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गण्डर्भरत्न परिव्यम दंगाल WEST BENGAL

A.R.A. IV

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19/09/19
 [Signature]
 Additional Registrar
 Registrar, West Bengal

Certified that the Document is admitted to Registration. The Stamp on the front and the endorsement sheets are affixed to this document as the part of the registration.
 [Signature]
 Additional Registrar
 of Assurances-IV, Kolkata

20 SEP 2019

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT made this the 20th day of September, Two Thousand And Nineteen;

BETWEEN

(1) MR. SANJAY JAYPRAKASH VERMA (having PAN - ACAPVT059G, UNIQUE IDENTIFICATION / AADHAAR CARD No. 6940 1591 9965) s/o Late Jayprakash Basantlal Verma, by occupation: Business, (2) MRS. TARA JAYPRAKASH VERMA (having PAN - AAEPV6947P, UNIQUE IDENTIFICATION / AADHAAR CARD No. 9074 2315 1282) w/o Late Jayprakash Basantlal Verma and married daughter of late Radhakrishna Prasad, by occupation: Housewife, (3) MR. RAJESH JAYPRAKASH VERMA (having PAN - ACOMPV5355P, UNIQUE IDENTIFICATION / AADHAAR CARD No. 4672 1380 4621) s/o Late Jayprakash Basantlal Verma, by occupation: Business all by Nationality Indians, by faith Hindus, residing at A/10, Flat No. 602, 603 Runwal Plaza, Pokharan Road No. - 1, P.O. - Jekegram, P.S. - Vartak Nagar, Thane (west), Pin - 400606, Maharashtra, hereinafter jointly referred to and called as the "LANDOWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their successors, executors, administrators, representatives and assigns and nominee or nominees) of the FIRST PART.

AND

M/S. ASTDURGA CONSTRUCTION PVT. LTD. (having PAN - AALCA5946M) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD - 169, Salt Lake City, Sector - 1, Kolkata - 700 064 represented by its Director, Mr. Sanjay Gupta (having PAN No. ADRPG6327Q, UNIQUE IDENTIFICATION / AADHAAR CARD No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by faith-Hindu, by occupation-Business, by Nationality-Indian, working for gains at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office-Bidhannagar, Police Station- North Bidhannagar, Pin-700064, hereinafter referred to as the 'DEVELOPER' (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor or successors at office, administrators, executors, legal representatives, and assigns) of the SECOND PART.

WHEREAS THE OWNERS HAVE REPRESENTED THE DEVELOPER :-

A. By a registered Deed of Conveyance dated 07.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2145 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sall/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khattans, all at Mauza Sulangan, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Kartick Chandra Seal, Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid



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properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian Nos. 228 & 201 and; while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdah against the aforesaid Benamnders Makhn Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamnders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a proportions that the said Kartick Chandra Seal entitled to 2/3rd share and Anil Chandra Seal entitled to 1/3rd share of all the aforesaid properties all at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. By a Deed of Conveyance duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 17, Pages: 27 to 30, Being (Deed) No. 212 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.40 acre comprised in part of R.S. Dag Nos. 539 and 0.11 acre measuring about 0.40 acre comprised in part of R.S. Khatian No. 228 comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 together with 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Bhadrेश्वर Ghosh therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 06.07.1976 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 68, Pages: 268 to 270, Being (Deed) No. 4591 for the year 1976, the said Sri Bhadrेश्वर Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 0.83 acre comprised in Part of said four Dags recorded under and Part of R.S. Khatian Nos. 228 & 201 all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Namita Bala Mondal wife of Sri Bhupati Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

D. Since after Said Purchase by dint of the aforesaid registered Deed of Conveyances Being Nos. 4591/1976 the said Smt. Namita Bala Mondal thus became the owner of said Sali Land measuring about 0.40 acre comprised in part of R.S. Dag

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Nos. 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 togetherwith 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all lying and situated at Mouza Sulangan, Police Station, Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and, during L.R. Survey Settlement the name of said Smt. Namita Bala Mondal duly recorded under L.R. Khatian No. 204 in respect of the aforesaid properties so purchased by her in the manner aforesaid.

E. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Sali Lake City, and recorded in Book No. 1, Volume No. 153, Pages: from 315 to 324 Being (Deed) No. 7006 for the year 1992, the said Smt. Namita Bala Mondal, sold, conveyed and transferred free from all encumbrances, out of her aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land total admeasuring 05 Cottahs be the same a little more or less out of which 11 Chittaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 02 Chittaks, 22 Sq.ft. a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 03 Cottahs, 02 Chittaks, 23 Sqft. be the same a little more or less comprised in part of R.S. as well Dag No. 540 total admeasuring 05 Cottahs be the same a little more or less in Part of said Three Dags amalgamatedly & collectively marked as Scheme Plan Plot No. 01, under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 204, alongwith common rights in and over common passages, at Mauza: Sulangan, Police Station, Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also delineated in map or plan showing the said plot no. 01 bordered in Red colour and annexed thereto unto and in favour of Mr. Pralay Kumar Saha therein called as the Purchaser free from all encumbrances whatsoever.

