

5390/17

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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL



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X 580778

09.06.17  
 815646/17 visit  
 Dev Agreement

**DEVELOPMENT AGREEMENT**

10 JUN 2017

1. Date: 9th day of June , 2017
2. Place: Kolkata
3. Parties :

6.11  
 9.6.17  
 09.06.17  
 815646/17 visit  
 Dev Agreement  
 10/11/17



ভারত সরকার  
 Government of India

UIDAI (Unique Identification Authority of India) - Government of India  
 1040/15925/14222

নাম: Rajmohan Nandi  
 পিতা: Rajmohan Nandi  
 পিতামহ: Rajmohan Nandi  
 Pratanagar Hooghly,  
 West Bengal 712422



MR217555129CF



সংখ্যা: Your Aadhaar No. :

**8927 6887 8560**

- সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



নাম: Rajmohan Nandi  
 পিতা: Rajmohan Nandi  
 পিতামহ: Rajmohan Nandi  
 Father : RAJMOHAN NANDI  
 ৪৫২ নং - ১, Post of Udaipur, ১২৪০  
 পুরুষ / Male



**8927 6887 8560**

- সাধারণ মানুষের অধিকার



**INFORMATION**

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

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

UIDAI



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 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
 প্রতাপনগর, হুগলী,  
 পশ্চিমবঙ্গ, ৭১২৪২২

Address:  
 Pratanagar, Pratanagar,  
 Hooghly, West Bengal,  
 712422



1040 159 152



UIDAI@nic.gov.in



www.uidai.gov.in



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Rajmohan Nandi

- 3.1 **CORNFLOWER MERCANTILES PVT. LTD. (PAN : AAFCC 1195 G)** a company incorporated under the Companies Act, 1956, CIN : U74900WB2012PTC187035 having its registered office at 1/133, Azadgarh, 3<sup>rd</sup> Floor, P.O. & P.S. - Regent Park, Kolkata - 700 040, represented by its Director MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O. - Bedon Row, Kolkata - 700 006.
- 3.2 **BLIZZARD ENCLAVE PVT. LTD. (PAN : AAFCE 2360 Q)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187240 having its registered office at 1/133, Azadgarh, 3<sup>rd</sup> Floor, P.O. & P.S. - Regent Park, Kolkata - 700 040, represented by its Director MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O. - Bedon Row, Kolkata - 700 006.
- 3.3 **SEASHELL ENCLAVE PVT. LTD. (PAN : AASCS 5498 P)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187027 having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room No. 710, P.S.- Burrabazar, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. RAJESH AGARWALA, son of Mr. Madan Lal Agarwala, residing at 19, Kalidas Lahiri Lane, P.O. & P.S. - Baranagar, Kolkata - 700 036.
- 3.4 **SURJALMATA DEVELOPERS PVT. LTD. (PAN : AASCS 4641 J)** a company incorporated under the Companies Act, 1956, CIN : U70102WB2012PTC188358 having its registered office at 14, N. S. Road, 1<sup>st</sup> Floor, P.S. - Hare Street, P.O. - G.P.O., Kolkata -

700 001, represented by its Director MR. ASHISH MORE, son of Mr. Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, Kolkata - 700 019.

3.5 **PEACH PUFF TIE UP PVT. LTD. (PAN : AAGCP 9805 R)** a company incorporated under the Companies Act, 1956, CIN : U74900WB2012PTC187073 having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room No. 710, P.S.- Burrabazar, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. ABHISHEK AGARWAL son of Mr. Hari Narayan Agarwal, residing at P-115, Parnashree Pily, P.S. - Parnashree, P.O. - Parnashree Pily, Kolkata - 700 060.

3.6 **MEZENDA ENCLAVE PVT. LTD. (PAN : AAICM 2502 L)**a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187263 having its registered office at 1/133, Azadgarh, 3<sup>rd</sup> Floor, P.O. & P.S. - Regent Park, Kolkata - 700 040, represented by its Authorized representative MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O. - Bedon Row, Kolkata - 700 006.

3.7 **TAQUILLA TIE UP PVT. LTD. (PAN : AAECT 4226 C)** a company incorporated under the Companies Act, 1956, CIN : U74900WB2012PTC187071 having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room No. 710, P.S.- Burrabazar, P.O. - G.P.O., Kolkata - 700 001, represented by its Authorized representative MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O. - Bedon Row, Kolkata - 700 006.



- 3.8 **THREESOME TIE UP PVT. LTD. (PAN : AAECT 4281 H)** a company incorporated under the Companies Act, 1956, CIN : U74900WB2012PTC187348 having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room No. 710, P.S.- Burrabazar, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. SUSHIL KUMAR AGARWALA, son of Mr. Gajanand Agarwala, residing at 9, Bikram Garh, P.S. - Jadavpur, P.O.-Jadavpur University Kolkata - 700 032.
- 3.9 **WOODCHUCK MERCANTILES PVT. LTD. (PAN : AABCW 3739 N)** a company incorporated under the Companies Act, 1956, CIN : U74900WB2012PTC187072 having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room No. 710, P.S.- Burrabazar, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. SUSHIL KUMAR AGARWALA, son of Mr. Gajanand Agarwala, residing at 9, Bikram Garh, P.S. - Jadavpur, P.O.-Jadavpur University, Kolkata - 700 032.
- 3.10 **CRANBERRY ENCLAVE PVT. LTD. (PAN : AAFCC 0342 R)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187022 having its registered office at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002, represented by its Director MR. RAJESH AGARWALA, son of Mr. Madan Lal Agarwala, residing at 19, Kalidas Lahiri Lane, P.O. & P.S. - Baranagar, Kolkata - 700 036.
- 3.11 **MUNGOS TIE UP PVT. LTD. (PAN : AAICM 2543 D)** a company incorporated under the Companies Act, 1956, CIN : U74900WB2012PTC187042 having its registered office at 1/133, Azadgarh, 3<sup>rd</sup> Floor, P.O. & P.S. - Regent Park, Kolkata - 700 040, represented by its Authorized representative MR.

SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O. - Bedon Row, Kolkata - 700 006.

