

Stamp No. 36382
Name..... DSP LAW ASSOCIATES
ID No.....
Address..... B & 2 Hare Street

DSP LAW ASSOCIATES
ID Nicco House
B & 2 Hare Street
Kolkata - 700001

Prop:- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

05 SEP 2018

05 SEP 2018

Identified by me
Atul K. Mahesh
Atul N. Mahesh
Zawa Tola, P.S. Belsad
P.O. Tanigai Chepre
Sifamashi
843316



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
29 SEP 2018

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

GRN: 19-201819-028773816-1
GRN Date: 15/09/2018 17:10:14
BRN : 8857280

Bank : AXIS Bank
BRN Date: 15/09/2018 17:11:40
Payment Mode Online Payment

DEPOSITOR'S DETAILS

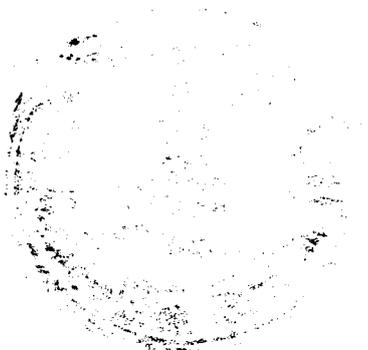
Name : PURTI NANU CREATORS LLP
Contact No. : Mobile No. : +91 9330892603
E-mail : AKRITY2000@REDIFFMAIL.COM
Address : 17 GC AVENUE 3RD FLOOR KOLKATA 700013
Applicant Name : Mr Utsav Vinimay Private Limited
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

Id No. : 19040001448945/6/2018
[Query No./Query Year]

RAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001448945/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	19040001448945/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	5105

In Words : Rupees Eighty Thousand One Hundred Twenty Six only
Total 80126





INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE
WB-1120150270580

Authorised to Drive Throughout India :

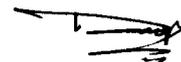
Valid Till	Vehicle Class	Ditto as per rules

[Signature]

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Registered Office at 14, Netaji Subhas Road, 4th Floor, Police Station Hare Street, Post Office GPO, Kolkata – 700001, (2) **GODBALAJI MERCHANTS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PANAACCG5928Q and its Registered Office at 14, Netaji Subhas Road, 4th Floor, Police Station Hare Street, Post Office GPO, Kolkata – 700001, (3) **HARAPARBATI COMMERCIAL PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AABCH7019J and its Registered Office at 14, Netaji Subhas Road, 4th Floor, Police Station Hare Street, Post Office GPO, Kolkata – 700001, (4) **MINTOO GARMENTS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCM3146Q and its Registered Office at 14, Netaji Subhas Road, 4th Floor, Police Station Hare Street, Post Office GPO, Kolkata – 700001, (5) **BARSAAT VANIJYA PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCB8666Q and its Registered Office at 14, Netaji Subhas Road, 4th Floor, Police Station Hare Street, Post Office GPO, Kolkata – 700001, (6) **GANESHYAM TRADERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCG5998C and its Registered Office at 14, Netaji Subhas Road, 4th Floor, Police Station Hare Street, Post Office GPO, Kolkata – 700001, (7) **NANU TRADECOM PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCN3273F and its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Police Station and Post Office Bow Bazar, Kolkata – 700013, (8) **ATTRIBUTE BUILD WORTH PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AALCA0701C and its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Police Station and Post Office Bow Bazar, Kolkata – 700013, (9) **SINGLE POINT COMMO SALE PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAQCS0064B and its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Police Station and Post Office Bow Bazar, Kolkata – 700013, (10) **SINGLE POINT AGENCIES PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAQCS0062H and its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Police Station and Post Office Bow Bazar, Kolkata – 700013, (11) **SINGLE POINT MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0059Q and its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Police Station and Post Office Bow Bazar, Kolkata – 700013, and (12) **SINGLE POINT SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0071C and its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Police Station and Post Office Bow Bazar, Kolkata – 700013 all represented by their Authorized Signatory Mr. Tuhin Banerjee son of Mr. Nabin Banerjee of 14, Netaji

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Subhas Road, 4th Floor, Police Station Hare Street, Post Office GPO, Kolkata – 700001, having PAN BENPB1010F, hereinafter collectively referred to as “the **OWNERS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) of the **ONE PART AND PURTI NANU CREATORS LLP**, a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its registered office at 17, Ganesh Chandra Avenue, Business Point, 3rd Floor, Police Station and Post Office Bow Bazar, Kolkata – 700013 and having PAN AAUFP1667J represented by its Authorised Signatory Mr. Manoj Kumar son of Late Shibjee Rai of 91/C/H/2, Cossipore Road, Police Station and Post Office Cossipore, Kolkata – 700002, (having PANBFZPK7666B) (Mobile No. 9330892604) hereinafter referred to as “the **DEVELOPER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

PART-I # DEFINITIONS:

1. Unless in this Agreement there be something contrary or repugnant to the subject or context:-
 - (a) “**Agreed Ratio**” shall mean the ratio of sharing or distribution between the Owners and the Developer which shall be 40% (forty per cent) belonging to the Owners and 60% (sixty per cent) belonging to the Developer;
 - (b) “**Appropriate Authorities**” shall mean the Central or State Government or any Department thereof and/or its officers and also all other State Executives Judicial or Quasi Judicial authorities and persons and includes any Local Authority, Government Company, Statutory Bodies or authorities, Bidhannagar Municipal Corporation, municipal authorities, Planning Authority, Development Authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Commissioner, Collector, other authorities under the West Bengal Land Reforms Act or Estate Acquisition Act or other statute, Zilla Parishad, KMDA, MED, Planning Authority, Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Highway Authority, Authorities under the Real Estate Laws, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Courts, Tribunals, Judicial and Quasi Judicial authorities and forums,

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Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever.

- (c) **“Project”** shall mean the New Buildings at the said Land together with the Common Amenities and Facilities and wherever the context so permits or intends shall include the said Land.
- (d) **“Building Plans”** shall mean the plan sanctioned by the Bidhannagar Municipal Corporation vide sanction Plan No. BMC/BPN/RG/166/17/17-18 dated 5th July 2018 and include all modifications and/or alterations thereto;
- (e) **“Common Amenities and Facilities”** shall according to the context mean and include the areas installations and facilities comprised in and for the New Buildings and/or the Project as mentioned in the Second Schedule hereto with such modifications or alterations as may be done by the Developer.
- (f) **“Completion of Construction”** in connection with the Project shall mean that the New Buildings are constructed and made habitable together with issuance of Completion Certificate in respect thereof.
- (g) **“Developer’s Realization Share”** shall mean 60% (sixty per cent) of the Realizations.
- (h) **“New Buildings”** shall mean the one or more several buildings to be constructed from time to time at the said Land.
- (i) **“Owners’ Realization Share”** shall mean 40% (forty per cent) of the Realizations.
- (j) **“Parking Spaces”** shall mean the spaces for parking of cars and/or two wheelers at the Project.
- (k) **“Pass Through Charges”** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- (l) **“Real Estate Laws”** shall mean the West Bengal Housing Industry Regulation Act, 2017 and include the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- (m) **“Realization”** shall mean the amounts that may from time to time be received against Transfer of the Transferable Areas from time to time including consideration, PLC, Floor Rise Escalation and any other account except Pass Through Charges and Extras and Deposits.

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- (n) **“said Land”** shall mean the land containing an area of 99 Satak or 0.99 acre more or less situate lying at and being municipal holding No. AS/8/07/08/05 Block B fully described in the **FIRST SCHEDULE** hereunder written.
- (o) **“shares in land”** shall mean the proportionate undivided share in the land of whole or part of the said Land attributable to any Unit.
- (p) **“Specifications”** shall mean certain requirements as regards the construction, erections, fittings, fixtures, installations etc., within the Units and at the Project as per particulars mentioned in the **THIRD SCHEDULE** hereto.
- (q) **“Transfer”** with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- (r) **“Transferable Areas”** shall mean the Units, Parking Spaces and anything else comprised in the Project which is commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- (s) **“Transferees”** shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Project.
- (t) **“Units”** shall mean the independent and self-contained flats and other constructed spaces in the New Buildings at the said Land capable of being exclusively held used or occupied by a person.

