(s).

- 6.1 It is agreed and clarified that the Promoter shall take GST (Goods & Services Tax) registration under the GST Act and will liable to discharge the GST liability in respect of 100% of the revenue realised by the sale and transfer of Saleable Areas, as aforesaid, and the Owners shall receive its share of consideration only after the deduction of GST on their allocation of sale proceeds. The Promoter shall file the GST return accordingly. In case of any delay or default in GST filing, all cost and penalty shall be borne by the Promoter.
- 6.2 It is further agreed and clarified that out of the sale proceeds realized from sale and transfer of Saleable Areas.
- 6.3 Each of the party shall bear its own cost and share the revenue in their pre-determined ratio, as mentioned hereinbefore and would not be affected by the cost and share of revenue of the other party.
- 6.4 It is expressly agreed understood and clarified that all sales and transfers of Saleable Areas, by whatever methodology adopted by the Promoter , will be effected by and through the Promoter alone and all revenues (sale proceeds) will be collected by the Promoter and distributed to the Owners in the manner herein stated.
7. For the purpose of this Agreement, the expression "Revenues / Sale Proceeds" shall mean all amounts received from the sale and/or transfer of Saleable Areas after deduction of the following amounts therefrom, which are to be dealt with in the manner mentioned against each item:

- a) Statutory realisation, including but not limited to Goods & Services Tax, Works Contract Tax, Cess leviable under labour laws, etc.;
 - b) Stamp duty and registration fee, if collected from the prospective purchasers / transferees;
 - c) Cost of extra work carried out exclusively at the instance of prospective purchasers / transferees, which shall be received in entirety by Promoter exclusively;
 - d) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective purchasers / transferees beyond the specified specification, which shall be received in entirety by Promoter exclusively;
 - e) Any deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from purchasers / transferees or for specified purpose not forming part of consideration for sale/transfer, which shall be received in entirety by Promoter exclusively;
 - f) Realisation of interest from transferees of Saleable Areas or else;
 - g) Amounts received from purchasers / transferees on account of or as extras: Legal documentation charges, Amenities and Facilities (the Club) charges, development or other fee/ charges and also those received as deposits / advances against rates and taxes, maintenance charges etc., which shall be received in entirety by Promoter, exclusively.
8. With the object and intent that the development and construction at the said Land and sale and transfer of Saleable Areas is carried out smoothly by the Promoter, and to avoid undue delay and indecisiveness of the Owners, it has been mutually been agreed inter se amongst the Parties as follows:
- (i) That the Promoter shall be solely and absolutely entitled and duly authorised to look after, manage, control and complete the work of development and construction at the said Land and do all acts deeds and things as may be required therefor without any further reference to the Owners and the consent of the Owners shall be deemed to have been given by these presents itself.

- (ii) That all Saleable Areas and other spaces areas rights and benefits within the said Land shall be sold to the prospective purchasers / transferees by the Promoter and the sale consideration received from the same shall be shared in the manner hereinbefore mentioned. The Promoter shall be entitled to sign execute deliver and register all agreements deeds documents papers writings instruments in connection therewith and also in connection with all matters pertaining to development construction sale transfer etc. envisaged in this agreement.
 - (iii) That all finance required for development and construction at the said Land shall be incurred by the Promoter and for that to arrange all required funds by borrowing either from banks, financial institutions or private resources.
9. For all or any of the purposes mentioned in this agreement, the Owners do and each of them doth hereby irrevocably appoint authorize, nominate, constitute and empower the Promoter and/or its nominees, as their true and lawful agent and attorney and in case any further powers or authorities are required by the Promoter for the purposes aforesaid, the Owners agree to grant such powers and authorities as may from time to time be required by the Promoter.
- 9.1 Further, as and when required by the Promoter, the Owners shall from time to time grant power(s) of attorney to the Promoter and/or its nominee(s) for the purposes of construction and development and also for sale transfer and/or otherwise disposal off the Saleable Areas and other spaces areas, rights and benefits at the Said Land (portion of the said Land) and to sign execute and register all agreements, sale deeds and other deeds documents writings instruments and all purposes connected therewith;
10. The original sanctioned plan as also all title deeds and other papers and documents relating to the said Land shall be retained by and/or kept in custody of the Promoter and Promoter unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Owners produce or cause to be produced to them or to their attorneys or agents before or at any trial, examination or commission for inspection

or otherwise as occasion shall require the plan and the title deeds and also shall at the like request and cost deliver to the Owners such attested or other copies or extracts therefrom as they may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