- 3.12 **PAMBAN ENCLAVE PVT. LTD. (PAN : AAGCP 8662 C)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187322 having its registered office at 28, B. T. Road, P.S. & P.O. - Cossipore, Kolkata - 700 002, represented by its Authorized representative MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O. - Bedon Row, Kolkata - 700 006.
- 3.13 **SPOONEBILL ENCLAVE PVT. LTD. (PAN : AASCS 2321 M)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187070 having its registered office at 28, B. T. Road, P.S. & P.O. - Cossipore, Kolkata - 700 002, represented by its Director MR. RAJESH AGARWALA, son of Mr. Madan Lal Agarwala, residing at 19, Kalidas Lahiri Lane, P.O. & P.S. - Baranagar, Kolkata - 700 036.
- 3.14 **BALIN PROMOTERS PVT. LTD. (PAN : AAFCB 2462 H)** a company incorporated under the Companies Act, 1956, CIN : U70102WB2012PTC186939 having its registered office at 14, N. S. Road, P.S.- Hare Street, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. AMAL AGARWALA, son of Mr. Bijay Kumar Agarwala, residing at 35A, Ballygunge Park, P.S. - Karaya, P.O. - Ballygunj, Kolkata - 700 019.
- 3.15 **SENIORITA ENCLAVE PVT. LTD. (PAN : AASCS 2320 L)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187036 having its registered office at 28, B.

T. Road, P.S. & P.O. - Cossipore, Kolkata - 700 002, represented by its Director MR. RAJESH AGARWALA, son of Mr. Madan Lal Agarwala, residing at 19, Kalidas Lahiri Lane, P.O. & P.S. - Baranagar, Kolkata - 700 036.

3.16 **RAULETTE ENCLAVE PVT. LTD. (PAN : AAGCR 1252 G)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187026 having its registered office at 28, B. T. Road, P.S. & P.O. - Cossipore, Kolkata - 700 002, represented by its Director MR. ABHISHEK AGARWAL son of Mr. Hari Narayan Agarwal, residing at P-115, Parnashree Pily, P.S. - Parnashree, P.O. - Parnashree Pily, Kolkata - 700 060.

3.17 **VIKRUTI NIRMAN PVT. LTD. PAN : AAECV 2205 K)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187264 having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room No. 710, P.S.- Burrabazar, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. ABHISHEK AGARWAL son of Mr. Hari Narayan Agarwal, residing at P-115, Parnashree Pily, P.S. - Parnashree, P.O. - Parnashree Pily, Kolkata - 700 060.

3.18 **MINICOY BARTER PVT. LTD. (PAN : AAICM 2504 N)** a company incorporated under the Companies Act, 1956, CIN : U74900WB2012PTC187241 having its registered office at 1/133, Azadgarh, 3<sup>rd</sup> Floor, P.O. & P.S. - Regent Park, Kolkata - 700 040, represented by its Director MR. RAJESH AGARWALA, son of Mr. Madan Lal Agarwala, residing at 19, Kalidas Lahiri Lane, P.O. & P.S. - Baranagar, Kolkata - 700 036.

- 3.19 **SAWARNMAHAL REALTORS PVT. LTD. (PAN : AASCS 4644 P)** a company incorporated under the Companies Act, 1956, CIN : U70102WB2012PTC188360 having its registered office at 14, N. S. Road, P.S. - Hare Street, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. ASHISH MORE, son of Mr. Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, P.S. - Karaya, P.O. - Ballygung, Kolkata - 700 019.
- 3.20 **MAGGIE ENCLAVE PVT. LTD. (PAN : AAICM 2501 K)** a company incorporated under the Companies Act, 1956, CIN : U45400WB2012PTC187023 having its registered office at 28, B. T. Road, P.S. & P.O. - Cossipore, Kolkata - 700 002, represented by its Director MR. ABHISHEK AGARWAL son of Mr. Hari Narayan Agarwal, residing at P-115, Parnashree Pily, P.S. - Parnashree, P.O. - Parnashree Pily, Kolkata - 700 060
- 3.21 **DEVPUJAN INFRATECH PVT. LTD. (PAN : AAECD 4403 D)** a company incorporated under the Companies Act, 1956, CIN : U70102WB2012PTC186989 having its registered office at 14, N. S. Road, P.S. - Hare Street, P.O. - G.P.O., Kolkata - 700 001, represented by its Director MR. AMAL AGARWALA, son of Mr. Bijay Kumar Agarwala, residing at 35A, Ballygunge Park, P.S. - Karaya, P.O. - Ballygunj, Kolkata - 700 019,

(collectively **Owners**, includes successors-in-interest and/or assigns)

**And**

- 3.22 **RIYA GREEN VALLEY LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008,



LLPIN : AAB-8711 having its registered office at Narayani Building, 27, Biplabi Trailakya Maharaj Sarani, 3<sup>rd</sup> Floor, Unit No. 310, Brabourne Road, P.S. - Hare Street, P.O. - G.P.O., Kolkata -700001, (PAN AAQFR 3426 H), represented by its designated partner, **Mr. Sanjeev Kumar Bansal**, son of Late Ram Saran Gupta, residing at 36C, B. T. Road, P.S. & P.O. - Cossipore, Kolkata - 700 002,

(**Developer**, includes successors-in-interest and/or assigns)

Owners and Developer individually **Party** and collectively **Parties**.

#### WHEREAS

1. The parties hereto entered into a development agreement on 19<sup>th</sup> June 2014 registered at the office of A.D.S.R. Barrackpore, North 24-Parganas and recorded in Book no. 1, CD Volume number - 9, pages 2615 to 2647, Being no. 3591 for the year 2014, whereby the Developer agreed to develop and construct New Buildings on the land measuring 204 (two hundred four) decimal more or less at Mouza - Telenipara, Police Station - Titagarh, District 24-Parganas (hereinafter referred to as the "Said Property") at its own cost and expenses on the terms and conditions stated therein.
2. It was agreed that the Developer shall obtain from the Planning Authorities, sanction, modification and/or extension and/or addition of the building plans to ensure that full potential of FAR of the Said Property shall be utilized for construction of the New Buildings.