PART-II # RECITALS:

- 2. **WHEREAS** the Owners have purchased the said Land and each of the Owners are having equal one-twelfth share therein.
- 2.1. **AND WHEREAS** the Owners have obtained a Building Plan for construction of the New Buildings at the said Premises sanctioned from the Bidhannagar Municipal Corporation vide Building Plan No. BMC/BPN/RG/166/17/17-18 dated 5th July 2018.
- 2.2. **AND WHEREAS** pursuant to discussions between the parties, the Owners and the Developer have agreed to enter into this agreement whereby the Developer has agreed to carry out the planning and implementation of the Project and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Project and be entitled to the Developer’s Realization Share in consideration thereof and the

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Owners have agreed to Transfer the Shares in Land attributable to the concerned Units to the Transferees thereof upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Land and be entitled to the Owner's Realization Share in consideration thereof and the parties have agreed to enjoy the commercial benefit in respect of the Project in the Agreed Ratio on the terms and conditions hereinafter contained:

PART-III # WITNESSETH:

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

3. DEVELOPMENT AND CONSTRUCTION:

3.1. In the premises aforesaid:-

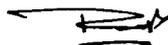
- (a) The Owners have agreed to appoint the Developer as developer of the Project and the Developer has agreed to be so appointed; and
- (b) The Developer has agreed to carry out the planning and implementation of the Project and to invest the costs and expenses required for the same and to Transfer the Units, Parking Spaces and other Transferable Areas therein to interested Transferees and to carry out certain other acts, deeds and things pertaining to the Project and be entitled to the Developer's Realization Share in consideration thereof; and
- (c) The Owners have agreed to Transfer the Shares in Land attributable to the concerned Units to the Transferees thereof upon Completion of Construction thereof and to carry out certain other acts, deeds and things pertaining to the land at the said Land and be entitled to the Owner's Realization Share in consideration thereof; and

all on the terms and conditions hereinafter contained

4. LAND RELATED OBLIGATIONS:

4.1. In connection with the said Land, the Owners shall, at their own costs and expenses, comply with the following obligations:-

- (a) The said Land and each part thereof is and shall be free of and from of Encumbrances and in case any Encumbrance arises or is detected in respect of the said Land or any part thereof or in case any defect or deficiency in the title of the said Land arises or is detected or there is any claim of possession or occupation by any person in respect of the said Land, the same shall be rectified and cured by the Owners;

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- (b) In case the records of the B.L. &L.R.O, Municipality, or any other concerned authority require any correction or rectification or change, the Owners shall cause the same;
- (c) The Owners shall pay and clear upto date Khajana and Municipal Tax, if any outstanding;

5. **SECURITY DEPOSIT:** The Developer has agreed to pay the Owners a sum of Rs.5,00,000.00 (Rupees five lakh) only as security deposit free of interest (hereinafter referred to as "the **Security Deposit Amount**"). The said Security Deposit amount shall be free of interest and refundable by the Owners to the Developer upon completion of the Project

6. **TITLE DEEDS:**

- 6.1. All original documents of title relating to the said Land exclusively shall be kept with a person to be mutually agreed by the parties and such person ("joint escrow holder") on the understanding as be mutually agreed.
- 6.2. The Owners shall, until the documents are deposited with the joint escrow holder, from time to time and at all times as required by the Developer produce, give copies and extracts of and from the said original documents of title before Appropriate Authorities, Transferees and intending Transferees, Banks and/or Financial Institutions providing finance to the Developer and buyers/transferees and all other persons and authorities as may be required and/or found necessary by the Developer and the Owners agrees to produce and/or deliver the deeds and provide copies thereof and co-operate with the Developer fully in this regard.

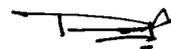
7. **BUILDING PLANS:**

- 7.1. The originals of Building Plans, caused to be sanctioned by the Owners, shall simultaneously with the execution hereof be handed over to the Developer and the Owners shall be entitled to take copies thereof.
- 7.2. The Developer shall be entitled from time to time to cause modifications and/or alterations to the building plans in such manner and to such extent as the Developer may, in its sole discretion, deem fit and proper but without reducing the total constructible area in the Project.

8. **CONSTRUCTION OF THE PROJECT:**

- 8.1. The Developer shall construct or cause to be constructed the Project at the said Land in accordance with the Building Plans and to do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the

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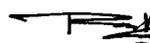
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relevant acts and rules of the Appropriate Authority in force at the relevant time and in due compliance of the legal requirements.

- 8.2. The Developer shall construct or cause to be constructed the Project in a good and workman like manner with good quality of materials and in accordance with the Specifications save as may be modified or altered by mutual consent or approval of the Owners.
- 8.3. The Developer shall obtain necessary completion certificates in respect of the New Buildings.
- 8.4. The Developer shall apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities required for the construction and use of the Project, at its own cost from the Appropriate Authorities.
- 8.5. The Developer shall be authorised and empowered in its own name and also in the name of the Owners, insofar as may be necessary, to apply for and obtain all permissions, approvals and clearances from the Appropriate Authorities for the construction of the Project and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the said Land or any portion thereof and/or for obtaining any utilities and permissions.
- 8.6. The Developer shall be entitled to procure (either in its name or in the names of the Owners as may be deemed fit and proper by the Developer at its sole discretion and convenience) all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks, lift, water pump, sanitary fittings etc.), construction equipments and/or any type of machinery required (viz. crusher, mixer, tools etc.) for construction of the Project and to return the same upon completion of the necessary works or if it is found to be defective or procured in excess.
- 8.7. The Architects and the entire team of people required for execution of the Project shall be such person as may be selected, engaged and/or appointed by the Developer in its sole discretion. The Developer shall be entitled from time to time to appoint or approve engineers, consultants, planners, advisors, designers, experts and other persons as may be necessary. The Developer shall appoint engage and/or employ contractors for the Project and may directly or through any Contractors appoint/approve sub-contractors, engineers, labourers, mistries, caretakers, guards and other staff and employees and at such remuneration, costs, charges and/or expenses and on such terms and conditions as be deemed necessary by the Developer and wherever required, to revoke such appointments

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from time to time or at any point of time. The Owners shall not in any way be liable or responsible for any salaries, wages, remuneration, costs or expenses nor for any act or omission (right or wrong, sufficient or insufficient) of any person appointed by the Developer and/or otherwise doing any act, deed or thing in respect of the rights or obligations of the Developer hereunder.

- 8.8. The Developer shall look after, supervise, manage and administer construction of the Project.
- 8.9. All fees, costs, charges and expenses for any modification, alteration and/or revision of the Building Plans and/or for any Clearances or approvals obtained for the same and/or for survey, soil testing, construction and Completion of the Project and for all the obligations of the Developer hereunder shall be borne and paid by the Developer and the Owner shall not be required to pay or contribute any amount on such account. The costs and expenses that may have been incurred by the Owners or any of them shall be reimbursed by the Developer.
- 8.10. The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Project and obtaining inputs, utilities and facilities therein.
- 8.11. The Developer shall deal with the Appropriate Authorities in all manner and for all purposes connected with the development or Transfer of the Project or anyway connected therewith.
- 8.12. The Developer shall not violate any Municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The Owners will not be responsible for any latches and/or lapses on the part of the Developer.
- 8.13. The Developer shall comply with the provisions of the Real Estate Laws.
- 8.14. The Owners shall fully cooperate with and assist the Developer and shall sign execute register and deliver all papers, plans, affidavits, indemnities, undertakings, declarations, powers etc., as may be required by the Developer therefor and do all acts deeds and things as may be required by the Developer therefor and also for the purposes herein contained.