11. The Promoter shall be entitled to appear and represent on behalf of the Owners in writing orally and make representations before the government, both State and Central, all authorities, financial institutions, municipal authorities, land and land revenue authorities, urban land authorities, Government Departments, Income-tax Authorities and other statutory bodies in connection with the matters of the Said Land and development thereof and sanction, alteration and/or modification of the plan and the construction of the Building to be constructed at the said Land and for this purpose to sign verify and declare and deliver all documents, deeds, indemnities, charges, mortgages, bonds, promissory notes, negotiable instruments and all other kinds of securities as shall be prudent and necessary and reasonable in the absolute decision of the Promoter.
12. It is agreed that the Promoter shall also be entitled to get Insurance/Policy/Coverage against such risks and damages and losses as shall be decided by the Promoter and for the said purpose, it shall be entitled to sign all proposal forms, claims, correspondences and enforce all claims by initiating actions against the Insurance and receive insurance claims by Cheques or Pay Orders in the name of only the Promoter.
13. All receipts issued by the Promoter for self and on behalf of the Owners shall fully discharge and exonerate the persons or persons paying all or any sums of money to the Promoter for self and on behalf of the Owners.
14. Inasmuch as all powers and authorities with regard to development and construction vests in the Promoter, the Owners shall not be responsible for construction and promotion of the Building and all constructions, which shall be at the risk of the Promoter. Likewise, the Owners shall not have any right or interest in the constructions to be made by the Promoter on the said Land, which shall be and remain the property of the Promoter.

15. Notwithstanding anything elsewhere to the contrary herein contained, it is agreed and clarified that till such time the development is completed in terms of this agreement, the Owners shall be deemed to be in legal possession of the Said Land and the Promoter shall merely have right to enter upon the Said Land as a permissive licensee, for the purpose of construction and development.
16. It is agreed that the Promoter shall be entitled to sign and register all agreements deeds and documents that shall be made, done and executed by the Promoter for itself and also on behalf of the Owners.
17. The Owners do hereby also undertake to sign all necessary, deeds, documents, letters, powers, authorities, applications, proposals, guarantees, mortgages and indemnities, charges, promissory notes, letters of undertaking, confirmation of accounts, negotiable instruments as shall be necessary from time to time notwithstanding the aforesaid agreements and contents hereof.
18. The Owners shall not in any manner cause any objection, obstruction, interference, hindrance or interruption at any time hereafter in the construction or completion of construction of the New Building/s nor the Owners shall at any time hereafter do or omit to be done anything whereby the construction or development of the Project at the said Land or the sale / transfer of the New Building/s or the Saleable Areas therein are in any way interrupted or hindered or impeded with, nor the Owners shall in any way commit breach of any of the terms and conditions herein contained. In the event of default or breach, the Owners shall be liable and responsible for all consequences arising thereby and shall indemnify and keep the Promoter fully saved harmless and indemnified of from and against all losses damages costs claims demands and consequences as may be suffered or likely to be suffered by the Promoter thereby or by reason thereof.
19. It is expressly agreed understood and clarified that at any time hereafter, the Promoter shall be absolutely entitled to enter into any agreement or arrangement with the owners / occupiers / Promoters of adjoining / nearby properties on such

terms as be agreed by and between the Promoter and the owners / occupiers / Promoters of such adjoining properties. In such event, such additional land alongwith the land comprised in the said Land (hereinafter for the sake of brevity referred to as the 'Enlarged Property Under Development') shall increase the scope and ambit of the development herein envisaged which shall stand increased to that extent without however in any manner curtailing and/or infringing on or enhancing / increasing the entitlements of the Owners herein, which entitlements of the Owners herein shall remain unchanged and the additional constructed areas and other benefits and rights available / allowable due to such additional land being available for development shall be shared by and between the Promoter and the owners / occupiers / Promoters of such adjoining properties and the Owners shall have no concern therewith. It is clarified that if the scope and ambit of the development herein envisaged is increased as aforesaid, the allocation / entitlement of the Promoter and the Owners under this Development Agreement in the total building/s to be constructed on the development herein envisaged, shall be equivalent to the proportion of the said Land to the Enlarged Property Under Development.

- 19.1 The Promoter may in its absolute discretion shall be absolutely entitled to enter into any agreement or arrangement with the owners/occupiers/Promoters of other properties adjoining / contiguous / nearby to the said Land thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of the Common Areas Installations and Facilities in the said Land or any part or portions thereof.
20. All property taxes in respect of the said Land accruing due till the date of sanction of the final plan shall be borne paid and discharged by the Promoter till completion of construction of the New Building/s shall be completed by the Promoter.
21. The documents for transfer including Agreements for Sale of Units, Allotment Letters and Deeds of Conveyance shall be prepared by the Advocates, as appointed by the Promoter.