3. The Owners were entitled to 12% of the total sale proceeds of the constructed saleable area and car parking spaces in the Complex.
4. The Owners were obliged to bear the cost of land development & boundary wall on the Said Property apart from 2% advertising & marketing fees.
5. The floor area available for construction as per the prevailing law was 2,44,370 sq.ft. and the project was initially conceived for the construction of 2,40,500 sq.ft. of constructed area comprising of Block I of Ground + 4 floors & Block II to VII of Ground plus 7 floors each.
6. However, subsequent to entering into the said development agreement, the project plan was revised and sanction was obtained on 25<sup>th</sup> May, 2015 from the Planning Authority for the construction of 1,97,600 sq.ft. comprising of 7 blocks of Ground + 4 floors with the assurance from the Developer that the said plan shall be revised and fresh sanction shall be procured from the Planning Authorities in due course so as to utilise permissible FAR.
7. Based on the assurance by the Developer, the Owners provisionally allowed the Developer to enter the Said Property sometime in the month of June 2015 for carrying out the construction in accordance with the sanction plan.
8. It is well known that construction of Ground +7 floors being high rise involves higher cost of construction and also better rate realization on sale. In spite of repeated requests from the

Owners the plan for full potential of FAR on the said property has not been submitted to the Planning Authorities for sanction.

9. The Developer had to incur the costs of constructing the sustaining wall on the pond as is adjacent and contiguous to the said property, which development cost has not yet been reimbursed by the Owners. The Owners have also not yet completed the boundary wall on all the sides of the Said Property, which they were obliged to do.
  
10. The parties hereto have agreed to revise the terms of the Development Agreement and accordingly Development Agreement is entered into so as to comprise the entire understanding of the parties hereto on the subject matter herein contained, and supersede and merge all prior and contemporaneous agreements, understandings and discussions between the parties relating to the subject matter of this Agreement.

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

**4. Background**

- 4.1 **Ownership of Said Property:** The Owners are the owners and possessors of land measuring 204 (Two Hundred Four) decimal,

more or less equivalent to 6 (Six) *bigha* 3 (Three) *cottah* 6 (Six) *chittack* and 32 (thirty two) square feet, more or less situate lying at and contained in R.S. & L.R. *Dag* No. 4957, 4960, 4961, 4964, 4965, 4969, 4970 recorded in L.R. *Khatian* Nos. 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558 *Mouza* - Telenipara, J.L. No. 10, Police Station - Titagarh, within Seuli Gram Panchyat, District 24 Pgs (N) morefully described in the **Schedule** below and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon (collectively **Said Property**). The **Plan** attached to this Agreement forms a part of this Agreement. The Owner wise purchase details is annexed herewith and marked as Annexure - 'A'.

- 4.2 **Owners' Representations:** The Owners have represented and warranted to the Developer that **(a)** the right, title and interest of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens* **(b)** the Owners shall ensure that the Owners' title to the Said Property continues to remain marketable and free from all encumbrances till completion of development of the Said Property **(c)** the Owners have not entered into any agreement for sale or lease or transfer or development of the Said Property with any person or persons or firm or Company or any body **(d)** the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise **(e)** the Owners have good right, full power, absolute authority and indefeasible title to enter into this Agreement and **(f)** 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 Developer under this Agreement.

- 4.3 **Developer's Representations:** The Developer has represented and warranted to the Owners that **(1)** the Developer is capable of carrying on business of construction and development of real estate **(2)** the Developer is competent to arrange the financial inputs required for development of the Said Property and **(3)** the Developer has full authority to enter into this Agreement.
- 4.4 **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the Owners have agreed to grant to the Developer development rights of the Said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit new buildings (collectively **New Buildings**) on the Said Property (**Project**) on the basis of the sanctioned building plans obtained by the Developer (**Sanctioned Plans**, which includes all sanctioned /permissible modifications to be made thereto by the Developer, if any, from time to time) from the Seuli Gram Panchyat and/or other concerned authorities (collectively **Planning Authorities**) and prepared by Messieurs Raj Agarwal & Associates of 8B, Royd Street, Kolkata-700016 or such other person as may be appointed from time to time by the Developer as Architects for the Projects.
- 4.5 **Recording of Terms:** The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between themselves with regard to the Project.



**5. Appointment and Commencement**

5.1 **Appointment:** The Owners have appointed the Developer as the developer of the Said Property with right to execute the Project. The Developer has accepted the said appointment by the Owners.

5.2 **Commencement:** This Agreement commences with immediate effect and shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

**6. Sanction and Construction**

6.1 **Sanction of Building Plan:** The Developer has obtained from the Planning Authorities sanction of the building plans. It is clarified that the Developer shall be responsible for obtaining all other approvals needed for the Project (including final sanction of the Sanctioned Plans and Completion Certificate) and all costs and fees for sanctions and clearances shall be borne and paid by the Developer.

6.2 **Architect and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architects and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

- 6.3 **Construction of New Buildings:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the New Buildings in accordance with the Sanctioned Plans.
- 6.4 **Common Portions:** The Developer shall at its own costs install and erect in the New Buildings the 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 New Buildings (collectively **Common Portions**) and other specified facilities.
- 6.6 **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Buildings but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.
- 6.7 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 6.8 **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of

the Parties. The Owners shall provide all cooperation that may be necessary for successful completion of the Project.

**7. Possession**

7.1 **Possession of Said Property:** The Owners shall deliver the vacant and peaceful possession of the Said Property to the Developer on the date of executing this Indenture for carrying out the Project, which the Developer hereby agrees.

7.2 The Owners assure that all the original Title Deeds to the said property are in the custody of the Owners and the Owners shall produce or handover all original title Deeds to the Developer as and when required by them. It is agreed between the parties hereto that Developer may take loan for development /construction of this project on mortgaging the said property without making Owners' liable for the same.

**8. Powers and Authorities**

8.1 **Power of Attorney With Regard to Sanctioned Plans and for Construction and Sale of Units:** The Owners have granted to the Developer and/or its nominees a Power of Attorney for (a) the purpose of getting the Sanctioned Plans revalidated / modified / altered/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings and (b) construction of the New Buildings and booking and sale of the flats and saleable spaces (collectively **Units**) in the New

Buildings to prospective purchasers (collectively **Intending Purchasers**) (c) taking loan for construction from bank/s or financial institution/s by mortgaging the said property. The Owners shall also grant a Power of Attorney in favour of Developer or its nominee to enter into sale Agreements and for execution of conveyance deeds in favour of the intending Purchasers.

- 8.2 **Further Acts:** Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plan etc. for enabling the Developer to perform all obligations under this Agreement.

9. **Consideration**

In consideration of the development of the Residential Complex at the said property by the Developer at its own costs and expenses, it is agreed by and between the Owners and the Developer that the entire sale proceeds of the said Residential Complex shall be apportioned in the manner as stated hereunder.