9. TRANSFER:

- 9.1. The Developer shall Transfer the Units, Parking Spaces and other saleable spaces/constructed areas in the Project on the terms and conditions hereinafter contained.
- 9.2. The Owners agree to sell and transfer the shares in Land attributable to the Units to the Transferees thereof or any other person as per Real Estate Laws in such parts or shares as the Developer may nominate or require. However, the sale

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and/or transfer shall be completed only upon Completion of Construction of the concerned Transferable Areas .

- 9.3. The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other Transferable Areas in the Project in all media. The Developer shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Buildings at such remuneration and on such terms and conditions as it may deem fit and proper.
- 9.4. The consideration for which the Developer shall open the bookings and/or for which the Units, Parking Spaces and other saleable areas will be transferred by the Developer shall be such as be determined by the Developer from time to time in consultation with the Owners. The Developer shall negotiate and settle the terms of payment and other terms of Transfer with intending Transferees.
- 9.5. The Developer shall accept bookings of any Unit, Parking Space or other saleable space/constructed area in the Project in favour of any Transferee and if necessary to cancel revoke or withdraw any such booking.
- 9.6. Subject to the terms of clause 10.2 below, the Developer shall receive the entire Realizations (including earnest money, part payments) Extras and Deposits, Pass Through Charges and other amounts on any account receivable from the Transferees in its own name and shall give receipts for the same which shall fully discharge the payee thereof.
- 9.7. The agreements, receipts, confirmations, applications, final sale deeds or deeds of transfer and other documents relating to Transfer of the Units, Parking Spaces and other saleable/transferable areas shall be executed by the Developer and the Owners.
- 9.8. The Owners may if so required by the Developer authorize and empower the Developer for execution and/or registration of the agreements, sale deeds and other contracts and documents by executing one or more powers of attorney in favour of the Developer.
- 9.9. All documents of transfer or otherwise shall be such as be drafted by DSP Law Associates, Advocates of 4D Nicco House, 1B & 2 Hare Street, Kolkata 700001 or any other law firm as may be mutually decided by the Owners and the Developer.
- 9.10. Marketing Costs: All costs of brokerage, commission and like other amounts relating to Transfer as also any interest, damage or compensation payable to any Transferee or other person relating to the Project shall be payable by the Developer.

10. REALIZATION AND DISTRIBUTION:

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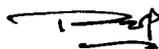




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- 10.1. The Owners shall be entitled to the Owners' Realization Share and the Developer shall be entitled to the Developer's Realization Share out of the Realizations or any part thereof.
- 10.2. The Developer shall pay to the Owners, the Owners' Realization Share as and by way of land cost, on periodic basis but not stretching beyond a quarter according to English Calendar and the payments for any quarter shall be made in respect of the Total Realizations during such quarter and within 15 days of the close of the concerned quarter. If any amount is paid by any proposed Transferee in the name of the Owners or any of them, the same may be applied for the share of the Owners in the Realization or transferred to the Developer as may be mutually agreed between the Owners and the Developer.
- 10.3. All payments made by the Developer to the Owners shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Transferee and/or any interest or compensation is payable to any Transferee or any other person in connection with the Project or any part thereof, the share of the Owners herein shall be adjustable out of the future payments to be made by the Developer to the Owners and in case no such future payment is due, the same shall be paid by the Owners to the Developer.
- 10.4. The Developer shall maintain proper accounts pertaining to the transactions specified hereunder and in general to the Project. The Owners shall have at all times full and free access and liberty to inspect such separate Books of Accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Project.
- 10.5. After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 10.6. The accounts of the Project as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 45 (forty five) days of such given date.
- 10.7. Any Pass Through Charges and Extras and Deposits that will be taken from the Transferees shall be taken and utilized separately by the Developer and the Owners shall have no concern therewith.

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11. TIME FOR COMPLETION:

- 11.1. Subject to force majeure and subject to the Owners not being in default in compliance of their obligations hereunder, the Developer shall Complete the Construction within 60 (sixty) months from the date of sanction of Building Plans with an extension period of 6 (six) months.
- 11.2. Force majeure shall mean general riot, war, tempest, civil commotion, strike or any other acts of God, shortage of materials, litigations, changes in law and any other reason beyond the control of the Developer.

12. DEFAULTS:

- 12.1. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.
- 12.2. The parties will refer to any disputes or differences between them to the Arbitration Tribunal as morefully provided hereinafter and accept and abide by the award made therein.

13. GENERAL:

- 13.1. As a purpose incidental to carrying out the development of the said Land in terms hereof, the Owners shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owners to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the said Land shall not be given or intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2 (47)(v) of the Income Tax Act 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the said Land shall always remain vested in the Owners until such time the development is completed by the Developer alongwith necessary occupancy certificate and notified thereabout to the Owners . After issuance of such Completion Certificate and being notified thereabout as aforesaid, the Owners or persons permitted by them shall be in possession of the separately allocable areas allocated to the Owners and the Developer shall be in possession of the separately allocable areas allocated to the Developer and the Owners and the Developer shall be in joint possession of the remaining unsold and/or undelivered Units.

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- 13.2. In the proposed Project at the said Land the areas pertaining to (a) Yoga and Meditation Space, (b) Multipurpose T.V. lounge and (c) Space for Toddlers all located at portions of the ground floor of Block Breeze and the areas pertaining to indoor Play zone located at portion of the ground floor of Block Mist (hereinafter collectively referred to as “the Additional P&U Facilities”) is proposed to be transferred by the Developer to an interested person or agency on an independent basis upon making the following stipulations:
- (a) That such person/agency shall allow the use of the Additional P&U Facilities to the residents of the Project at the subject property against payment of additional monthly facility charges in respect thereof. Such facility charges shall for the residents of the Project not exceed Rs.0.25p (twenty-five paise) per Square feet of the carpet area of the Units.
 - (b) That such person/agency shall also be entitled to grant the Additional P&U Facilities to residents of adjoining building complexes against such charges and on such terms and conditions as such person/agency may decide.
- 13.3. The Owners have already caused to be completed a separate building complex and named it “Purti Aqua” which is adjacent to the said Land. While dealing with the several units and other transferable areas in such adjacent complex, the Owners have reserved the right to allow the Transferees of the Project at the said Land to use (a) the Swimming Pool, (b) Community Hall and (c) Gymnasium (hereinafter collectively referred to as “**Adjoining Complex Extra Facilities**”) forming part of the adjoining complex against payment of the maintenance charges and other proportionate cost of management, maintenance, repair, replacement and up keep of the same. The Developer hereto shall free to offer the facility of use of these Adjoining Complex Extra Facilities to the Transferees of the Project at the said Land subject to the compliance of the applicable rules, regulations and restriction and payment of the applicable charges in respect thereof.
- 13.4. The parties shall respectively discharge statutory compliances in respect of Goods and Service Tax collections or payments and any other statutory compliance in respect of this agreement.
- 13.5. The Owners agree and covenant with the Developer not to cause any interference or hindrance in the development and/or Transfer of the Project at the said Land and not to do any act deed or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

20 SEP 2018

the construction of the Project or Transfer the same or doing and carrying out the other acts contemplated herein.