F. By a Deed of Conveyance dated 16.10.2017 duly registered at the Office of the Additional District Sub- Registrar Rajarhat, and recorded in Book No. 1, Volume No. 1523-2017, Pages: from 299248 to 299271, Being (Deed) No. 10066 for the year 2017, the said Mr. Pralay Kumar Saha, sold, conveyed and transferred free from all encumbrances, his aforesaid a piece or parcel of Sali Land total admeasuring 05 Cottahs be the same a little more or less out of which 11 Chittaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 02 Chittaks, 22 Sq.ft. a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 03 Cottahs, 02 Chittaks, 23 Sqft. be the same a little more or less comprised in part of R.S. as well Dag No. 540 total admeasuring 05 Cottahs be the same a little more or less in Part of said Three Dags amalgamatedly & collectively marked as Scheme Plan Plot No. 01, under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 204, alongwith common rights in and over common



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passages, at Mauza Sulanganj, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also delineated in map or plan showing the said plot no. 01 bordered in Red colour and annexed thereto unto and in favour of **MR. SANJAY JAYPRAKASH VERMA** the Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

G. Since by virtue of the aforesaid registered Deed of Conveyance dated 16.10.2017, Being No. 10066 for the year 2017 the Owner in Serial No. 01 herein has thus become absolutely seized and possessed of his said Plot of Land being Plot No. 01 measuring area about 05 (Five) Cottahs, be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 540 & 542 with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khalian Nos. 201 & 228, subsequently under and part of L.R. Khalian No. 204 & present Khalian No. 2557 lying and situated at Mauza: Sufanganj, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas.

H. By another Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: from 383 to 392, Being (Deed) No. 7012 for the year 1992, the said Smt. Namita Bala Mondal, sold, conveyed and transferred free from all encumbrances, out of her aforesaid Salt Land a demarcated portion thereof consisting of a piece or parcel of Salt Land total admeasuring 05 Cottahs be the same a little more or less out of which 7 Chittaks 15 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 03 Chittaks a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 03 Cottahs, 05 Chittaks 30 Sqft. a little more or less comprised in part of R.S. as well Dag No. 541, total admeasuring 05 Cottahs, a little more or less in Part of said three Dags amalgamatedly & collectively marked as Scheme Plan Plot No. 04, under and part of R.S. Khalian No. 201 & 228 corresponding to L.R. Khalian No. 204, alongwith common rights in and over common passage, at Mauza Sulanganj, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, total admeasuring 05 Cottahs, a little more or less in Part of said three Dags under and part of R.S. Khalian No. 201 & 228 corresponding to L.R. Khalian No. 204, amalgamatedly & collectively marked as Scheme Plan Plot No. 04 alongwith common rights in and over common passage, at Mauza Sulanganj, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the schedule and also delineated in map or plan showing the said plot no. 04 bordered in Red colour and annexed thereto unto and in favour of Smt. Sulekha Saha called as the Purchaser free from all encumbrances whatsoever

I. By a Deed of Conveyance dated 28.08.2017 duly registered at the Office of the Additional District Sub- Registrar Rajarhat, and recorded in Book No. 1, Volume No. 1523-2017, Pages: from 249105 to 249127, Being (Deed) No. 08574 for the year

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2017, the said Mr. Sulekha Saha, sold, conveyed and transferred free from all encumbrances, her aforesaid Sali Land total admeasuring 05 Cottahs be the same a little more or less out of which 7 Chittaks 15 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 03 Chittaks a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 03 Cottahs, 05 Chittaks 30 Sqft, a little more or less comprised in part of R.S. as well Dag No. 541, total admeasuring 05 Cottahs, a little more or less in Part of said three Dags under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 204, collectively marked as Scheme Plan Plot No. 04 alongwith common rights in and over common passage, at Mauza Sulanganj, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the schedule therein and also delineated in map or plan showing the said plot no. 04 bordered in Red colour and annexed thereto unto and in favour of MRS TARA JAYPRAKASH VERMA the Owner SI. NO. (2) herein therein called as the Purchaser free from all encumbrances whatsoever.

J. Since by virtue of the aforesaid registered Deed of Conveyance dated 28.08.2017, Being No.08574/2017 MRS TARA JAYPRAKASH VERMA thus became absolutely seized and possessed of her said Plot of Land being Plot No. 04 measuring area about 05 (Five) Cottahs, be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 542 & 541, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian Nos. 201 & 228, subsequently under and part of L.R. Khatian No. 204 & present Khatian No. 2554 lying and situated at Mauza: Sulanganj, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas.