22. The Land Owners and the Promoter have entered into this Agreement purely as a contract, being joint development agreement between the Owners and the Promoter for grant of development rights, and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
23. In all matters pertaining to development and construction and sale and transfer of Saleable Areas, the decision of the Promoter shall be final and binding on all the Owners and shall be conclusive.
24. None of the Parties shall be entitled to cancel or rescind this agreement without recourse to arbitration.
25. Force Majeure: Force majeure shall mean and include an event preventing either party from performing any or all of its obligations under this Agreement, which arises from or its attribute to unforeseen occurrences, acts, events, omissions, or accidents which are beyond the reasonable control of the party so prevented and does not arise out of a breach by such party of any of its obligations under this agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm fire, explosion, earthquake, subsidence, structural damage, pandemic, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labour unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either party) or any relevant government or court orders.
- 25.1 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 have no liability in respect of the performance of such of its obligations as are prevented by the events / of force majeure. Neither the Owners nor the Promoter shall be held responsible for any consequences or liabilities under this agreement if prevented in

- performing the same by reason of 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.
26. If any provision of this agreement or the application thereof to any circumstances shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this agreement and the remainder of this agreement and the application of such provision to circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this agreement shall be valid and enforceable to the fullest extent permitted by law.
- 26.1 If any provision of this agreement is so found to be invalid unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/ as may be necessary to make it valid and enforceable.
- 26.2 Reasonable Endeavour for Substitution: The parties agree, in the circumstances referred above, to use all reasonable endeavours to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The Obligations of the parties (if any) under any invalid or unenforceable provision of this agreement shall be suspended whilst an attempt at such substitution is made.
27. Right to Waive: Any term or condition of this agreement may be waived at any time by the party who is entitled to the benefit thereof.
- 27.1 Forbearance: No forbearance, indulgence or relaxation or inaction by any party at any time to require performance of any of the provisions of this agreement shall in any way affect, diminish or prejudice the right of such party to require performance of that provision.

28. Notice: Any notice or other written communication given under or in connection with this agreement may be delivered personally or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention to the relevant party (or such other address as is otherwise notified by each party from time to time). The Owners shall address all such notices and other written communications to the Director of the Promoter and the Promoter shall address all such notices and other written communications to the Director of the Owners.
29. All disputes and differences by and between the parties hereto relating to or arising out of this agreement or any act deed or thing done or to be done in pursuance hereof shall be in accordance with the Arbitration and Conciliation Act, 1996 as modified from time to time. The place of arbitration shall be Kolkata and shall be conducted in English language. The Arbitrator shall have the powers to proceed summarily and make interim awards.
- 29.1 In connection with the aforesaid arbitration proceedings, only the District Judge of the district in which the Said Land is situated shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

THE SCHEDULE

(the said Land)

All That the piece and parcel of the Bastu land containing an area of 106.76 (One Hundred Six point Seven Six) Decimal, more or less, situate and lying at Mouza- Raigachi, J.L. No.12, comprised in R.S./ L.R. Dag No. 918 (Area- 3.61 Decimal), 919 (Area- 19.0 Decimal), 923 (Area- 16.78 Decimal), 928 (Area- 28.58 Decimal), 929 (Area- 7.23 Decimal) and 931 (Area- 31.56 Decimal), recorded in L.R. Khatian Nos. 2075 to 2086, 2091, 2099, 2102 and 2103, under Police Station- Rajarhat, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat in the District of North 24-Parganas.

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

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

1) K. I. Chandra Babu
 For K. I. S. S. Babu
 B. 602 Green Wood
 Premium
 Shikha Le. Kankhali
 Kolkata - 700136

2) Md. Fiazuddin Molla
 At - Ghumi, Uda - 700157
 P.S. Eco Park.

Accord Enclave Pvt. Ltd.
 Asunopal Mondal
 Authorised Signatory / Director

Annapurna Apartments Private Limited
 Babita Yha
 Authorised Signatory / Director

Azurite Builders Pvt. Ltd.
 Babita Yha
 Authorised Signatory / Director

Capricon Enclave Pvt. Ltd.
 Asunopal Mondal
 Authorised Signatory / Director

Cornet Vanija Pvt Ltd
 Babita Yha
 Director

CRESCENT TIE-UP PVT. LTD.
 Asunopal Mondal
 Authorised Signatory/Director

DIVINE VINIMAY PVT. LTD.
 Asunopal Mondal
 DIRECTOR/AUTHORISED SIGNATORY

Durgavati Promoters Private Limited
 Babita Yha
 Authorised Signatory / Director

Energy Commercial Pvt. Ltd.
 Asunopal Mondal
 Authorised Signatory / Director


DRAFTED BY

Md. Ayub Ali
 MD. AYUB ALI
 Advocate
 Barasat Judge Court
 F-572/1389/1996

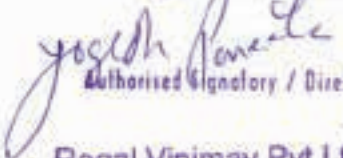
Excel Sales Pvt. Ltd.


 Authorised Signatory / Director

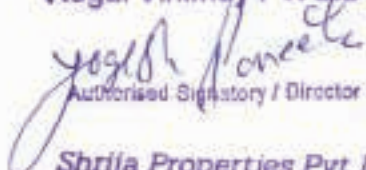
HAKAPPA NIRMAAN PVT. LTD.