- 13.6. Neither party can without the consent of the other assign this agreement. Further, during the subsistence hereof, the Owners shall not appoint any other person as Developer of the said Land or confer any right, authority or obligation as conferred hereunder upon the Developer or expressed or intended so to be hereunder.
- 13.7. The parties shall form one or more Association for the Common Purposes of management and maintenance of the Project and collection and disbursement of common expenses and till such time as the Association or Maintenance Company is formed and handed over the charge of administering the Common Purposes or such other time as the Developer may desire, the Developer or its nominee shall be in charge of the administration for the Common Purposes
- 13.8. All calculations pertaining to carpet area, built-up area, super built-up area and other areas shall be done on uniform principles by the Developer in respect of the Units and other concerned areas of the Project. The Developer shall decide the exact nature of the Common Amenities and Facilities in the Project and shall be entitled to add or alter the same from time to time and to identify and transfer exclusive rights in the same and/or exclusive areas in the Project to the intending buyers and transferees thereof.
- 13.9. For all or any of the purposes mentioned herein, the Owners shall fully co-operate with the Developer in all manner and sign execute submit and/or deliver all applications papers documents as may be required of by the Developer from time to time at the cost and expenses of the Developer.
- 13.10. It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this Agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.
- 13.11. The Owners do hereby also agree and permit the Developer to obtain loans or finances in respect of construction of the Project and also to get the Project at the said Land approved from Banks and/or the Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) to enable the persons interested in acquiring and owning Units, Parking Spaces and other Transferable Areas comprised in the Project to take loans from any such Banks or Financial Institutions.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 SEP 2018

14. POWERS OF ATTORNEY AND OTHER POWERS:

- 14.1. The Owners shall execute and/or register one or more Power or Powers of Attorney in favour of the Developer or its authorized representatives granting all necessary powers and authorities with regard to the purposes provided in this Agreement or arising herefrom. If any further powers or authorities be required by the Developer at any time for or relating to the purposes mentioned above, the Owners shall grant the same to the Developer and/or its authorized representatives.
- 14.2. While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any such act, deed, matter or thing which would in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- 14.3. It is clarified that nothing contained in the Power or Powers of Attorney to be so granted shall in any way absolve the Owners from complying with their obligations hereunder nor from compensating the Developer against any loss or damage, if any, that may be suffered by the Developer owing to delay or default in such compliance of their obligations.
- 14.4. The Power or Powers of Attorney shall form a part of this Agreement and shall subsist during the subsistence of this Agreement.
- 14.5. The Project shall be known by such name as be such as decided by the Developer.
- 14.6. Nothing in this Agreement is intended to or shall be construed as a transfer or assignment of the said Land or any part thereof or any right, title or interest therein or the possession thereof in favour of the Developer. Notwithstanding anything to the contrary contained elsewhere in this Agreement, it is expressly made clear that the transfer of possession and/or title is not intended to and shall not take place by virtue of this Agreement.
- 14.7. In case of any dispute difference or question arising between the parties under this Agreement or with regard to the provisions of this Agreement or interpretation of the terms and conditions or provisions herein contained or anything done in pursuance hereof, the same shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996 and the award made upon such arbitration shall be final and binding on the parties hereto. The Arbitrator/s shall be at liberty to proceed summarily and make interim awards.
- 14.8. Courts having territorial jurisdiction on the said Land alone shall have the jurisdiction to entertain try and determine all actions suits proceedings arising out of these presents between the parties hereto (including the arbitration proceedings).

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 SEP 2018

- 14.9. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if sent by prepaid registered post with acknowledgment due to the above address of the party to whom it is addressed or such other address as be notified in writing from time to time.

PART-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(said Land)

ALL THAT piece or parcel of land containing an area of 99 Satak or 0.99 acre more or less and upon actual survey and measurement found to contain an area of 98.690 satak or 0.98690 acre together with residential rooms on part thereof measuring about 1200 Square feet more or less situate lying at and being municipal holding No. AS/8/07/08/05 Block B within Bidhannagar Municipal Corporation (previously municipal holding No. RGM-8/07, BI-B, Dashadrone within Rajarhat Gopalpur Municipality) comprised in entire R.S. and L.R. Dag No. 209 (formerly C.S. Dag No. 201) recorded in L.R. Khatian Nos. 2946 to 2957, in Mouza Dashadrone (also known as Dasdron), J. L. No. 4 under Police Station Baguiati (formerly Airport theretofore Rajarhat), in the District of North 24 Parganas and is delineated in the plan annexed hereto duly bordered thereon in "RED" butted and bounded as follows:-

- (i) On the North : By R.S. Dag No. 206;
- (ii) On the South : Partly by R.S. Dag No. 210 and partly by 25 feet wide Passage;
- (iii) On the East : By R.S. Dag No. 211;
- (iv) On the West : Partly by each of R.S. Dag Nos.207 and 208.

OR HOWSOEVER OTHERWISE the said Land now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Common Amenities and Facilities)

1. Common Amenities and Facilities in Individual Buildings:

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 SEP 2018

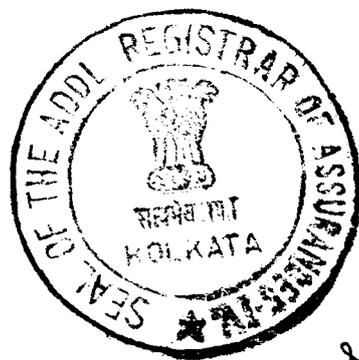
- (i) Staircases, landings and passage with glass panes and stair-cover on the ultimate roof.
- (ii) Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the lift at the Building.
- (iii) Lift with all machineries accessories and equipments (including the lift machine room) and lift well for installing the same in the Designated Block.
- (iv) Electrical installations with main switch and meter and space required therefore in the Building
- (v) Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Building.
- (vi) Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
- (vii) Common Roof
- (viii) Such other areas, installations and/or facilities as the Vendors may from time to time specify to form part of the Common Areas of any Individual Building

2. Common Amenities and Facilities at the Project:

- (i) Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed (and if installed then at extra costs as specified herein).
- (ii) Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
- (iii) Municipal Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply.
- (iv) Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.

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ADDITIONAL REGISTRAR
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20 SEP 2018

- (v) One DG Set, its panels, accessories and wirings and space for installation of the same.
- (vi) Intercom with CCTV.
- (vii) .Such other areas, installations and/or facilities as the Vendors may from time to time specify to form part of the Common Amenities and Facilities at the Project.

THE THIRD SCHEDULE ABOVE REFERRED TO:

PART-I

(Specifications which are part of the Project)

- A. STRUCTURE:** The building shall be constructed with RCC framed in accordance with the plan and drawing prepared by the Architects and sanctioned by the appropriate authority.

PART-II

(Specifications which are part the Unit)

- B. FLOORING:** Flooring in the rooms of the Units shall be of vitrified tiles.

1. UNIT:

- 1.1. Flooring : Vitrified tiles
- 1.2. Walls : Cement plastering overlaid with Plaster of Paris finish
- 1.3. Bedrooms : Vitrified tiles
- 1.4. Kitchen : Vitrified Tiles flooring and Granite Top with Stainless Steel Sink.
- 1.5. Dados Ceramic tiles upto a height of 2 feet from the top.
- 1.6. Bathrooms : Flooring Ceramic Tiles; Walling of Ceramic Tiles upto 7 feet height; White colour sanitary wares
- 1.7. Doors : flush doors
- 1.8. Windows : Aluminium openable
- 1.9. Electrical : Concealed copper wiring with modular switches

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OF ASSURANCES-IV, KOLKATA

20 SEP 2018

- 1.10. Plumbing : Concealed pipes,
 1.11. Lock : Only in main door of the flat
 1.12. Toilet Windows: Louvers

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
 on behalf of the withinnamed **OWNERS**
 at Kolkata in the presence of:

Subhan Nankar
 c/o. DSP Law Associates.
 4D, Nicco House.
 1B & 2, Hare Street.
 Kolkata - 700001.
Dilip K. Mahato
 c/o DSP Law Associates
 4D Nicco House
 1B & 2 Hare Street
 Kolkata - 700001

Jtsav Vinimay (P) Ltd.
 Godhalaji Merchants (P) Ltd.
 Haraparbat Commercial (P) Ltd.
 Minton Garments (P) Ltd.
 Baraat Vanijya (P) Ltd.
 Ganeshyam Traders (P) Ltd.
 Nanu Tradecom (P) Ltd.
 Attribute Buildworth (P) Ltd
 Singlepoint Commesale (P) Ltd
 Singlepoint Agencies (P) Ltd.
 Singlepoint Merchants (P) Ltd
 Singlepoint Suppliers (P) Ltd

Tulsi Bandyopadhyay
 Authorized Signatory
 (9836059230)

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

Subhan Nankar
Dilip K. Mahato

PURTINANO CREATORS LLP

Mang Kumar

~~Designated Person~~
 Authorised Signatory

Kratik Bagaria
 Adv.
 c/o. DSP Law Associates.
 4D, Nicco House
 1B & 2, Hare Street
 Kolkata - 700001.