K. By another Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhanagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: from 299 to 310 Being (Deed) No. 7005 for the year 1992, the said Smt. Namita Bala Mondal, sold, conveyed and transferred free from all encumbrances, out of her aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land total admeasuring 05 Cottahs be the same a little more or less out of which 10 Chittaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 02 Chittaks, 38 Sq.ft. a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 02 Cottahs, 15 Chittaks, 30 Sqft. a little more or less comprised in part of R.S. as well Dag No. 541 and 03 Chittaks, 22 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 540 total admeasuring 05 Cottahs be the same a little more or less in Part of said Four Dags amalgamatedly & collectively marked as Scheme Plan Plot No. 02, under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 204, alongwith common rights in and over common passages, at Mauza Sulanganj, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also described in the Schedule hereunder written and also delineated in map or plan

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showing the said Plot No. 02 bordered in Red colour and annexed thereto unto and in favour of Smt. Manju Saha the called as the Purchaser therein free from all encumbrances whatsoever.

L. By a Deed of Conveyance dated 16/10/2017 duly registered at the Office of the Additional District Sub- Registrar Rajarhat and recorded in Book No. 1, Volume No. 1523-2017, Pages: from 29272 to 299297, Being No. 10067 for the year 2017 the said Smt. Manju Saha, sold, conveyed and transferred free from all encumbrances, sold transferred and conveyed her aforesaid piece or parcel of Sall Land total admeasuring 05 Cottahs be the same a little more or less out of which 10 Chittaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 02 Chittaks, 38 Sq.ft. a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 02 Cottahs, 15 Chittaks, 30 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 541 and 03 Chittaks, 22 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 540 total admeasuring 05 Cottahs be the same a little more or less in Part of said Four Dags amalgamatedly & collectively marked as Scheme Plan Plot No. 02, under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 204, alongwith common rights in and over common passages, at Mauza Sulangan, Police Station, Rajarhat at present P.S. New Town, District 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also described in the Schedule hereunder written and also delineated in map or plan showing the said plot no. 02 bordered in Red colour and annexed thereto unto and in favour of **MRS TARA JAYPRAKASH VERMA** the Owner Sl. NO. (2) and also **MR. RAJESH JAYPRAKESH VERMA** the Owner Sl. NO. (3) herein therein called as the Purchasers free from all encumbrances whatsoever.

M. Since by virtue of the aforesaid two registered Deed of Conveyances Being No. 8574 & 10067 both for the year 2017 the said **MRS TARA JAYPRAKASH VERMA** the Owner Sl. NO. (2) herein thus become absolutely seized and possessed of her said Plot of Land being Plot No. 04 measuring 5 cottahs a little more or less and also 02 cottahs 8 chittaks being the undivided half share of aforesaid Plot No. 02, total admeasuring area about 7 Cottahs 8 chittaks, be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 540, 542 & 541, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian Nos. 201 & 228, subsequently under and part of L.R. Khatian Nos. 204, present Khatian No. 2554 & 2546 lying and situated at Mauza: Sulangan, JL. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District North 24 Parganas.

N. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 323 to 334, Being (Deed) No. 7007 for the year 1992, the said Smt. Namita Bala Mondal, sold, conveyed and transferred free from all encumbrances, out of her aforesaid Sall Land a demarcated portion thereof consisting of a piece or parcel of Sall Land total admeasuring 05 Cottahs be the same a little



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more or less out of which 9 Chittaks 17 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 03 Chittaks a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 03 Cottahs, 03 Chittaks 28 Sqft a little more or less, comprised in part of R.S. as well L.R. Dag No. 541, total admeasuring 05 Cottahs, a little more or less in Part of said three Dags under and part of R.S. Khalian No. 201 & 228 corresponding to L.R. Khalian No. 204, collectively marked as Scheme Plan Plot No. 03 alongwith common rights in and over common passage, at Mauza Sulangan, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the schedule therein and also delineated in map or plan showing the said plot no. 03 bordered in Red colour and annexed thereto unto and in favour of late Pradip Kumar Saha son of late Subodh Kumar Saha therein called as the Purchaser free from all encumbrances whatsoever.

O. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No.7007/1992 the said Pradip Kumar Saha had thus become absolutely seized and possessed of their said Plot of Land being Plot No. 03 measuring area about 05 (Five) Cottahs, be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 542 & 541, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khalian Nos. 201 & 228, subsequently under and part of L.R. Khalian No. 204, lying and situated at Mauza: Sulangan, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas; and while in seized and possessed thereof the Said Pradip Kumar Saha died intestate on 09/04/2006 survived by her widow Sulekha Saha, Only son Aninda Saha and only daughter Priyanka Saha as his only legal successors in respect of all the properties including of the aforesaid land left by Said Pradip Kumar Saha; And since after his expiry according to Hindu Law of Succession his aforesaid legal successors became jointly seized and possessed of and or well and sufficiently entitle to the 'Said Land' as the absolute joint Owners thereof