- 9.1 **Owners' Consideration:** Owners consideration shall be 18% of the total sale proceed of the constructed and salable area and open and covered car parking spaces in the complex together with undivided proportionate share of land of the said Property appertaining thereto.
- 9.2 **Developer's Consideration:** Developers consideration shall be 82% of the total sale proceed of the constructed and salable



area and open and covered car parking spaces in the complex together with undivided proportionate share of land of the said Property appertaining thereto (collectively **Developers' Consideration**).

- 9.3 **Developers Rights:** In consideration of the Developer agreeing to pay the Owners' Consideration to the Owners, the Developer shall be entitled to develop the Said Property in the manner mentioned in this Agreement and shall be entitled to sell, transfer encumber or otherwise alienate or dispose off all Units comprised in the Said Property to any person/s at the sole discretion of the Developer and in the manner as may be deemed fit by the Developer.
- 9.4 **Payment of Owners' Consideration:** The Developer shall pay the Owners' Consideration in the aforesaid agreed ratio to the Owners on or before handing over possession of any Unit/car parking space/other salable area to any of the intending Purchasers or before registration of any Conveyance Deed.

## 10. **Obligations of Developer**

- 10.1 **Compliance with Laws:** The development of the Said Property shall commence and the Said Property shall be developed as per the Sanctioned Plans, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and



State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

10.2 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architects, professional bodies, contractors, etc.

10.3 **Construction:** The Developer at its own cost shall construct, erect and complete the new buildings at the said property in accordance with the building plan or plans sanctioned or to be revised time to time and construct the new buildings in good workmanship manner with good and standard quality of materials within 36 months (with grace period of 6 months) from the date of sanction of building plan/s subject to force majeure.

10.4 **Developer's Responsibility:**

- (a) All constructions as may be made at the said property shall be at the sole risk and responsibility of the Developer and further more all building materials, plans and machineries etc, which may be brought or kept at the said premises shall remain at the sole risk and responsibility of the Developer. The Developer shall indemnify the Owners against all liabilities, losses, claims or proceedings whatsoever arising

under common law or under any statute in respect of injury or the death of any person or violation of any law, rule, bye-law and/or regulation or arising out of or in course of or caused by the execution of the work envisaged hereunder.

- (b) For the purpose of construction of the new buildings at the said property the Developer shall appoint engage and employ such Architects, contractors, sub-contractors, engineers, labourers, mistris, caretakers, guards and other staffs and employees and at such remuneration and on such terms and conditions as be deemed necessary by the Developer. All such employees shall be the employees of the Developer without any privity with the Owners and the Owners shall not in any manner be liable or responsible for their salaries, wages, remuneration etc.

#### **10.5 Advertisement And Marketing**

The Developer shall have the liberty to advertise for sale and all costs and expenses towards said advertisements and marketing fee will be borne and paid by the Developer.

#### **11. Obligations of Owners**

- 11.1 **Co-operation with Developer:** The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- 11.2 **Act in Good Faith:** 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.

- 11.3 **Documentation and Information:** The Owners undertake to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time.
- 11.4 **No Obstruction in Dealing with Developer's Functions:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 11.5 **No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings.
- 11.6 **No Dealing with Said Property:** The Owners hereby covenant not to sell, let out, grant lease, mortgage and/or charge the Said Property or any portions thereof.
- 11.7 **Execution of Sale Agreements, Conveyances etc.:** The Owners hereby covenant that the Owners at the request of the Developer shall execute and register Sale Agreements, Conveyances and any other documents required with regard to transfer of Units in the Project in favour of the Intending Purchasers and the Owners shall not claim and/or raise any demand of any nature whatsoever including monitory demand from the Developer and/or the Intending Purchasers.

11.8 **No Objection to Developer and/or to Intending Purchasers in Obtaining by Mortgaging Said Property/Units:** The Owners hereby covenant that (1) the Developer shall be entitled to obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof and (2) the Intending Purchasers shall also be entitled to obtain loan from any financial institution by mortgaging their respective Units in the Said Property.

12. **Miscellaneous**

- 12.1 **Essence of Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises including the payment promises contained in this Agreement shall be the essence of this contract.
- 12.2 **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 12.3 **Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement.
- 12.4 **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.



- 12.5 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 12.6 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings and/or the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- 12.7 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 12.8 **Name of Project:** The name of the Project shall be " RIYA GITANJALI ".
- 12.9 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.



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

### 13. Defaults

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

### 14. Force Majeure

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

14.2 **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owners 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.

**15. Original Copy**

This Agreement is being executed and registered with the appropriate registering authority. The original copy shall be retained by the Developer and a copy of the same shall be kept by the Owners.

**16. Severance**

16.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or

Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

16.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

16.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

## 17. Notice

17.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the

relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Designated Partner of the Developer and the Developer shall address all such notices and other written communications to each of the Owners.

**18. Arbitration**

18.1 All disputes and/or differences by and between the parties hereto arising out of or relating to the said property or any of the provisions hereof shall be referred for arbitration to one arbitrator if agreed upon by both the parties hereto and if the parties do not agree to the appointment of the arbitrator, then the disputes and/or differences shall be referred to an arbitral tribunal to be constituted by one nominee of each party hereto and another to be nominated by both the arbitrators. Proceedings will be governed in accordance with the provisions of the Arbitration and conciliation Act, 1956 with amendment or modification thereof. The Arbitrator/Arbitrators shall have the right to proceed summarily and give interim/final and unreasoned awards.

**19. JURISDICTION:**

19.1 the Ordinary Original Civil Jurisdiction of the Hon'ble High court at Calcutta shall have jurisdiction to entertain try and determine all action and suits (including the arbitration proceeding) arising out of this agreement.