F-1415/2010.



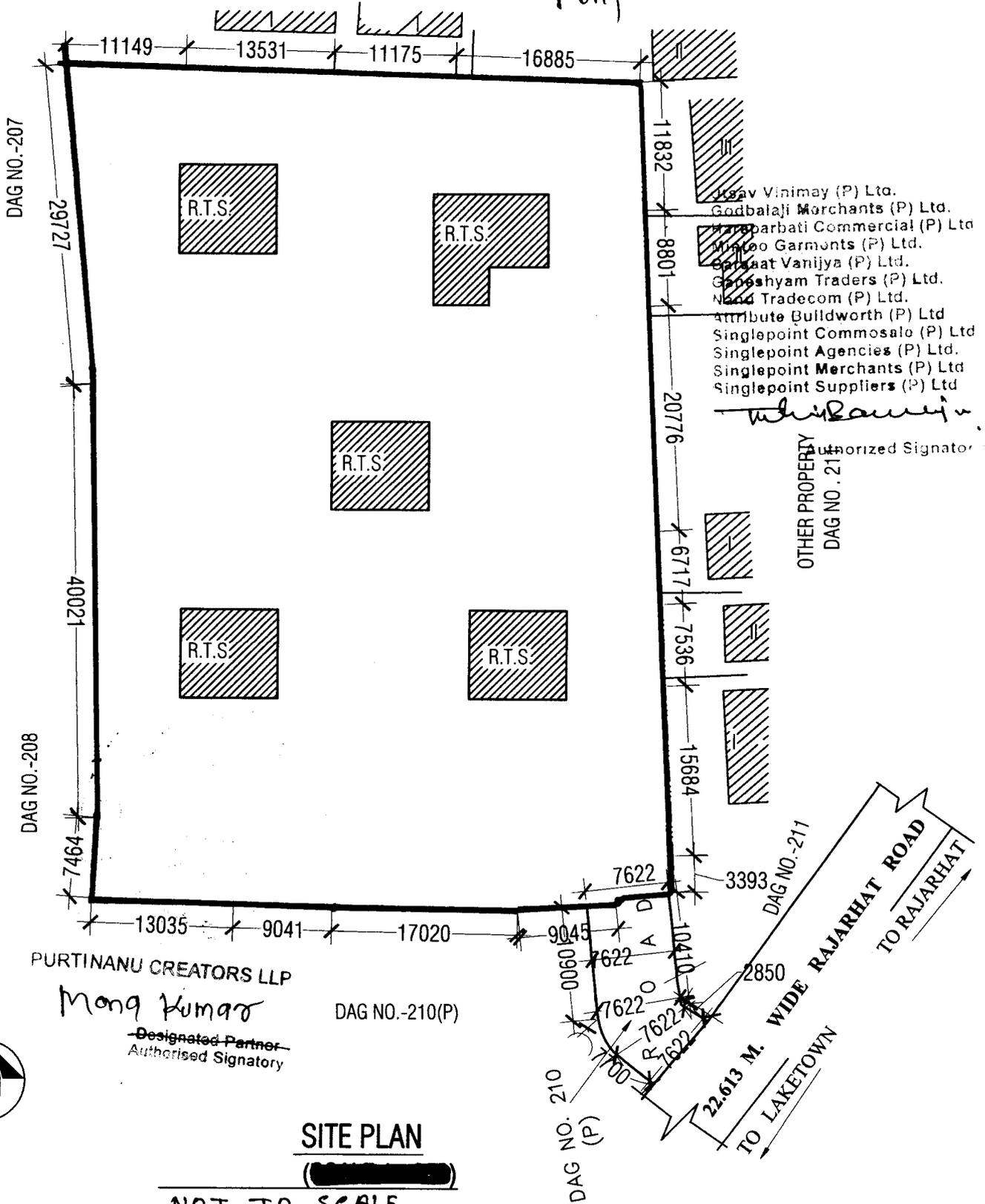
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 SEP 2018

SITE PLAN FOR UTSAV VINIMAY PVT. LTD. & 11 OTHERS COMPANY, AT HOLDING NO.- AS/8/07/08/05 BLOCK-'B', UNDER BIDHANNAGAR MUNICIPAL CORPORATION, WARD NO.- 05, MOUZA - DASHADRONE, C.S. DAG NO. - 201, R.S. DAG NO.- 209, L.R. DAG NO. -209, J.L. NO.- 04, R.S. KHATIAN NO.- 183, KHATIAN NO. -2957,2956,2955,2954, 2953,2952,2951,2950,2949,2948,2947,2946, ~~183 KHATIAN NO.- 183~~, P.O. - ~~BIDHANNAGAR~~, P.S. - ~~BIDHANNAGAR~~, DIST.- 24 PGS (N), P.O. RAJARHAT, KOLKATA - 700136.

OTHER PROPERTY
DAG NO . 206

BAGUATI BAGUATI
Mong



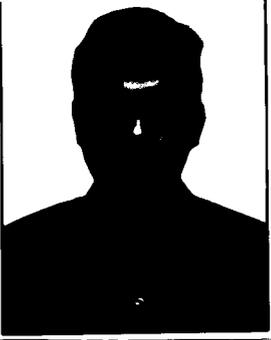
SITE PLAN

NOT TO SCALE



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 SEP 2018

<i>Finger prints of the executant</i>					
 <p><i>W. S. Bannister</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 SEP 2018

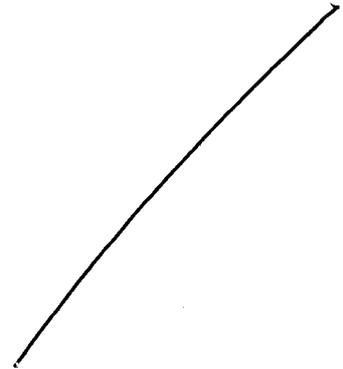
आयकर विभाग
INCOME TAX DEPARTMENT
MANOJ KUMAR
SHIBJEE RAI
02/06/1988
Permanent Account Number
BFZPK7606B
Signature
Manoj Kumar

भारत सरकार
GOVT. OF INDIA



28012009

Manoj Kumar





भारत सरकार



आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19590/01330

To
মনোজ কুমার
Manoj Kumar
91/C/H/2 COSSIPORE ROAD
COSSIPORE Cossipore H.O
Cossipore Kolkata
West Bengal 700002
9674644874

12053641



MN120536419DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3527 3688 4515

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



মনোজ কুমার
Manoj Kumar
পিতা : শিবজী রায়
Father : Shibji Rai
জন্ম সাল / Year of Birth : 1988
পুরুষ / Male



3527 3688 4515

আধার - সাধারণ মানুষের অধিকার

Manoj Kumar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

আনিকাভুক্তির আইডি / Enrollment No. : 2010/30660/35742

To
Tuhin Banerjee
তুহিন বানার্জী
11/08/2015
S/O Nabin Banerjee
2/2
CIRCULAR ROAD 4th BYE LANE
Haora (M.Corp)
Shibpur Howrah
West Bengal - 711102
9836059230



KH523373446FT

52337344



আপনার আধার সংখ্যা / Your Aadhaar No. :