P. By a Deed of Conveyance dated 28.08.2017 duly registered at the Office of the Additional District Sub- Registrar Rajarhat, and recorded in Book No. 1, Volume No. 1523-2017, Pages: from 249077 to 249104, Being (Deed) No. 08573 for the year 2017, the said SULEKHA SAHA, ANINDA SAHA and PRIYANKA SAHA therein jointly called as the Vendors sold, conveyed and transferred free from all encumbrances their aforesaid Sall Land total admeasuring 05 Cottahs be the same a little more or less out of which 9 Chittaks- 17 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 03 Cottahs, 03 Chittaks 28 Sq.ft, a little more or less comprised in part of R.S. as well L.R. Dag No. 541 and 01 Cottahs, 03 Chittaks a little more or less comprised in part of R.S. as well L.R. Dag No. 542, total admeasuring 05 Cottahs, a little more or less in Part of said three Dags under and part of R.S. Khalian No. 201 & 228 corresponding to L.R. Khalian No. 204, collectively marked as Scheme Plan Plot No. 03 alongwith common rights in and over common passage, at Mauza Sulangan, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the schedule therein and also delineated in map or



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plan showing the said plot no. 01 bordered in Red colour and annexed thereto unto and in favour of MR. RAJESH JAYPRAKASH VERMA the Owner. Sl. NO. (3) herein therein called as the Purchaser free from all encumbrances whatsoever.

Q. Since by virtue of the aforesaid two registered Deed of Conveyance Being No. 08573/2017 MR. RAJESH JAYPRAKASH VERMA thus became absolutely seized and possessed of his said Plot of Land being Scheme Plan Plot No. 03 measuring area about 05 (Five) Cottahs, be the same a little more or less and also 02 cottahs 8 chitacks being the undivided half share of aforesaid Plot No. 02, total admeasuring area about 7 Cottahs 8 chitacks, be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 540, 542 & 541, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khalian Nos. 201 & 228, subsequently under and part of L.R. Khalian Nos. 204, present Khalian No. 2538 & 2558 lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas.

The Owner's Representations:

i) Since by dint of the aforesaid four registered Deed of Conveyances being No. 8573, 8574, 10066 & 10067 all the for the year 2017 of ADSRO Rajarhat, New Town the First Party herein are jointly seized and possessed of All That Sail Land total measuring 20 Cottahs a little more or less out of which 02 Cottahs, 05 Chitaks, 32 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 539, 03 Cottahs, 06 Chitaks, a little more or less comprised in part of R.S./L.R. Dag No. 540, 09 Cottahs, 08 Chitaks, 43 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 541 and 04 Cottahs, 11 Chitaks 15 Sqft., a little more or less comprised in part of R.S./L.R. Dag No. 542 adjacent and contiguous to each other total admeasuring 20 Cottahs be the same a little more or less under and Part of R.S. Khalian Nos. 201 & 228, subsequently under and part of L.R. Khalian Nos. 204, present Khalian Nos. 2557, 2554, 2558, 2546 & 2538 lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights on and over the Common Passages and all others rights, properties, benefits, easements and appurtenances in connection thereof, Police Station: New Town, District: North 24 Parganas morefully described in the First Schedule written hereunder and hereinafter for the sake of brevity shall be referred to as the "SAID LAND"/"SAID PROPERTY" and the Parties in First Part herein are seized and possessed of and or well and sufficiently entitle to their 'Said Land' as the rayot Owner's under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever.

ii) That the owner/s has/have clear and marketable rights, title and interest in respect of her Plot of Land under First Schedule hereto free from all charges, liens, lispendences, suits, injunctions, viz. free from any or all encumbrances whatsoever AND the owner/s herein has/have not dealt with the 'Said Property' and or any portion



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thereof in any such manner so that the Owner/s is/are or may be restrained to deal with the said plot of land or the 'Said Property' hereunder the First Schedule in any way at his/her/their own choice and absolute discretion, AND in other way the Owner/s herein is/are free and absolutely entitled to deal with his/her/their 'Said Land' and also to enter into this agreement with the Developer hereto;

iii) That the entire Said Land hereunder the First Schedule and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the First Party herein and or any of them did not receive any notice from any authority or authorities effecting the Owner's Property described in the First Schedule written hereunder and or any part or portion thereof;

iv) That to the best of the Owner's knowledge, the 'Said Property' under the First Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI'.

v) That there is no Tenant existing in the said Property.

vi) That there is no Temple, Mosque, Debatuur or Burial Ground within the 'Said Property'.

vii) That there is no excess vacant land within the 'Said Property' under the First Schedule with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, and subsequent Amendment made thereto.

AND WHEREAS the Owner/s herein is are desirous of development and construction of multi-storied building/s comprised of self-contained modern flats on ownership basis with car parking spaces on their said land under the First Schedule but due to paucity of fund and lack of experience they are unable to do so by their own capacity.

AND WHEREAS the Second Party herein is a reputed Developer Company dealing with development and construction of multi-storied buildings and Housing Complex / Enclave for selling of residential self-contained flats with car parking facilities and commercial units to the public intending to purchase so and in urge of the same M/S ASTDURGA CONSTRUCTION PVT. LTD. the DEVELOPER herein have acquired landed properties some by way of purchase and some by way of several joint Ventures Agreement with several Land Owners in the said locality and at same mouja Sularguri beside and surroundings the plots hereunder the First Schedule for development and construction of a Housing Complex / Enclave comprised of series of buildings such as Block – A, B, C, D, E, F and onwards comprised self-contained residential flats, car-parking spaces, commercial spaces and others in the locality and have already

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commented and completed the construction of some blocks / buildings within the complex Meena Aurum.