 Director/Authorised Signatory

Morning Towers Pvt Ltd


 Authorised Signatory / Director

Regal Vinimay Pvt Ltd


 Authorised Signatory / Director


Shrija Properties Pvt Ltd


 Authorised Signatory / Director

Shubham Promoters Pvt Ltd


 Assistant Director / Director

Vega Commercial Pvt. Ltd.

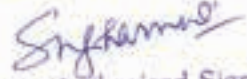

 Authorised Signatory / Director

SIGNED SEALED AND DELIVERED by the within
 named PROMOTER at Kolkata in the presence
 of:

1. Rajitash Agnwal

2. MD. Fiazuddin Molla



















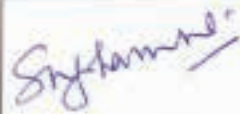















AJNA COMMERCIAL PVT. LTD.


 Director/Authorised Signatory

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p style="color: blue; font-family: cursive;">Arunajit Mondal</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p style="color: blue; font-family: cursive;">Babita Ha</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p style="color: blue; font-family: cursive;">Yogesh Chandra Ponce</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABAPL2214N

नाम
SUNIL KUMAR LOHARUKA

पिता का नाम / Father's Name
RAM BHAGAT LOHARUKA

जन्म तिथि / Date of Birth
04/01/1968

हस्ताक्षर
Taxpayer's Signature



34075017

Sunil Kumar



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

संसाधन क्रम / Enrollment No.: 1149/80020/00908

To
 सुरजित कुमार लोहानका
 Surojit Kumar Lohanaka
 S/O: Ram Bhagat Lohanaka
 Lohanaka Niket DC 928 Shastribagan
 Joramandir, Baguati
 Kolkata
 Desh Bandhu Nagar
 North 24 Paraganas North 24 Parganas
 West Bengal 700059
 9831035590
 315990041
 19/12/2010

 MA156558414FT



आपका आधार क्रमांक / Your Aadhaar No. :

5178 6175 0539

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India

सुरजित कुमार लोहानका
 Surojit Kumar Lohanaka
 जन्म तिथि / DOB: 04/01/1968
 लिंग / Male



5178 6175 0539

आधार - आम आदमी का अधिकार

Singhambho



Arunopal Mondal



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



E-Aadhaar Letter

डालिकाहूडिउर नमबर/Enrolment No: 111146916/00577

Date: 09/06/2015

Arunopal Mondal (অরুণোপল মন্ডল)
BUS STAND, HASNABAD, Taki (M), North 24
Parganas,
West Bengal - 743426

আপনার আধার নম্বর/ Your Aadhaar No:

9719 9093 4900



আধার-মালিকান মালুম্বার অধিকার

1111 4691 6005 77
http://uidai.gov.in www.uidai.gov.in

উপা

- ১. আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- ২. পরিচয়ের প্রমাণ অনলাইন অথবা অফলাইন ভাবে করা যায়
- ৩. এটা এক ইলেকট্রনিক প্রক্রিয়ার তৈরী হয়

INFORMATION

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

Signature valid
Digitally signed by Arunopal Mondal
DN: cn=Arunopal Mondal, o=UIDAI

- আধার নম্বর দেশে বৈধ
- আধার আধারের জন্য আপনার একবারই ডালিকাহুডি করার প্রয়োজনীয়তা আছে।
- অনুরূপ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ডালিকাহুডির আধারের বিভিন্ন সুবিধা পাওয়া যায়।

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ভারত-সরকার
GOVERNMENT OF INDIA



ভারতীয় বিশিষ্ট-পহচান-প্রাধিকরণ
INDIAN IDENTIFICATION AUTHORITY OF INDIA



অরুণোপল মন্ডল
Arunopal Mondal
জন্মতারিখ/ DOB: 12/11/1989
পুং / MALE



ঠিকানা: Address:
বাস স্ট্যান্ড, হাসনাবাদ, (M), North 24 Parganas,
উড়ি (উব), উত্তর ২৪ পরগনা, West Bengal - 743426
ফোননম্বর - 743426

9719 9093 4900

9719 9093 4900

আধার-মালিকান মালুম্বার অধিকার

Aadhaar-Aam Admi ka Adhikar

Arunopal Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर खाते संख्या
Permanent Account Number Card

ACOSP7630K

नाम
YOGESH KUMAR PAREEK

पिता/पति का नाम
SAHWARI LAL PAREEK

जन्म तिथि
07/07/1973

हस्ताक्षर
Signature



Yogesh Pareek

Yogesh Pareek





ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

সংস্কৃতিসংখ্যা/Enrollment No. : 1040/19577/02988

To
Yogesh Kumar Pareek
সংস্কৃতিসংখ্যা
73B/1
DR. G. S. BOSE ROAD
TILJALA
TIGATA S.O
TIGATA, Kolkata
West Bengal - 700039