3208 1768 4308

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

তুহিন বানার্জী
Tuhin Banerjee
পিতা : নবীন বানার্জী
Father : Nabin Banerjee

জন্ম তারিখ / DOB: 01/04/1978
পুরুষ / Male

3208 1768 4308

আধার - সাধারণ মানুষের অধিকার

Tuhin Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TUHIN BANERJEE
NABIN BANERJEE

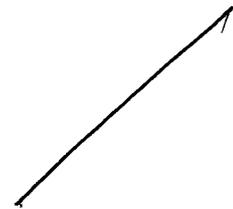
01/04/1978
Permanent Account Number
BENPB1010F

Tuhin Banerjee
Signature



23/06/2011

Tuhin Banerjee





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUFP1667J

नाम / Name
PURTI NANU CREATORS LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation
10/04/2017

31052017

आयकर विभाग
INCOME TAX DEPARTMENT
SINGLE POINT AGENCIES PRIVATE
LIMITED

09/05/2011
Permanent Account Number
AAQCS0062H

Signature

भारत सरकार
GOVT OF INDIA



✓



आयकर विभाग
INCOME TAX DEPARTMENT
ATTRIBUTE BUILD WORTH PRIVATE
LIMITED
02/11/2012
Permanent Account Number
AALCA0701C
Signature



भारत सरकार
GOVT OF INDIA



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NANU TRADECOM PRIVATE LIMITED



23/12/2004

Permanent Account Number

AACCN3273F

Signature



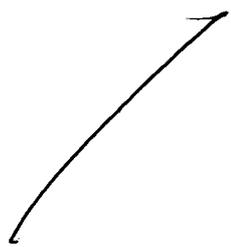
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SINGLE POINT SUPPLIERS PRIVATE
LIMITED

09/05/2011
Permanent Account Number
AAQCS0071C

13072011





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINGLE POINT COMMOSALE PRIVATE
LIMITED

09/05/2011

Permanent Account Number

AAQCS0064B

13072011

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आयकर विभाग
INCOME TAX DEPARTMENT
SINGLE POINT MERCHANTS PRIVATE
LIMITED



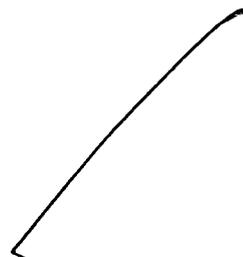
भारत सरकार
GOVT. OF INDIA

09/05/2011

Permanent Account Number

AAQCS00590

1307201



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTSAV VINIMAY PRIVATE LIMITED

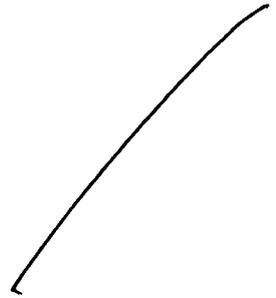


12/07/2005

Permanent Account Number

AAACU8248B

90029070



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

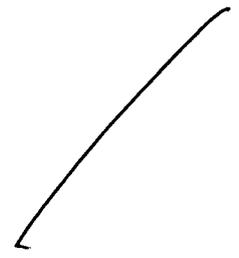
GODBALAJI MERCHANTS PRIVATE
LIMITED

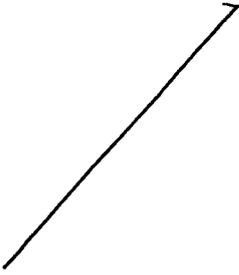
28/03/2008

Permanent Account Number

AACCG59280

11082007





भारत सरकार
GOVT. OF INDIA

भारतीय आयकर विभाग
INCOME TAX DEPARTMENT

हारापारबती कॉमर्शियल प्राइवेट लिमिटेड
HARAPARBATI COMMERCIAL PRIVATE LIMITED

28/03/2006
Permanent Account Number
AABCH7019J

11082007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

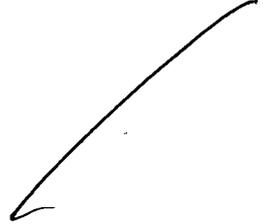
MINTOO GARMENTS PRIVATE LIMITED

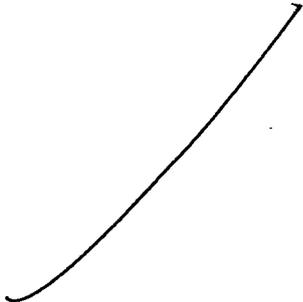
30/04/1991

Permanent Account Number

AACCM3146Q

19072006





शुद्ध कर प्राप्त
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BARSAAT VANIJYA PRIVATE LIMITED

13/09/2005
Permanent Account Number

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11082007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