**Schedule**  
**(Said Property)**

Land measuring 204 (Two Hundred Four) decimal, more or less equivalent to 6 (six) *bigha* 3 (three) *cottah* 6 (six) *chittack* and 32 (thirteen two) square feet, more or less situate lying at and contained in (1) R.S. & L.R. *Dag* No. 4957, 4960, 4961, 4964, 4965, 4969, 4970 recorded in L.R. *Khatian* Nos. 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558 *Mouza* - Telenipara, J.L. No. 10, Police Station - Titagarh, within Seuli Gram Panchyat, District 24 Pgs (N) and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon and butted and bounded as follows:

<b>On the North</b>	:	By Barrackpore Barasat Road.
<b>On the East</b>	:	By <i>Dag</i> No. 4955, 4962, 4963 and <i>Mouza</i> Nilganj.
<b>On the South</b>	:	By <i>Dag</i> no. 4971, 4972, 4968, 4966 and <i>Mouza</i> Nilganj.
<b>On the West</b>	:	By <i>Dag</i> no. 4956, 4958, 4959 & 4962

**20. Execution and Delivery**



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

Cornflower Mercantiles Private Limited  
Blizzard Enclave Private Limited  
Mezenda Enclave Private Limited  
Taquilla Tie Up Private Limited  
Mungos Tie Up Private Limited  
Pamban Enclave Private Limited

Seashell Enclave Private Limited  
Cranberry Enclave Private Limited  
Spoonbill Enclave Private Limited  
Senorita Enclave Private Limited  
Minicoy Barter Private Limited

Siddhartha Brahma

Rajesh Agarwal

Director / Authorized Representative

Director

Peach Puff Tie Up Private Limited  
Raulette Enclave Private Limited  
Vikruti Nirman Private Limited  
Maggie Enclave Private Limited

Surjalmata Developers (P) Limited  
Sawarnmahal Realtors (P) Limited

[Signature]

Amish Kumar

Director

Director

Balin Promoters Private Limited  
Devpujan Infratech Private Limited

Threesome Tie Up Private Limited  
Woodchuck Mercantiles (P) Limited

Amal Agarwal

[Signature]

Director

Director

[OWNERS]

RIYA GREEN VALLEY LLP

[Signature]

Designated Partners  
[Developer]

Witnesses:

Signature Neekunj Khaitan

Signature Pradip Sarker

Name NEEKUNJ KHAITAN

Name PRADIP SARKAR

Address 44 1/2/A, C.T. Road

Address 84/A, C.T. Road

Howrah - 71102.

701 - 12

Drafted by me  
as per document, supplied  
by the parties.

K.C. Kamraker  
- Advocate

High Court, Calcutta  
WB/867/83

**ANNEXTURE - 'A'**

Sl. NO	DEED NO.	OWNERS' NAME	DAG NO.		KH. NO.		MOUZA	AREA (DEC)
			R.S.	L.R.	R.S.	L.R.		
1	415/13	CORNFLOWER MERCANTILES PVT. LTD	4960 4961	4960 4961	312 3916	5548	Telenipara	3 6
2	415/13	BLIZZARD ENCLAVE PVT. LTD.	4961	4961	3916	5549	Telenipara	10
3	416/13	SEASHELL ENCLAVE PVT. LTD.	4957	4957	3916	5557	Telenipara	8
4	416/13	SURJALMATA DEVELOPERS PVT. LTD.	4957	4957	3916	5558	Telenipara	10
5	417/13	PEACH PUFF TIE UP PVT. LTD.	4957	4957	3916	5556	Telenipara	10
6	417/13	MEZENDA ENCLAVE PVT. LTD.	4961	4961	3916	5546	Telenipara	10
7	418/13	TAQUILLA TIE UP PVT. LTD.	4970	4970	343	5550	Telenipara	10
8	418/13	THREESOME TIE UP PVT. LTD.	4970	4970	343	5551	Telenipara	8
9	419/13	WOODCHUCK MERCANTILES PVT. LTD.	4961	4961	3916	5547	Telenipara	10
10	419/13	CRANBERRY ENCLAVE PVT. LTD.	4969	4969	343	5545	Telenipara	9
11	420/13	MUNGOS TIE UP PVT. LTD.	4964	4964	322	5539	Telenipara	10
12	420/13	PAMBAN ENCLAVE PVT. LTD.	4964	4964	322	5538	Telenipara	10
13	434/13	SPOONBILL ENCLAVE PVT. LTD.	4964	4964	322	5541	Telenipara	10
14	434/13	BALIN PROMOTERS PVT. LTD.	4964	4964	322	5540	Telenipara	10
15	435/13	SENORITA ENCLAVE PVT. LTD.	4964	4964	322	5542	Telenipara	10
16	435/13	RAILETTE ENCLAVE PVT. LTD.	4964	4964	322	5543	Telenipara	10
17	436/13	VIKRUTI NIRMAN PVT. LTD.	4964 4965	4964 4965	322 3052	5544	Telenipara	5 5
18	438/13	MINICOY BARTER PVT. LTD.	4965	4965	3052	5552	Telenipara	10
19	438/13	SAWARNAHAL REALTORS PVT. LTD.	4965	4965	3052	5553	Telenipara	10
20	437/13	MAGGIE ENCLAVE PVT. LTD.	4965	4965	3052	5555	Telenipara	10
21	437/13	DEVPUJAN INFRATECH PVT. LTD.	4965	4965	3052	5554	Telenipara	10
<b>TOTAL :</b>								<b>284</b>

Cornflower Mercantiles Pvt. Ltd.  
Blizzard Enclave Pvt. Ltd.  
Mezenda Enclave Pvt. Ltd.  
TAQUILLA TIE-UP PVT. LTD.  
Mungos Tie up Pvt. Ltd

Pamban Enclave Pvt. Ltd.  
*Siddhartha Bhatnagar*  
Authorised Signatory/Director

Seashell Enclave Pvt. Ltd  
Cranberry Enclave Pvt. Ltd.  
Spoonbill Enclave Pvt. Ltd.  
SENORITA ENCLAVE PVT. LTD.  
Minicoy Barter Pvt. Ltd.

*Rajish Agarwal*  
Director

Peach Puff Tie Up Pvt. Ltd  
RAILETTE ENCLAVE PVT. LTD.  
Vikruti Nirman Pvt. Ltd.  
MAGGIE ENCLAVE PVT. LTD.

*[Signature]*  
Director

THREESOME TIE UP PVT. LTD.  
Woodchuck Mercantiles Pvt. Ltd.  
*[Signature]*  
Director

BALIN PROMOTERS PVT. LTD.  
DEVPUJAN INFRATECH PVT. LTD.

*Amal Agarwal*  
Director

SURJALMATA DEVELOPERS PVT. LTD.  
SWARNAHAL REALTORS PVT. LTD.