KL1912378010F

19123780



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7341 1182 9326

আধার - সাধারণ মানুষের অধিকার



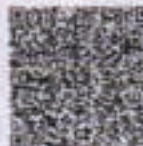
ভারত সরকার
GOVERNMENT OF INDIA



সংস্কৃতিসংখ্যা
Yogesh Kumar Pareek
সংস্কৃতিসংখ্যা
Father : BANWARI PAREEK

সংস্কৃতিসংখ্যা
Date of Birth: 1973
সংস্কৃতিসংখ্যা
Sex: Male

7341 1182 9326



আধার - সাধারণ মানুষের অধিকার

Yogesh Pareek

आयकर विभाग
INCOME TAX DEPARTMENT

DEBDULAL SARKAR
BANI BHUSAN SARKAR

20/09/1984
Permanent Account Number
BZPPS1417Q

Signature

भारत सरकार
GOVT OF INDIA



14081309

Debdulal Sarkar

Debdulal Sarkar



ভারত সরকার

Unique Identification Authority of India

Government of India

সংগ্রহণ নম্বর / Enrollment No. : 1040/19712/05292

00010013

শ্রী
Deb Dulal Sarkar
জি পি ১০০০
৩০০
P. NASKAR LANE
TEJALA
Tumkur S.O
Tumkur Kulkarni
West Bengal - 700039
2903201306



KL1912080030P

10124648



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8371 2820 4499

আধার - সাধারণ মানুষের অধিকার

Debdulal Sarkar
Debdulal Sarkar



জি পি ১০০০
Deb Dulal Sarkar
শ্রী: জি পি ১০০০
Father : SAN BRISHAN SARKAR



www/haar of India 1306
সঙ্গ: Male

8371 2820 4499



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BABITA JHA

BRAJ MOHAN MISHRA

12/01/1984

Permanent Address Resident

ACZPJ2349C

Babita Jha

Signature



Babita Jha

आयकर विभाग / इन्कम टैक्स डीपार्टमेंट / भारत सरकार
भारत सरकार, नया दिल्ली-110002
आयकर विभाग, नया दिल्ली-110002
दूरभाष नं. - 411002

If the card is lost / misplaced, lost card is invalid.
Please inform / inform to
Income Tax PAN Services Unit, NSDL,
1st Floor, Sanshodhan Chambers,
New Delhi Telephone Exchange,
Delhi, Pin - 411002

Tel: 91-20-2721 8060, Fax: 91-20-2721 8061,
e-mail: nsdl@nsdl.co.in

Babita Jha



ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1111/11655/33474

To

বনিতা জি

BABITA JHA

W/O. Sitam Kumar Jha

370/1 INDIRA APPERTMENT 3RD B.C. CHATTARJEE

STREET

BALGHOURA

Belghara

Belghara

Belghara North 24 Parganas

West Bengal 700056

19/08/440 25/11/2014



ML928R04400FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7024 1646 8217

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বনিতা জি

BABITA JHA

পিতা : ব্রিজমোহন মিস্রা

Father : BRIZEMOHAN MISRA

জন্মদিন / DOB : 05/10/1984

লিঙ্গ / Female

7024 1646 8217

আধার - সাধারণ মানুষের অধিকার

Babita Jha



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

संयोजन क्रमांक / Enrollment No.: 0000/00589/48065

To
कैलाशपति अग्रवाल
Kailashpati Agarwal
8602 GREENWOODS PREMIUM SHIBTOLA
CHIRIAMORE KARKHALI
In Front Of Reliance Fresh KOLKATA
Rajarhat Gopelpur(M)
Rajarhat Gopelpur
North 24 Parganas
West Bengal 700138
9836473200

06/09/2016
160692902



UA0223250571N



आपका आधार क्रमांक / Your Aadhaar No. :

3371 4504 8532

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

कैलाशपति अग्रवाल
Kailashpati Agarwal
जन्म तिथि / DOB : 14/10/1956
पुरुष / MALE



3371 4504 8532

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: बी602 वीएनएस प्रीमियम, शिबतोला
चिरियामोरी कैरखली, विश्वकृष्णन फेश के सामने,
कोलकाता, एजस्ट गोपालपुर(एम), नॉर्थ 24
परगनास, वेस्ट बंगाल, 700138

Address: 8602 GREENWOODS PREMIUM,
SHIBTOLA CHIRIAMORE KARKHALI, In Front Of
Reliance Fresh, KOLKATA, Rajarhat Gopelpur(M),
North 24 Parganas, West Bengal, 700138