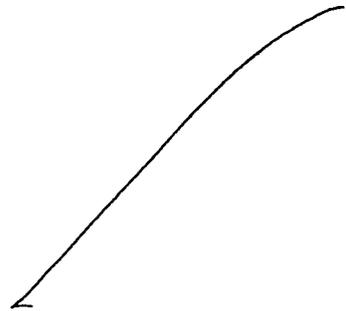
GANESHYAM TRADERS PRIVATE
LIMITED

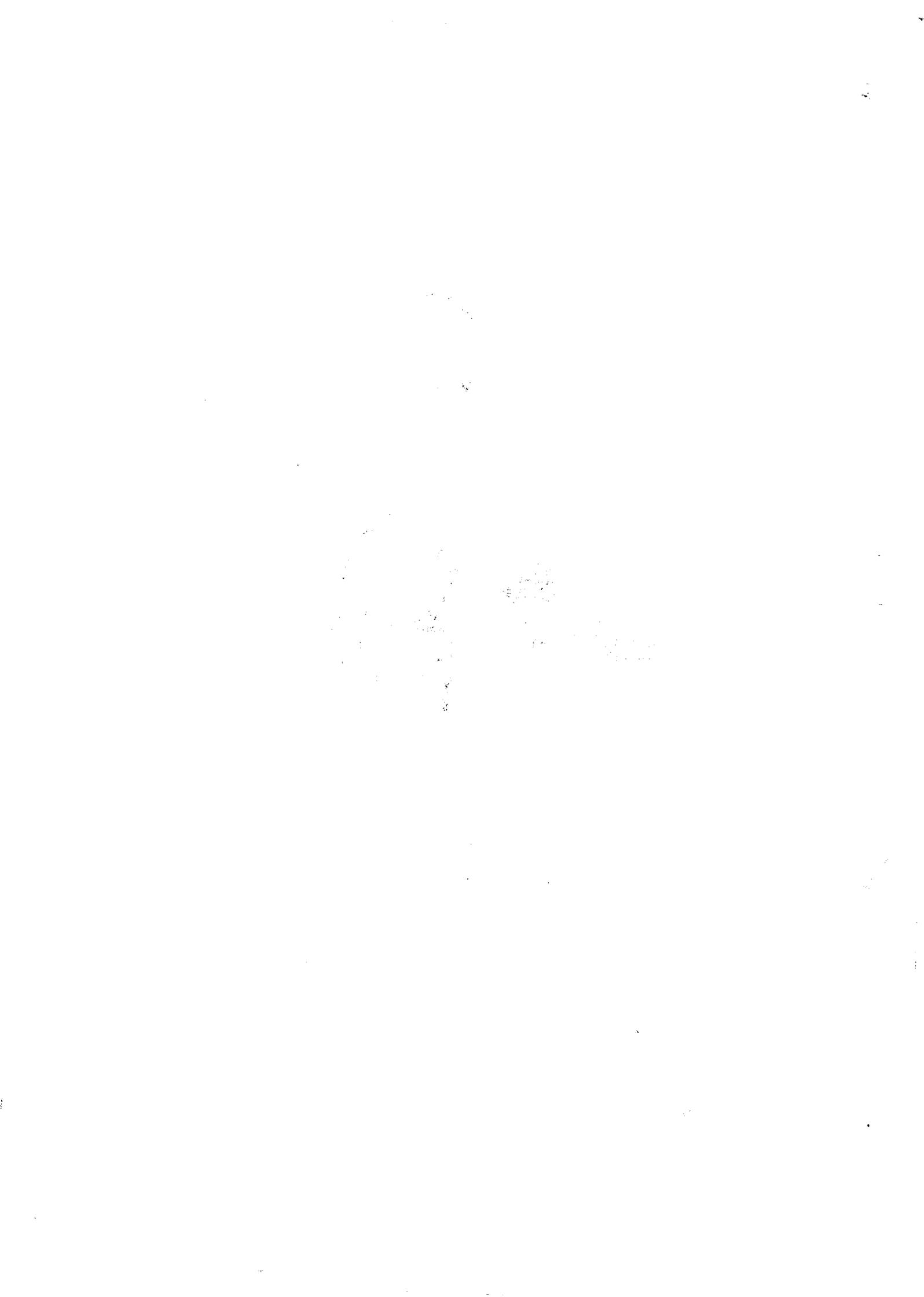
30/03/2006

Permanent Account Number

AACCG5998C

11082007





Major Information of the Deed

Deed No :	I-1904-10478/2018	Date of Registration	20/09/2018
Query No / Year	1904-0001448945/2018	Office where deed is registered	
Query Date	11/09/2018 8:10:59 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Utsav Vinimay Private Limited 14 N. S. Road, 4th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697723700, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 13/-	Rs. 19,10,26,356/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 5,112/- (Article:E, E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, Holding No:AS/8/07/08/05

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-209	LR-2946	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L2	LR-209	LR-2947	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L3	LR-209	LR-2948	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L4	LR-209	LR-2949	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L5	LR-209	LR-2950	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L6	LR-209	LR-2951	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L7	LR-209	LR-2952	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L8	LR-209	LR-2953	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L9	LR-209	LR-2954	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L10	LR-209	LR-2955	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
L11	LR-209	LR-2956	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

L12	LR-209	LR-2957	Bastu	Bastu	8.25 Dec	1/-	1,58,43,863/-	Width of Approach Road: 25 Ft.,
		TOTAL :			99Dec	12 /-	1901,26,356 /-	
		Grand Total :			99Dec	12 /-	1901,26,356 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12	1200 Sq Ft.	1/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1200 sq ft	1 /-	9,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UTSAV VINIMAY PRIVATE LIMITED 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACU8248B, Status :Organization, Executed by: Representative, Executed by: Representative
2	GODBALAJI MERCHANTS PRIVATE LIMITED 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCG5928Q, Status :Organization, Executed by: Representative, Executed by: Representative
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCH7019J, Status :Organization, Executed by: Representative, Executed by: Representative
4	MINTOO GARMENTS PVT LTD 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCM3146Q, Status :Organization, Executed by: Representative, Executed by: Representative
5	BARSAAT VANIJYA PRIVATE LIMITED 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCB8666Q, Status :Organization, Executed by: Representative, Executed by: Representative
6	GANESHYAM TRADERS PRIVATE LIMITED 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCG5998C, Status :Organization, Executed by: Representative, Executed by: Representative
7	NANU TRADECOM PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AACCN3273F, Status :Organization, Executed by: Representative, Executed by: Representative
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AALCA0701C, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

9	SINGLE POINT COMMOSALE PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAQCS0064B, Status :Organization, Executed by: Representative, Executed by: Representative
10	SINGLE POINT AGENCIES PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAQCS0062H, Status :Organization, Executed by: Representative, Executed by: Representative
11	SINGLE POINT MERCHANTS PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAQCS0059Q, Status :Organization, Executed by: Representative, Executed by: Representative
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAQCS0071C, Status :Organization, Executed by: Representative, Executed by: Representative

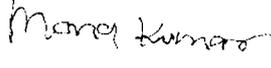
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PURTI NANU CREATORS LLP 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAUFP1667J, Status :Organization, Executed by: Representative

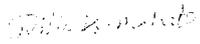
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Tuhin Banerjee (Presentant) Son of Nabin Banerjee Date of Execution - 20/09/2018, , Admitted by: Self, Date of Admission: 20/09/2018, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 20 2018 6:37PM</p>	<p>Finger Print</p>  <p>LTI 20/09/2018</p>	<p>Signature</p>  <p>20/09/2018</p>
<p>14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BENPB1010F Status : Representative, Representative of : UTSAV VINIMAY PRIVATE LIMITED (as Constituted Attorney), GODBALAJI MERCHANTS PRIVATE LIMITED (as Constituted Attorney), HARAPARBATI COMMERCIAL PRIVATE LIMITED (as Constituted Attorney), MINTOO GARMENTS PVT LTD (as Constituted Attorney), BARSAAT VANIJYA PRIVATE LIMITED (as Constituted Attorney), GANESHYAM TRADERS PRIVATE LIMITED (as Constituted Attorney), NANU TRADECOM PRIVATE LIMITED (as Constituted Attorney), ATTRIBUTE BUILD WORTH PRIVATE LIMITED (as Constituted Attorney), SINGLE POINT COMMOSALE PRIVATE LIMITED (as Constituted Attorney), SINGLE POINT AGENCIES PRIVATE LIMITED (as Constituted Attorney), SINGLE POINT MERCHANTS PRIVATE LIMITED (as Constituted Attorney), SINGLE POINT SUPPLIERS PRIVATE LIMITED (as Constituted Attorney)</p>				

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

2	Name	Photo	Finger Print	Signature
	Manoj Kumar Son of Late Shibjee Rai Date of Execution - 20/09/2018, , Admitted by: Self, Date of Admission: 20/09/2018, Place of Admission of Execution: Office			
		Sep 20 2018 6:38PM	LTI 20/09/2018	20/09/2018
91/C/H/2, Cossipore Road, P.O:- Cossipur, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.: BFZPK7666B Status : Representative, Representative of : PURTI NANU CREATORS LLP (as Authorised Signatory)				

Identifier Details :

Name & address	
Dileep Mahato (Alias Name: Dilip Kumar Mahato) Son of Late N Mahato Zava Tola, P.O:- Tariyani Chapra, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Tuhin Banerjee, Manoj Kumar	
	20/09/2018

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSALE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOALE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOALE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Major Information of the Deed :- I-1904-10478/2018-20/09/2018



4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

12.	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-0.6875 Dec
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-0.6875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
2	GODBALAJI MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

3	HARAPARBATI COMMERCIAL PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
4	MINTOO GARMENTS PVT LTD	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
5	BARSAAT VANIJYA PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
6	GANESHYAM TRADERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
7	NANU TRADECOM PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
9	SINGLE POINT COMMOSE PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
10	SINGLE POINT AGENCIES PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
11	SINGLE POINT MERCHANTS PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft
12	SINGLE POINT SUPPLIERS PRIVATE LIMITED	PURTI NANU CREATORS LLP-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, Holding No:AS/8/07/08/05

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2946	Owner:উত্সব বিনিময় প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:14, নেতাজী সুভাষ রোড, কোল:-1, Classification:শালি, Area:0.09 Acre,	
L2	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2947	Owner:হরপার্বতী কমারশিয়াল প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:14, নেতাজী সুভাষ রোড, কোল:-1, Classification:শালি, Area:0.09 Acre,	
L3	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2948	Owner:মিন্টু গারমেন্টস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:14, নেতাজী সুভাষ রোড, কোল:-1, Classification:শালি, Area:0.08 Acre,	