*[Signature]*  
Director

RIYA GREEN VALLEY LLP

*[Signature]*  
Partner / Designated Partner

# SITE PLAN

MOUZA - TELENIPARA, J.L. NO. 10, L.R. KHATIAN NOS. 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, & 5558, R.S. & L.R. DAG NOS. 4957, 4960, 4961, 4964, 4965, 4969 & 4970, WITHIN SEULI GRAM PANCHAYET, P.S. - TITAGARH, DIST - 24 PARGANAS NORTH

AREA OF LAND : **204 SATAK**

SHOWN IN RED BORDER



Cornflower Mercantiles Pvt. Ltd.  
**Shzard Enclave Pvt. Ltd.**  
**Megenda Enclave Pvt. Ltd.**  
**TAQUILLA TIE-UP PVT, LTD.**  
 Mungos Tie up Pvt. Ltd  
 Pamban Enclave Pvt. Ltd.  
*Siddhanta Bhattacharya*  
 Authorised Signatory/Director

Seashell Enclave Pvt. Ltd  
 Cranberry Enclave Pvt. Ltd.  
 Spoonbill Enclave Pvt. Ltd.  
**SENORIYA ENCLAVE PVT. LTD.**  
 Minicoy Barter Pvt. Ltd.  
*Rajesh Agarwal*  
 Director

Peach Puff Tie Up Pvt. Ltd  
**CAULETTE ENCLAVE PVT. LTD.**  
 Vikruti Nirman Pvt. Ltd.  
**MAGGIE ENCLAVE PVT. LTD.**  
*[Signature]*  
 Director

**THREESOMP TIE UP PVT. LTD.**  
 Woodchuck Mercantiles Pvt. Ltd.  
*[Signature]*  
 Director

## OWNERS

**RIYA GREEN VALLEY LLP**  
*[Signature]*  
 Partner / Designated Partner

**DEVELOPER**

**BALIN PROMOTERS PVT. LTD.**  
**DEVPUJAN INFRA TECH PVT. LTD.**  
*Arnal Agarwal*  
 Director

**SURJALMATA DEVELOPERS PVT. LTD.**  
**SWARHAMAHAL REALTORS PVT. LTD.**  
*Amish Kumar*  
 Director



SPECIMEN FORM FOR TEN FINGERPRINTS



*Siddharth M. S.*

<i>Siddharth M. S.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Rajesh Agrewal*

<i>Rajesh Agrewal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*S. S.*

<i>S. S.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

# SPECIMEN FORM FOR TEN FINGERPRINTS



Arvind Kumar

Arvind Kumar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anand

Anand Agarwal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger













ARSHDEEP  
ARORA

Arshdeep Arora	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					

*Specimen 11-10-1967*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



### Major Information of the Deed

Deed No :	I-1904-05680/2017	Date of Registration	10/06/2017
Query No / Year	1904-0000815646/2017	Office where deed is registered	
Query Date	09/06/2017 12:16:25 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Cornflower Mercantiles Pvt. Ltd. 1/133, Azadgarh, 3rd Floor, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700040, Mobile No. : 9331849382, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 3,43,35,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: SEWLI, Mouza: Telenipara

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4957	LR-5538	Industrial Use	Danga	28 Dec		46,20,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L2	LR-4960	LR-5538	Industrial Use	Banshjar	3 Dec		4,95,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-4961	LR-5538	Industrial Use	Bastu	36 Dec		64,80,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L4	LR-4964	LR-5538	Industrial Use	Danga	65 Dec		1,07,25,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L5	LR-4965	LR-5538	Industrial Use	Danga	45 Dec		74,25,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L6	LR-4969	LR-5538	Industrial Use	Bastu	9 Dec		16,20,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L7	LR-4970	LR-5538	Industrial Use	Bagan	18 Dec		29,70,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>204Dec</b>	<b>0 /-</b>	<b>343,35,000 /-</b>	
		<b>Grand Total :</b>			<b>204Dec</b>	<b>0 /-</b>	<b>343,35,000 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Cornflower Mercantiles Private Limited</b> 1/133, Azadgarh, 3rd Floor,, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700040 , PAN No.:: AAFCC1195G, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Blizzard Enclave Private Limited</b> 1/133, Azadgarh, 3rd Floor,, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700040 , PAN No.:: AAFCC2360Q, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Seashell Enclave Private Limited</b> 19, Synagogue Street, 7th Floor, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 . PAN No.:: AASCS5498P, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>Surajalmata Developers Private Limited</b> 14, Netaji Subhash Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AASCS4641J, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>Peach Puff Tie Up Private Limited</b> 19, Synagogue Street, 7th Floor, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAGCP9805R, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>Mezenda Enclave Private Limited</b> 1/133, Azadgarh, 3rd Floor, P.O:- Regent Park, P.S:- Regent Park, District:-Kolkata, West Bengal, India, PIN - 700040 , PAN No.:: AAICM2502L, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>Taquilla Tie Up Private Limited</b> 19, Synagogue Street, 7th Floor, Room No. - 710, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 . PAN No.:: AAECT4226C, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>Threesome Tie Up Private Limited</b> 19, Synagogue Street, 7th Floor, Room No. 710, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAECT4281H, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>Woodchuk Mercantiles Private Limited</b> 19, Synagogue Street, 7th Floor, Room No. 710, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCW3739N, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>Cranberry Enclave Private Limited</b> 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: AAFCC0342R, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>Mungos Tie Up Private Limited</b> 1/133, Azadgarh, 3rd Floor, P.O:- Regent Park, P.S:- Regent Park, District:-Kolkata, West Bengal, India, PIN - 700040 , PAN No.:: AAICM2543D, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>Pamban Enclave Private Limited</b> 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 . PAN No.:: AAGCP8662C, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>Spoonbill Enclave Private Limited</b> 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 . PAN No.:: AASCS2321M, Status :Organization, Executed by: Representative, Executed by: Representative
14	<b>Balin Promoters Private Limited</b> 14, Netaji Subhas Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAFCC2462H, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>Senorita Enclave Private Limited</b> 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 . PAN No.:: AASCS2320L, Status :Organization, Executed by: Representative, Executed by: Representative