AND WHEREAS having knowledge of the Developer's such intention for development and construction of the aforesaid Housing Complex / Enclave by the Developer in the same locality the owner/s herein have approached the Developer to acquire their said plot of land under the First Schedule hereto within the pool of said Development and Construction of said Housing Complex, and having been approached by the owner/s herein in respect of his/her/their aforesaid proposal and also relying on the above representations made by the Owner/s herein to be true, the Developer hereto has agreed with the Owner/s for acquiring his/her/their Said Land under the First Schedule in the said pool of Development of the Housing Complex/Complex by way of construction of multi-storied buildings consists with various numbers of self-contained residential flats, car parking spaces, shops and others on the said plot of land under the First Schedule hereto including other adjacent plots of land by amalgamating the plots acquired and or so to be acquired by the Developer herein and as per drawing plan and specifications to be signed by the owner/s and sanctioned by the competent authorities and in conformity with the said details of construction under and subject to the terms and conditions hereinafter:-

AND WHEREAS in this Agreement expression or terms used herein shall unless it is contrary and/or repugnant to the context have the following meanings;

HEADINGS: In this Agreement, the headings 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 Development Agreement.

"THE OWNER/S" shall mean the person/s namely (1) MR. SANJAY JAYPRAKASH VERMA (2) MRS. TARA JAYPRAKASH VERMA & (3) MR. RAJESH JAYPRAKASH VERMA collectively referred to as the party of the FIRST PART hereto holding 100% rights, title and interest of the "SAID LAND" described in "First Schedule" hereunder.

"SAID LAND" OR "DEMISED LAND" shall mean All That said Sail Land measuring an area of 20 Cotthas a little more or less out of which 02 Cottahs, 05 Chitaks, 32 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 539, 03 Cottahs, 06 Chitaks, a little more or less comprised in part of R.S./L.R. Dag No. 540, 09 Cottahs, 08 Chitaks, 43 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 541 and 04 Cottahs, 11 Chitaks 15 Sqft., a little more or less comprised in part of R.S./L.R. Dag No. 542 adjacent and contiguous to each other total admeasuring 20 Cottahs be the same a little more or less under and Part of R.S. Khaitan Nos. 201 & 228, subsequently under and part of L.R. Khaitan Nos. 204, present Khaitan Nos. 2557, 2554, 2558, 2546 & 2538 lying and situated at Mauza: Sulangan, J.L. No. 22, R.S. No. 196, Touzi No. 178, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights on and over the Common Passages and all others rights, properties, benefits, easements and appurtenances in connection thereto, Police Station: New



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Town formerly Rajarhat P.S, District: North 24 Parganas, morefully described in the First Schedule written hereunder.

"PROPOSED AMALGAMATED LAND"/ "AMALGAMATED PROPERTY" shall mean the 'Said Land' and/or the said property described in the First Schedule hereunder and other surrounding or adjacent land or plots and/or properties already acquired and/or so may be acquired by the Developer in the same locality and so to be amalgamated and/or adjoined with the 'Said Land' and or 'Said Property' by the Developer at any point of time either before or after fulfilling the Owners allocations and for the purpose of this Agreement Developer shall be entitled to execute any or all Deed of Amalgamation at its sole costs and expenses.

"SAID BUILDING / SAID BUILDINGS" shall mean multi-storied building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the Sanctioned Plan or Revise Plan in the name of the Owner's and to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality on the owner's "Said Land" described hereunder in the First Schedule AND / OR on the said proposed 'Amalgamated Land' as stated hereinabove.

"SAID PREMISES" shall mean the official identity of the "Said Land" with "Said Building/Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the official identity of the collective from of the said "Amalgamated Land" with one or more Buildings collectively thereon.

"SANCTIONED PLAN" shall mean "Building Plan OR Plans" for a multi-storied building on the "Said Land" OR a composite Plans showing several multi-storied buildings on the said "Amalgamated Land" and or "Amalgamated Property" as shall be prepared and submitted by the Developer at its sole discretions and own costs And be sanctioned by the Competent Authorities such as Local Panchayet, Zilla Parishad and / or by other Authority if so concern any And shall also mean any/or all revise plans subsequently prepared by the Developer at its sole discretion without requiring any further consent from the Landowner/s and sanction by the Authorities concerned.

"SAID HOUSING COMPLEX" shall mean a Complex namely 'Meena Aurum' consisting of several buildings comprised of residential self-contained flats, garages, shops etc. in several blocks with internal roads or passages with car-ways and of other common facilities so have been already constructed in others Phases of construction on others adjacent landed properties and so to be constructed and erected on the said demised land of Landowner/s herein described in the First Schedule hereunder written and/or on the proposed amalgamated landed property as defined hereinabove.