3371 4504 8532



1947



help@uidai.gov.in



www.uidai.gov.in

Kailash Agarwal

Major Information of the Deed

Deed No :	I-1523-07182/2020	Date of Registration	16/10/2020
Query No / Year	1523-2001334825/2020	Office where deed is registered	
Query Date	12/10/2020 3:33:48 PM	1523-2001334825/2020	
Applicant Name, Address & Other Details	K AGARWAL GREENWOOD PREMIUM, KAIKHALI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700136, Mobile No : 9836475200, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 10,66,66,838/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi, JI No: 12, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-918 (RS -)	LR-2078	Bastu	Bastu	3.61 Dec		31,92,207/-	Property is on Road Adjacent to Metal Road.
L2	LR-919 (RS -)	LR-2076	Bastu	Bastu	19 Dec		1,68,01,092/-	Property is on Road Adjacent to Metal Road.
L3	LR-923 (RS -)	LR-2075	Bastu	Bastu	16.79 Dec		1,48,46,860/-	Property is on Road Adjacent to Metal Road.
L6	LR-931 (RS -)	LR-2076	Bastu	Bastu	31.56 Dec		4,01,69,884/-	Property is on Road Adjacent to Metal Road.
TOTAL :					70.96Dec	0/-	750,10,043/-	

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi, JI No: 12, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-928 (RS -)	LR-2079	Bastu	Bastu	28.57 Dec		2,52,63,537/-	Property is on Road Adjacent to Metal Road.
L5	LR-929 (RS -)	LR-2099	Bastu	Bastu	7.23 Dec		63,93,258/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
TOTAL :					35.8Dec	0/-	316,56,795/-	
Grand Total :					106.76Dec	0/-	1066,66,838/-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature
1	ACCORD ENCLAVE PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	ANNAPURNA APARTMENTS PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	AZURITE BUILDERS PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	CAPRICON ENCLAVE PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	CORNET VANIJYA PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	CRESCENT TIEUP PRIVATE LIMITED Executive Palace, CA-16/2A, Railpukur Road, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	DIVINE VINIMAY PRIVATE LIMITED Executive Palace, CA-16/2A, Railpukur Road, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	DURGAVATI PROMOTERS PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	ENERGY COMMERCIAL PRIVATE LIMITED Executive Palace, CA-16/2A, Railpukur Road, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	EXCEL SALES PRIVATE LIMITED Holding No.-AS/96/216/08, 1st Floor, Ramkrishnapal, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052, PAN No.: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	HARAPPA NIRMAAN PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	MORNING TOWERS PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	REGAL VINIMAY PRIVATE LIMITED Holding No.-AS/96/216/08, 1st Floor, Ramkrishnapal, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052, PAN No.: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	SHRIJA PROPERTIES PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No :- AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative, Executed by: Representative
15	SHUBHAM PROMOTERS PRIVATE LIMITED DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No :- AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative, Executed by: Representative
16	VEGA COMMERCIAL PRIVATE LIMITED Holding No -AS/96/216/08, 1st Floor, Ramkrishnapal, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052 , PAN No :- AAxxxxxx8N,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	Ajna Commercial Private Limited DC-9/28, Shastri Bagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No :- AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arunopal Mondal (Presentant) Son of Mr Utpal Mondal Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 <small>Oct 16 2020 7:28PM</small>	 <small>LTI 16/10/2020</small>	 <small>16/10/2020</small>
	Bus Stand, Hasnabad, Taki (M), P.O:- Hasnabad, P.S:- Hasnabad, District:-North 24-Parganas, West Bengal, India, PIN - 743426, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: BHxxxxxx0A, Aadhaar No: 97xxxxxxxx4900 Status : Representative, Representative of : ACCORD ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), CAPRICON ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), CRESCENT TIEUP PRIVATE LIMITED (as AUTHORISED SIGNATORY), DIVINE VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), ENERGY COMMERCIAL PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Mrs Babita Jha Wife of Mr Bikram Kumar Jha Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 <small>Oct 16 2020 7:31PM</small>	 <small>LTI 16/10/2020</small>	 <small>16/10/2020</small>

379/1, Indira Apartment, 3rd Floor, B.C.Chatterjee Street, P.O:- Belgharia, P.S- Belgharia, District- North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: AQxxxxxx9C, Aadhaar No: 70xxxxxxxx8217 Status : Representative, Representative of : ANNAPURNA APARTMENTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), AZURITE BUILDERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), CORNET VANIJYA PRIVATE LIMITED (as AUTHORISED SIGNATORY), DURGAVATI PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