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

L4	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2949	Owner:বরসাত বাণিজ্য প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:14, নেতাজী সুভাষ রোড, কোল:-1, Classification:শালি, Area:0.08 Acre,	
L5	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2950	Owner:ঘনেশ্যাম ড্রেডারস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:14, নেতাজী সুভাষ রোড, কোল:-1, Classification:শালি, Area:0.08 Acre,	
L6	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2951	Owner:নাবু ড্রেডকম প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:14, নেতাজী সুভাষ রোড, কোল:-1, Classification:শালি, Area:0.08 Acre,	
L7	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2952	Owner:আর্ডিবিউট বিল্ট ওরথ প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:17, গনেশ চন্দ্র এভিনিউ, কোল:-13, Classification:শালি, Area:0.08 Acre,	
L8	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2953	Owner:সিঙ্গল পয়েন্ট কমোসেল প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:17, গনেশ চন্দ্র এভিনিউ, কোল:-13, Classification:শালি, Area:0.08 Acre,	
L9	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2954	Owner:সিঙ্গল পয়েন্ট এজেক্সিস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:17, গনেশ চন্দ্র এভিনিউ, কোল:-13, Classification:শালি, Area:0.08 Acre,	
L10	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2955	Owner:সিঙ্গল পয়েন্ট মার্চেন্টস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:17, গনেশ চন্দ্র এভিনিউ, কোল:-13, Classification:শালি, Area:0.08 Acre,	
L11	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2956	Owner:সিঙ্গল পয়েন্ট সাপলায়ার্স প্রা: লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:17, গনেশ চন্দ্র এভিনিউ, কোল:-13, Classification:শালি, Area:0.08 Acre,	
L12	LR Plot No:- 209(Corresponding RS Plot No:- 209), LR Khatian No:- 2957	Owner:গডবালাজী মার্চেন্টস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্টর, Address:14, নেতাজী সুভাষ রোড, কোল:-1, Classification:শালি, Area:0.09 Acre,	

Endorsement For Deed Number : I - 190410478 / 2018

Major Information of the Deed :- I-1904-10478/2018-20/09/2018



Qn 12-09-2018

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 19,10,26,356/-



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

On 20-09-2018

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)

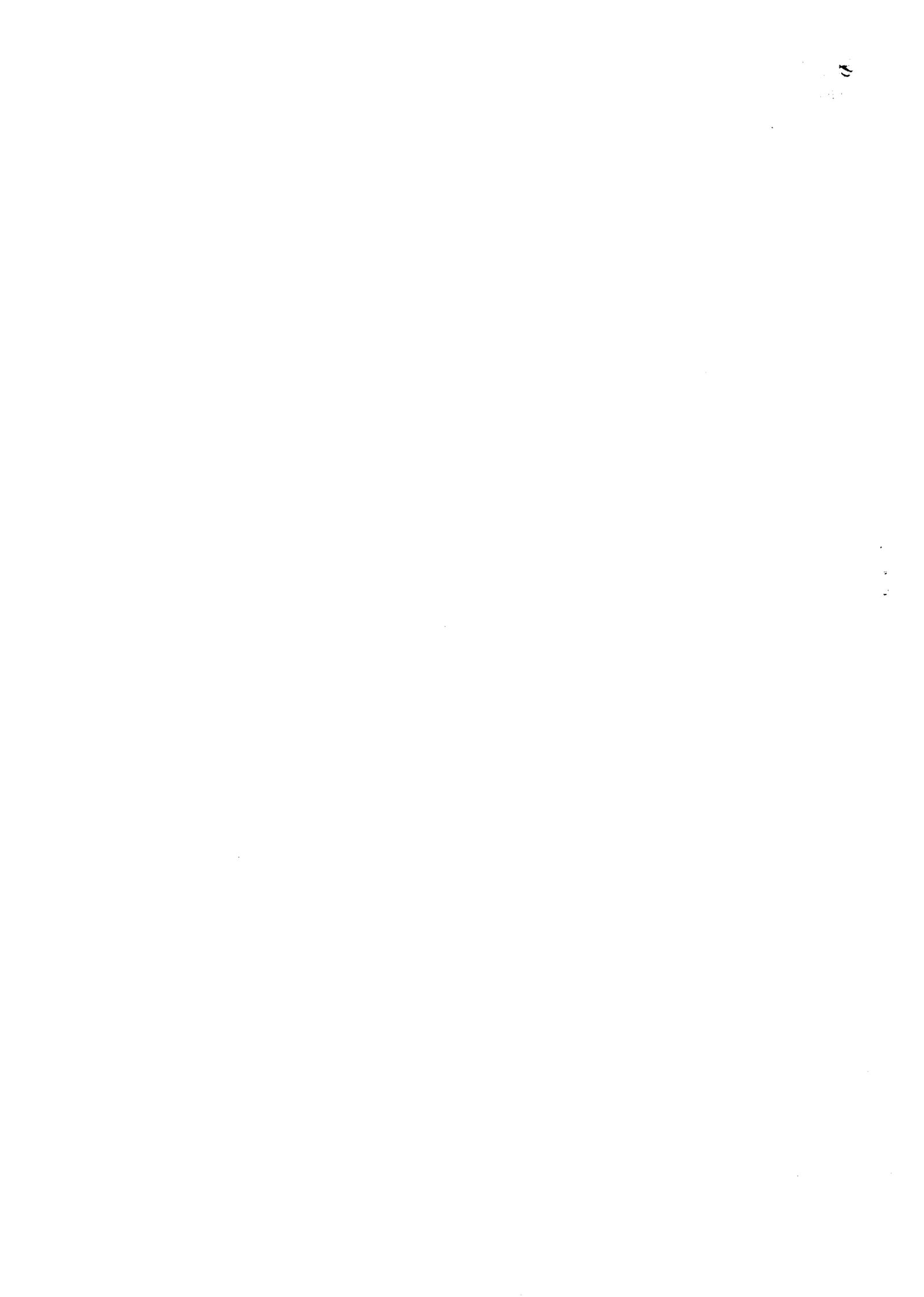
Presented for registration at 17:46 hrs on 20-09-2018, at the Office of the A.R.A. - IV KOLKATA by Tuhin Banerjee .

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

Execution is admitted on 20-09-2018 by Tuhin Banerjee, Constituted Attorney, UTSAV VINIMAY PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Constituted Attorney, GODBALAJI MERCHANTS PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Constituted Attorney, HARAPARBATI COMMERCIAL PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Constituted Attorney, MINTOO GARMENTS PVT LTD (Private Limited Company), 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Constituted Attorney, BARSAAAT VANIJYA PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Constituted Attorney, GANESHYAM TRADERS PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Constituted Attorney, NANU TRADECOM PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Constituted Attorney, ATTRIBUTE BUILD WORTH PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Constituted Attorney, SINGLE POINT COMMOSALE PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Constituted Attorney, SINGLE POINT AGENCIES PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Constituted Attorney, SINGLE POINT MERCHANTS PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Constituted Attorney, SINGLE POINT SUPPLIERS PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Dileep Mahato, , Dilip Kumar Mahato, , Son of Late N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Others

Major Information of the Deed :- I-1904-10478/2018-20/09/2018



Execution is admitted on 20-09-2018 by Manoj Kumar, Authorised Signatory, PURTI NANU CREATORS LLP (LLP), 17, Ganesh Chandra Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Dileep Mahato, , Dilip Kumar Mahato, , Son of Late N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,112/- (B = Rs 5,000/- ,E = Rs 28/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 7/-, by online = Rs 5,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2018 5:11PM with Govt. Ref. No: 192018190287738161 on 15-09-2018, Amount Rs: 5,105/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 8857280 on 15-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 36382, Amount: Rs.100/-, Date of Purchase: 05/09/2018, Vendor name: B GANGA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2018 5:11PM with Govt. Ref. No: 192018190287738161 on 15-09-2018, Amount Rs: 75,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 8857280 on 15-09-2018, 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

Major Information of the Deed :- I-1904-10478/2018-20/09/2018

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 403106 to 403161
being No 190410478 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.09.26 16:12:27 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 26-09-2018 16:12:20
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



DATED THIS 20th DAY OF September 2018

BETWEEN

UTSAV VINIMAY PRIVATE LIMITED
& ORS.

... OWNERS

AND

PURTI NANU CREATORS LLP

... DEVELOPER

AGREEMENT

DSP LAW ASSOCIATES
Advocates
4D Nicco House, 1B & 2 Hare Street,
Kolkata 700001.