"LANDOWNERS' ALLOCATION" shall mean the owners herein shall be entitle to get total 10900 Sq.Ft. (Ten Thousand Eight Hundred) Sq.ft. total Built-up areas each owner having 2700 Sq.ft. equally therein out of total constructed areas of the proposed multi-storied buildings in a manner of several numbers of residential flats & garages



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distributed proportionately in all floors both on the front and back portions in the proposed building so to be constructed by the Developer on the Owners' Said Demised Land under the First Schedule with proportionate and undivided common shares in all common areas, common amenities and common facilities in a complete finished and in habitable conditions together with proportionate and undivided impartable right, title and interest as co-owners on the 'Said Land' described in the First Schedule and the said Owners' Allocation morefully and collectively described in Part - 1 of the Second Schedule hereunder written and shall mean the consideration for the residue all constructed areas (save and except common areas) in all the proposed buildings according to the proposed sanctioned building plan togetherwith residue undivided impartable proportionate share of the entire demised land under the First Schedule collectively allocable to the Developer (hereinafter referred to as the "Developer's Allocations".

FORCE MAJURE - Shall mean any natural calamities such as floods, earth quake, riots, severe labour disputes, and restraintion by the Order of any Court of Law, Statutory Authorities and any or all irresistible circumstances beyond the control of the Developer.

TAX LIABILITIES - The Landowner/s shall liable to pay the arrear dues if so shall be payable to Gram Panchayet, Municipality and other statutory tax and outgoings liability till the period of execution of these presents and also the liability of payment of apportioned shares of tax in respect of their Allocable portions from the date of delivery of the physical possession thereof by the Developer to the Landowner/s.

"DEVELOPER'S ALLOCATION" shall means, save and except the said "Owners' Allocation" and the common areas, all the residue flats, floors, parking places, shops and other portions of the said proposed Building or Buildings togetherwith undivided proportionate residue shares of the Said Land hereunder the First Schedule as defined above exclusively allocable to the Developer.

"COMMON PORTIONS / COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installation comensed in the said building and in the said premises for practical use and enjoyment of the Owners' with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or may be provided by the Developer for common use and enjoyment of the Owners herein with future co-owners of the building individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Owner/s herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owners.



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"COMMON PURPOSES" shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual rights and obligations for the purpose of unit/units .

"PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the super built-up area of any single flat would bear to the entire undivided built-up-areas of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the "Said Land"/"Said Property" and/or "Said Amalgamated Land"/"Amalgamated Property" in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the "Said Premises" or comprised in the said proposed "Amalgamated Land"/"Amalgamated Property" in the said proposed "Amalgamated Premises".

"SINGULAR" shall include the "PLURAL" and vice-versa.

AND

"MASCULINE" shall include the "FEMININE" and vice-versa.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owners have hereby grant an exclusive License to the Developer to enter upon the said land under First Schedule and also hereby permit the Developer herein to construct one or more building or buildings comprised on the "Said Land" OR on the said proposed "Amalgamated Land" according to building plan or plans to be prepared by the Developer at its sole choice, discretion and at the cost of the Developer and according to sanction of the Building plan and/or any revised plan or plans so may be prepared, submitted and obtained only by the developer and sanctioned by the competent authority. It is expressively mentioned hereby that the Developer shall be fully entitled to prepare building plan in connection to the Said Land OR composite buildings plans by joining any other adjacent land or properties with the said demised land hereunder the First Schedule and as mentioned hereinabove as "Amalgamated Land" at the sole choice discretion and at the cost of the Developer for which the Owner/s herein declare hereby his/her/their free consent and hereby given unfettered exclusive rights to the Developer to the extent of his/her/their rights, title and interest in the said proposed Amalgamated Land and the Owner/s also hereby declare that during whole time of preparations of Said Plan or Plans, and obtaining sanction thereto, constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the



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"Developer's Allocation" the owner shall not interfere in anyhow by any means and shall not be entitled to raise any objection and also shall not be entitled to create any obstructions thereof. It has been clearly agreed by and between the parties hereto that during the time of construction and or after completion of the building if any additions or alterations in constructions deviating from the sanction plan are found than the it shall be the bound and duty and responsibility of the Developer to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan at the Developer's own cost and expenses and by paying necessary Fees and or Fine as shall be requisite by the concerned Municipal Authority. The owners however Neither shall be liable to pay any amount on account of such deviations Nor shall be entitle to claim any amount OR any additional constructed areas other than the said "Owner's Allocations" agreed and stated hereinabove and described in the Second Schedule hereunder.