3	Name	Photo	Finger Print	Signature
	Mr Yogesh Kumar Pareek Son of Mr Barwarilal Pareek Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 <small>Oct 16 2020 7:48PM</small>	 <small>LTI 16/10/2020</small>	 <small>16/10/2020</small>
73B/1, DR G.S. Bose Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: AOxxxxxx0K, Aadhaar No: 73xxxxxxxx9326 Status : Representative, Representative of : EXCEL SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY), HARAPPA NIRMAAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), MORNING TOWERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), REGAL VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), SHUBHAM PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), VEGA COMMERCIAL PRIVATE LIMITED (as AUTHORISED SIGNATORY)				
4	Name	Photo	Finger Print	Signature
	Mr Debdulal Sarkar Son of Mr BaniBhusan Serkar Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 <small>Oct 16 2020 7:45PM</small>	 <small>LTI 16/10/2020</small>	 <small>16/10/2020</small>
36-B, PrasannaNaskar Lane, P.O- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: BZxxxxxx7Q, Aadhaar No: 83xxxxxxxx4499 Status : Representative, Representative of : SHRIJA PROPERTIES PRIVATE LIMITED (as AUTHORISED SIGNATORY)				
5	Name	Photo	Finger Print	Signature
	Mr Sunil Kumar Loharuka Son of Late Ram Bhagat Loharuka Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 <small>Oct 16 2020 7:57PM</small>	 <small>LTI 16/10/2020</small>	 <small>16/10/2020</small>
Dc-9/28, Shastrn Bagan, P.O:- Deshbandhu Nagar, P.S- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ABxxxxxx4N, Aadhaar No: 51xxxxxxxx0539 Status : Representative, Representative of : Ajna Commercial Private Limited (as AUTHORISED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAILASH PATI AGARWAL Son of Late SHANTI SWARUP AGARWAL B802, GREEN WOOD PREMIUM, SHIBTOLA, P.O. - R GOPALPUR, P.S.- Airport, District-North 24-Parganas, West Bengal, India, PIN - 700136			
	16/10/2020	16/10/2020	16/10/2020

Identifier Of Mr Arunopal Mondal, Mrs Babita Jha, Mr Yogesh Kumar Pareek, Mr Debdulal Sarkar, Mr Sunil Kumar Loharuka

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DIVINE VINIMAY PRIVATE LIMITED	Ajna Commercial Private Limited-2 Dec
2	REGAL VINIMAY PRIVATE LIMITED	Ajna Commercial Private Limited-1.61 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CORNET VANIJYA PRIVATE LIMITED	Ajna Commercial Private Limited-4.5 Dec
2	CRESCENT TIEUP PRIVATE LIMITED	Ajna Commercial Private Limited-4.5 Dec
3	EXCEL SALES PRIVATE LIMITED	Ajna Commercial Private Limited-5 Dec
4	HARAPPA NIRMAAN PRIVATE LIMITED	Ajna Commercial Private Limited-5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ACCORD ENCLAVE PRIVATE LIMITED	Ajna Commercial Private Limited-6.13 Dec
2	AZURITE BUILDERS PRIVATE LIMITED	Ajna Commercial Private Limited-2.95 Dec
3	CAPRICON ENCLAVE PRIVATE LIMITED	Ajna Commercial Private Limited-2.96 Dec
4	MORNING TOWERS PRIVATE LIMITED	Ajna Commercial Private Limited-4.75 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	CAPRICON ENCLAVE PRIVATE LIMITED	Ajna Commercial Private Limited-0.39 Dec
2	EXCEL SALES PRIVATE LIMITED	Ajna Commercial Private Limited-4.7 Dec
3	HARAPPA NIRMAAN PRIVATE LIMITED	Ajna Commercial Private Limited-4.7 Dec
4	REGAL VINIMAY PRIVATE LIMITED	Ajna Commercial Private Limited-6.26 Dec
5	SHUBHAM PROMOTERS PRIVATE LIMITED	Ajna Commercial Private Limited-6.26 Dec

6	VEGA COMMERCIAL PRIVATE LIMITED	Ajna Commercial Private Limited-6.26 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SHRIJA PROPERTIES PRIVATE LIMITED	Ajna Commercial Private Limited-7.23 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA APARTMENTS PRIVATE LIMITED	Ajna Commercial Private Limited-5.26 Dec
2	CORNET VANIJYA PRIVATE LIMITED	Ajna Commercial Private Limited-5.26 Dec
3	CRESCENT TIEUP PRIVATE LIMITED	Ajna Commercial Private Limited-5.26 Dec
4	DIVINE VINIMAY PRIVATE LIMITED	Ajna Commercial Private Limited-5.26 Dec
5	DURGAVATI PROMOTERS PRIVATE LIMITED	Ajna Commercial Private Limited-5.26 Dec
6	ENERGY COMMERCIAL PRIVATE LIMITED	Ajna Commercial Private Limited-5.26 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi, JI No: 12, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 918, LR Khatian No:- 2078	Owner:ডিভাইন বিনিময় .. Gurdian:প্রা:লি: , Address:67/40, স্ট্রাড রোড, কলি-06 . Classification:শালি, Area:0.02000000 Acre,	DIVINE VINIMAY PRIVATE LIMITED
L2	LR Plot No:- 919, LR Khatian No:- 2076	Owner:করনেট বানিজ্যা .. Gurdian:প্রা:লি: , Address:পোমারকা লিকেত, ডি.সি. 9/28, শান্ত্রীবাগান, দেশবন্ধুনগর, কলি-59, Classification:বাস্ত, Area:0.06000000 Acre,	CORNET VANIJYA PRIVATE LIMITED
L3	LR Plot No:- 923, LR Khatian No:- 2075	Owner:আজুরাইট বিল্ডার্স প্রা:লি., Address:67/40, স্ট্রাড, কলি-06 . Classification:শালি, Area:0.03000000 Acre,	AZURITE BUILDERS PRIVATE LIMITED