16	<b>Raulette Enclave Private Limited</b> 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: AAGCR1252G, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>Vikruti Nirman Private Limited</b> 19, Synagogue Street, 7th Floor, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAECV2205K, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>Minicoy Barter Private Limited</b> 1/133, Azadgarh, 3rd Floor, P.O:- Regent Park, P.S:- Regent Park, District:-Kolkata, West Bengal, India, PIN - 700040 , PAN No.:: AAICM2504N, Status :Organization, Executed by: Representative, Executed by: Representative
19	<b>Sawarnmahal Realtors Private Limited</b> 14, Netaji Subhas Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AASCS4644P, Status :Organization, Executed by: Representative, Executed by: Representative
20	<b>Maggie Enclave Private Limited</b> 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: AAICM2501K, Status :Organization, Executed by: Representative, Executed by: Representative
21	<b>Devpujan Infratech Private Limited</b> 14, Netaji Subhas Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAECD4403D, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Riya Green Valley LLP</b> 27, Biplabi Tarailkya Maharaj Sarani, Narayani Bu, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAQFR3426H, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Siddhartha Bhalotia</b> Son of Mr Ramgopal Bhalotia 32A, Beadon Row, 1st Floor, P.O:- Bedon Row, P.S:- Burtola, District:- Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADIPB6092L Status : Representative, Representative of : Cornflower Mercantiles Private Limited (as Director), Blizzard Enclave Private Limited (as Director), Mezenda Enclave Private Limited (as Authorised Signatory), Taquilla Tie Up Private Limited (as Authorised Signatory), Mungos Tie Up Private Limited (as Authorised Signatory), Pamban Enclave Private Limited (as Authorised Signatory)
2	<b>Rajesh Agarwala</b> Son of Madan Lal Agarwala 19, Kalidas Lahiri Lane,, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AELPA5285J Status : Representative, Representative of : Seashell Enclave Private Limited (as Director), Cranberry Enclave Private Limited (as Director), Spoonbill Enclave Private Limited (as Director), Seniorita Enclave Private Limited (as Director), Minicoy Barter Private Limited (as Director)
3	<b>Abhishek Agarwal</b> Son of Hari Narayan Agarwal P - 115, Pamashree Pally, P.O:- Pamashree Pally, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGYP A8541Q Status : Representative, Representative of : Peach Puff Tie Up Private Limited (as Director), Raulette Enclave Private Limited (as Director), Vikruti Nirman Private Limited (as Director), Maggie Enclave Private Limited (as Director)
4	<b>Sushil Kumar Agarwala</b> Son of Gajanand Agarwala 9, Bikram Garh, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACHPA4232D Status : Representative, Representative of : Threesome Tie Up Private Limited (as Director), Woodchuk Mercantiles Private Limited (as Director)



**5 Amal Agarwala**

Son of Bijay Kumar Agarwala 35A, Ballygunge Park, P.O:- Ballygunj, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BEZPA6449D Status : Representative, Representative of : Balin Promoters Private Limited (as Director), Devpujan Infratech Private Limited (as Director)

**6 Ashish More**

Son of Rajendra Prasad Agarwal 18A, Mayfair Road,, P.O:- Ballygunj, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFNPM469M Status : Representative, Representative of : Surajalmata Developers Private Limited (as Director), Sawammahal Realtors Private Limited (as Director)

**7 Mr Sanjeev Kumar Bansal (Presentant )**

Son of Late Ramsaran Gupta 36C, B. T. Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHCPB3404C Status : Representative, Representative of : Riya Green Valley LLP (as designated partner)

**Identifier Details :****Name & address**

Mihir Nandi

Son of Rajmohan Nandi

Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Siddhartha Bhalotia, Rajesh Agarwala, Abhishek Agarwal, Sushil Kumar Agarwala, Amal Agarwala, Ashish More, Mr Sanjeev Kumar Bansal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Seashell Enclave Private Limited	Riya Green Valley LLP-10 Dec
2	Surajalmata Developers Private Limited	Riya Green Valley LLP-8 Dec
3	Peach Puff Tie Up Private Limited	Riya Green Valley LLP-10 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Cornflower Mercantiles Private Limited	Riya Green Valley LLP-3 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Cornflower Mercantiles Private Limited	Riya Green Valley LLP-6 Dec
2	Blizzard Enclave Private Limited	Riya Green Valley LLP-10 Dec
3	Mezenda Enclave Private Limited	Riya Green Valley LLP-10 Dec
4	Woodchuk Mercantiles Private Limited	Riya Green Valley LLP-10 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mungos Tie Up Private Limited	Riya Green Valley LLP-10 Dec

2	Pamban Enclave Private Limited	Riya Green Valley LLP-10 Dec
3	Spoonbill Enclave Private Limited	Riya Green Valley LLP-10 Dec
4	Balin Promoters Private Limited	Riya Green Valley LLP-10 Dec
5	Senorita Enclave Private Limited	Riya Green Valley LLP-10 Dec
6	Raulette Enclave Private Limited	Riya Green Valley LLP-10 Dec
7	Vikruti Nirman Private Limited	Riya Green Valley LLP-5 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Vikruti Nirman Private Limited	Riya Green Valley LLP-5 Dec
2	Minicoy Barter Private Limited	Riya Green Valley LLP-10 Dec
3	Sawarnmahal Realtors Private Limited	Riya Green Valley LLP-10 Dec
4	Maggie Enclave Private Limited	Riya Green Valley LLP-10 Dec
5	Devpujan Infratech Private Limited	Riya Green Valley LLP-10 Dec
<b>Transfer of property for L6</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Cranberry Enclave Private Limited	Riya Green Valley LLP-9 Dec
<b>Transfer of property for L7</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Taquilla Tie Up Private Limited	Riya Green Valley LLP-10 Dec
2	Threesome Tie Up Private Limited	Riya Green Valley LLP-8 Dec

**Endorsement For Deed Number : I - 190405680 / 2017**

**On 09-06-2017**

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

Presented for registration at 18:10 hrs on 09-06-2017, at the Private residence by Mr Sanjeev Kumar Bansal .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,43,35,000/-