2. It is agreed by and between the parties hereto that subject to a perfect marketable title is found and/or made out by the owner/s and subject to the necessary conversion certificate are obtained in respect of change of nature and character of the property hereunder the First Schedule as a 'Bastu Land' as it is physically existing in place of Sai Land as now recorded in B.L & L.R.O. Records, the owner/s shall be entitle to get total 10800 Sq.Ft (Ten Thousand Eight Hundred) Sq.ft Built-up areas each owner having 2700 Sq.ft. equally therein out of total constructed areas of the proposed building (save and except the common areas) in a manner of several numbers of residential flats & garages distributed proportionately in all the floors both on the front and back portion in the proposed buildings so to be constructed by the Developer on the Owner's said Demised Land under the First Schedule hereto and the said 10800 Sq.ft. total Built-up areas out of total constructed areas of the proposed buildings in the proposed Housing Complex allocable to the Owner/s shall be constructed by the Developer morefully and collectively described in Part - I of the Second Schedule hereunder written and as described hereinabove as "Owners' Allocations" in fully complete and in habitable nature togetherwith the facilities of water and electricity connection togetherwith the proportionate undivided interest or share in the Said Land hereunder the First Schedule along with common easement rights of all common areas, common facilities in the proposed building or buildings and at the said Housing Complex. The said "Owners' Allocable Area" described in Part - I of the Second Schedule hereto togetherwith undivided proportionate shares in all common areas described in the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule and all the rights, benefits and appurtenances in connection to the said Owner's Allocable portions are collectively for the sake of brevity hereinabove and hereunder referred to as the "Owners' Allocation". It is to state and mentioned hereto that for the purpose of obtaining adequate supply of electricity for a large Housing Complex namely 'Meena Aarun' comprised of several buildings including the proposed buildings constructed and also so to be constructed on the subject land hereto, and also other Housing Projects of the Second Party, the Developer 'M/s Asidurga Construction Pvt Ltd' have applied before the West Bengal State Electric

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Distribution Company Ltd.; and after long negotiation WBSEDCL have intimated the Developer that nearby Sub-station already been saturated and unless a new Sub-station is setup, WBSEDCL is unable to provide power to the said Housing Complex and also requested to the Developer to provide a piece or parcel of land free of cost to setup a new electric Sub-station for adequate supply of power to the said Housing Complex and also to other projects and public. In response thereof and to meet up the necessity the Developer have decided to provide a suitable portion of land measuring 8 cottahs 8 chitaks either from the said land First Schedule or from adjacent other land acquired by the Developer as shall be require by the said WBSEDCL; and in such an event the Developer shall be entitle to do so and to effect therat the Developer shall on and behalf of us sign & execute a valid Lawful Transfer Deed in respect of a portion of the land under the First Schedule to WBSEDCL free of cost for set-up of such electric sub-station and; even in such event the First Party shall be entitled to get the same measuring area under the said Owners' Allocations viz a viz 10800 sq.ft. built-up area from the Developer It has been also agreed by and between the parties herein that in addition to the said "Owner's Allocations", the Owners shall not be entitled to any additional area and or any cash consideration.

3. Simultaneously with the execution of these presents the Owner/s herein shall sign, execute and register a Power of Attorney for the purpose of implementation of all the terms and conditions under this agreement and execution of the entire work of development of multi-storied building and also for selling of Developer's Allocation in favour of the Developer M/S. Astadurga Construction Pvt. Ltd. and also of Sanjay Gupta the nominated director of the Developer and all the costs and expenses on account of such registration shall be incurred by the Developer. It is expressively mentioned hereto that the Developer shall be, uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions togetherwith the undivided and impartable proportionate share of the land save and except the said "Owners' Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper and the Owners however, in that event shall not be entitled to raise any objections and or to create any obstructions thereof at any point of time whatsoever either before or after delivery of the Owners' Allocations, are made by the Developer. It is understood that to facilitate the construction of Development at the Project Site by the Second Party and for obtaining necessary connections and utilities therein or therefor, various acts deeds matters and things not herein specified may be required to be done by the Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the Second Party for the purpose and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party. The



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said power or powers of attorney so to be granted by the First Party/Land Owners' to the Second Party/Developers/Builders and/or its nominee/s shall be exercised jointly or severally by the said Attorney **Sri Sanjay Gupta** and also any of the authorized director of the Second Party herein for the time being in force and shall form a part of this agreement and the said Power or powers of Attorney shall be fully valid, enforceable and binding on the First Party till the "SAID PROPERTY" and the entire Housing Project is fully and properly developed by the Developers/Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.

4. After execution of these presents the Developer shall be entitled to enter into the said land for measurement of the land area for the purpose of preparation of Building Plans and also shall be entitled to fix sign board etc. for display of the proposed Housing Project. Subject to availability of the marketable title of the said land hereunder the First Schedule is found and or made out by the owner/s and immediate after the name/s of the owner/s is/are mutated and also the necessary Conversion Certificate is/are obtained as aforesaid by the Owner/s, the developer shall proceed for obtaining sanction of the Building Plan or Plans and immediate after sanction of the building plan or plans by the concerned authorities and after obtaining work order the Developer shall commence the work of construction of the proposed building/s and shall hand over the said "Owners' Allocations" in the proposed building/s within 48 (forty-eight) months with a grace period of further six months from the date of obtaining necessary sanction of the Buildings Plan. For the purpose of the construction and development works and completion thereof and also selling of developers allocable portion and for all practical purposes and under the terms and conditions of this Development Agreement the First Party has/have this day delivered the peaceful vacant possession of the Said Land under the First Schedule to the Developers free from all encumbrances whatsoever.