L6	LR Plot No:- 931, LR Khatian No:- 2076	Owner: করনেট বানিজ্যা ., Gurdian প্রা:লি: . Address: লোহারকা নিকেত, ডি.সি. 9/28, শান্ত্রীবাগান, দেশবন্ধুনগর, কলি-59, Classification শালি, Area: 0.05000000 Acre,	CORNET VANIJYA PRIVATE LIMITED
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District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-1, Mouza: Raigachhi, JI No: 12, Pin Code: 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 928, LR Khatian No:- 2079	Owner: এক্সেল সেলস ., Gurdian: প্রা:লি: . Address: 7 সি, হরিরাম গেয়েফা স্ট্রীট, কলি-07, Classification: শালি, Area: 0.04000000 Acre,	EXCEL SALES PRIVATE LIMITED
L5	LR Plot No:- 929, LR Khatian No:- 2099	Owner: শ্রীজা প্রপার্টিস ., Gurdian: প্রা:লি: . Address: 30, মহর্ষি সেন্ট্রাল রোড, তৃতীয় ফোর, কলি-07, Classification: শালি, Area: 0.07000000 Acre,	SHRIJA PROPERTIES PRIVATE LIMITED



On 16-10-2020

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.

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

Presented for registration at 16:57 hrs on 16-10-2020, at the Office of the A.D.S.R. RAJARHAT by Mr Arunopal Mondal .

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 10,66,66,838/-

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

Execution is admitted on 16-10-2020 by Mr Arunopal Mondal. AUTHORISED SIGNATORY, ACCORD ENCLAVE PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, CAPRICON ENCLAVE PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, CRESCENT TIEUP PRIVATE LIMITED, Executive Palace, CA-16/2A, Railpukur Road, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, DIVINE VINIMAY PRIVATE LIMITED, Executive Palace, CA-16/2A, Railpukur Road, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, ENERGY COMMERCIAL PRIVATE LIMITED, Executive Palace, CA-16/2A, Railpukur Road, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KAILASH PATI AGARWAL, . . Son of Late SHANTI SWARUP AGARWAL, B602, GREEN WOOD PREMIUM, SHIBTOLA, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 16-10-2020 by Mrs Babita Jha. AUTHORISED SIGNATORY, ANNAPURNA APARTMENTS PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, AZURITE BUILDERS PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, CORNET VANIJYA PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, DURGAVATI PROMOTERS PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KAILASH PATI AGARWAL, . . Son of Late SHANTI SWARUP AGARWAL, B602, GREEN WOOD PREMIUM, SHIBTOLA, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 16-10-2020 by Mr Yogesh Kumar Pareek. AUTHORISED SIGNATORY, EXCEL SALES PRIVATE LIMITED, Holding No.-AS/96/216/08, 1st Floor, Ramkrishnapal, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052; AUTHORISED SIGNATORY, HARAPPA NIRMAAN PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, MORNING TOWERS PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, REGAL VINIMAY PRIVATE LIMITED, Holding No.- AS/96/216/08, 1st Floor, Ramkrishnapal, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052; AUTHORISED SIGNATORY, SHUBHAM PROMOTERS PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059; AUTHORISED SIGNATORY, VEGA COMMERCIAL PRIVATE LIMITED, Holding No.-AS/96/216/08, 1st Floor, Ramkrishnapal, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052

Identified by Mr KAILASH PATI AGARWAL, . . Son of Late SHANTI SWARUP AGARWAL, B602, GREEN WOOD PREMIUM, SHIBTOLA, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 16-10-2020 by Mr Debdulal Sarkar. AUTHORISED SIGNATORY, SHRIJA PROPERTIES PRIVATE LIMITED, DC-9/28, Ground Floor, ShastriBagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KAILASH PATI AGARWAL, . . Son of Late SHANTI SWARUP AGARWAL, B602, GREEN WOOD PREMIUM, SHIBTOLA, P.O. R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 16-10-2020 by Mr Sunil Kumar Loharuka, AUTHORISED SIGNATORY, Ajna Commercial Private Limited (Private Limited Company), DC-9/28, Shastri Bagan,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KAILASH PATI AGARWAL, . . Son of Late SHANTI SWARUP AGARWAL, B602, GREEN WOOD PREMIUM, SHIBTOLA, P.O. R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 288220 to 288266
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ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

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