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

Execution is admitted on 09-06-2017 by Siddhartha Bhalotia, Authorised Signatory, Mezenda Enclave Private Limited (Private Limited Company), 1/133, Azadgarh, 3rd Floor, P.O:- Regent Park, P.S:- Regent Park, District:-Kolkata, West Bengal, India, PIN - 700040; Authorised Signatory, Taquilla Tie Up Private Limited (Private Limited Company), 19, Synagogue Street, 7th Floor, Room No. - 710, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001; Authorised Signatory, Mungos Tie Up Private Limited (Private Limited Company), 1/133, Azadgarh, 3rd Floor, P.O:- Regent Park, P.S:- Regent Park, District:-Kolkata, West Bengal, India, PIN - 700040; Authorised Signatory, Pamban Enclave Private Limited (Private Limited Company), 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:- North 24-Parganas, West Bengal, India, PIN - 700002; Director, Cornflower Mercantiles Private Limited (Private Limited Company), 1/133, Azadgarh, 3rd Floor,, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700040; Director, Blizzard Enclave Private Limited (Private Limited Company), 1/133, Azadgarh, 3rd Floor,, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700040

Indetified by Mihir Nandi, . . Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 09-06-2017 by Rajesh Agarwala, Director, Seashell Enclave Private Limited (Private Limited Company), 19, Synagogue Street, 7th Floor, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001; Director, Cranberry Enclave Private Limited (Private Limited Company), 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002; Director, Spoonbill Enclave Private Limited (Private Limited Company), 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002; Director, Señorita Enclave Private Limited (Private Limited Company), 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002; Director, Minicoy Barter Private Limited (Private Limited Company), 1/133, Azadgarh, 3rd Floor, P.O:- Regent Park, P.S:- Regent Park, District:- Kolkata, West Bengal, India, PIN - 700040

Indetified by Mihir Nandi, . . Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 09-06-2017 by Abhishek Agarwal, Director, Peach Puff Tie Up Private Limited (Private Limited Company), 19, Synagogue Street, 7th Floor, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001; Director, Raulette Enclave Private Limited (Private Limited Company), 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002; Director, Vikruti Nirman Private Limited (Private Limited Company), 19, Synagogue Street, 7th Floor, P.O:- GPO, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN - 700001; Director, Maggie Enclave Private Limited (Private Limited Company), 28, B T Road,, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mihir Nandi, . . Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 09-06-2017 by Sushil Kumar Agarwala, Director, Threesome Tie Up Private Limited (Private Limited Company), 19, Synagogue Street, 7th Floor, Room No. 710, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001; Director, Woodchuk Mercantiles Private Limited (Private Limited Company), 19, Synagogue Street, 7th Floor, Room No. 710, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mihir Nandi, . . Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 09-06-2017 by Amal Agarwala, Director, Balin Promoters Private Limited (Private Limited Company), 14, Netaji Subhas Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; Director, Devpujan Infratech Private Limited (Private Limited Company), 14, Netaji Subhas Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001


Indetified by Mihir Nandi, . . Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 09-06-2017 by Ashish More, Director, Surajalmata Developers Private Limited (Private Limited Company), 14, Netaji Subhash Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; Director, Sawammahal Realtors Private Limited (Private Limited Company), 14, Netaji Subhas Road,, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mihir Nandi, . . Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 09-06-2017 by Mr Sanjeev Kumar Bansal, designated partner, Riya Green Valley LLP (Private Limited Company), 27, Biplabi Tarailkya Maharaj Sarani, Narayani Bu, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001

Identified by Mihir Nandi, . . Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

  
Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 10-06-2017

**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 : 4B (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/06/2017 6:59PM with Govt. Ref. No: 192017180018292821 on 09-06-2017, Amount Rs: 101/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 337284924 on 09-06-2017, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 69272, Amount: Rs.100/-, Date of Purchase: 10/11/2016, Vendor name: P S Chowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/06/2017 6:59PM with Govt. Ref. No: 192017180018292821 on 09-06-2017, Amount Rs: 74,920/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 337284924 on 09-06-2017, Head of Account 0030-02-103-003-02

  
Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal







Government of West Bengal

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

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



Signature / LTI Sheet of Query No/Year 19040000815646/2017







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	Siddhartha Bhalotia 32A, Beadon Row, 1st Floor, P.O:- Bedon Row, P.S:- Burtola, District:- Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [Cornflower Mercantile s Private Limited ] ,[Blizzard Enclave Private Limited ] ,[Mezenda Enclave Private Limited ] ,[Taquilla Tie Up Private Limited ] ,[Mungos Tie Up Private Limited ] ,[Pamban Enclave Private Limited ]		 2275	<u>Siddhartha Bhalotia</u> 09/06/17









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
2	Rajesh Agarwala 19, Kalidas Lahiri Lane., P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN - 700036	Represent ative of Land Lord [Seashell Enclave Private Limited ] ,[Cranberr y Enclave Private Limited ] ,[Spoonbill Enclave Private Limited ] ,[Senorita Enclave Private Limited ] ,[Minicoy Barter Private Limited ]		3225  	Rajesh Agarwal 9.6.17
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Abhishek Agarwal P - 115, Parnashree Pally, P.O:- Parnashree Pally, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Representative of Land Lord [Peach Puff Tie Up Private Limited ] [Raulette Enclave Private Limited ] [Vikruti Nirman Private Limited ] [Maggie Enclave Private Limited ]		3277 	 9/6/17
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Sushil Kumar Agarwala 9, Bikram Garh, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Land Lord [Threesome Tie Up Private Limited ] [Woodchuck Mercantile Private Limited ]		3278 	 9/6/17

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
5	Amal Agarwala 35A, Ballygunge Park, P.O:- Ballygunj, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Balin Promoters Private Limited] , [Devpujan Infratech Private Limited]		3279 	Amal Agarwala 09/06/17
6	Ashish More 18A, Mayfair Road,, P.O:- Ballygung, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Surajalmita Developers Private Limited] , [Sawarnmahal Realtors Private Limited]		3280 	Ashish more 09/06/2017
7	Mr Sanjeev Kumar Bansal 36C, B. T. Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Representative of Developer [Riya Green Valley LLP]		3274 	Sanjeev Kumar 09/06/17

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415	Siddhartha Bhalotia, Rajesh Agarwala, Abhishek Agarwal, Sushil Kumar Agarwala, Amal Agarwala, Ashish More, Mr Sanjeev Kumar Bansal	Mihir Nandi 9/6/2017

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 (Asit Kumar Joarder)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 IV KOLKATA  
 Kolkata, West Bengal



आयकर विभाग  
INCOME TAX DEPARTMENT  
ASHISH MORE  
RAJENDRA PRASAD AGARWAL  
21/09/1974  
Formal Account Number  
AFNPM4808M  
Signature



भारत सरकार  
GOVT OF INDIA



Ashish more