5. The said "Owners' Allocation" in the new proposed building/s shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the owner/s has/have made out a perfect and indefeasible marketable title of the entire said land hereunder the First Schedule hereby conferred upon the developer and subject to all the terms, conditions, stipulations, covenants and obligations covered under this agreement and also under the law of land is properly and carefully fulfilled and observed by the owner/s. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architects fees and all other costs which may be incurred towards development are to be borne solely by the developer who shall be liable to pay the Land Taxes payable to B.L. & L.R.O. and also Panchayat taxes and other outgoings w.e.f. the date of obtaining aforesaid Conversion Certificate/s till the Development work is completed. Any dues on such accounts if found subsequently shall be payable by the owner/s.

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6. Other than the said owners' allocable portions togetherwith the undivided proportionate share of the land viz. a viz. the 'Owners' Allocation' allocable to the Owner/s, the Developer other than the common areas shall be exclusively entitle to all residue flats, floor parking spaces and other portions etc. with sole and exclusive rights of the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities alongwith undivided proportionate share of the Said Land. The said residue portions (other than the Owner's Allocation) of all the flats, floors, shops, parking spaces etc. togetherwith the common rights and undivided share of the Said Land hereunder the First Schedule in the manners stated hereinabove and hereinafter for the sake of brevity referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to withhold the said Developer's Allocation and further shall be exclusively entitle to dispose of the said allocation or any portion thereof to any person/persons, firm/firms, company/ companies by way of sale/mortgage/lease against any price and/or Selami at its sole discretion. And out of such sale proceeds, the owner/s however shall not be entitled to any part out of the said Developer's Allocation as well as in the self-proceeds of the Developer's Allocation and shall have no further claims or demands of whatsoever nature. Reciprocally the Owner/s shall not be liable for any amounts and or loss or damages if any arises or coming out of any dispute between the Developer and the intending purchaser for any flat/floor/ shop/ car parking space in the new proposed building or buildings on the Owner/s 'Said Land' as the Developer shall be solely responsible and or liable for any loss, damages, penalty and or suits, actions, claims or demands arising out of Developer's activities in the Said Premises.

7. The Developer from the date hereof shall be entitle to enter into any or all agreement with any person/persons relating any portions so to be constructed with proportionate share of the said land and also shall be entitled to provide a portion of the land to the said WBSSEDCL to set-up a electrical sub-station for the interest of the said Housing Complex / Complex and for the said purpose shall execute and register a Gift Deed in favour of the said WBSSEDCL without hampering the owners' interest to obtain the said 'Owners' Allocations' as agreed hereinabove and hereto out of the entire constructed area in the proposed building or buildings on the said land/said property or on the said 'amalgamated land/amalgamated property'. The Developer shall be fully entitle to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer/buyers, lessee/lessees and/ or mortgagee /mortgagees without hampering the owner/s interest covered under this Agreement.

8. The Developer shall be entitle to appoint Architect for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete, underground / overhead reservoirs, electrical and plumbing fixtures and materials used for constructions, and sewerage, systems etc. and the Developer shall have the right to do so but exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market will be used for construction of the entire building and the

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Owner shall not be liable/responsible in any manner whatsoever regarding the construction materials used by the Developer.

9. The Owners from the date hereof shall always extend and offer all possible necessary facilities to Developer for preparing submitting and obtaining sanction plan and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion or the proposed multi-storied buildings hazards free and in well habitable conditions for all the residents at the cost and expenses of the Developer, and shall sign and execute all such necessary Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

10. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be appointed by the Developer and it (developer) shall be responsible for marking payment to each and all of them. The land-owner/s shall has/have no liability for making any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

11. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the developer shall keep the land-owner/s, his/her/their estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of the such eventualities.

12. It is agreed that whenever it becomes necessary and asked by the Developer, the owners shall sign all the papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building till completion thereof and also in connection to the disposal and sale of any and or all units/portions of the said multi-storied building or buildings if so required and asked by the Developer save and except the owners' allocable portions, by the developer without raising any objection, thereto. It is agreed that immediate after sanction of the Building Plan and prior to commencement of construction work, the Owners shall deliver and handover all the Original Deeds of Title as well as all the relevant documents thereof to the Developer for practical purposes of implementation of this agreement and for investigation of Titles by the intending purchasers of the flats, portions in the proposed buildings or by their Advocates time to time. The Developer shall keep and preserve all such relevant Deeds of Title and the documents related thereto un-obliterated and upon completion of the development work and after transfer of all the portions under the Developers' Allocations shall handover all such Deeds and Documents to the Owner Association or Committee or Syndicate so shall be formed in the proposed Housing Complex at the said premises or at the amalgamated premises.



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13. It is agreed by the land owners that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land owner in respect of the said landed property mentioned in the first schedule, the developer shall have the liberty to proceed against the same on behalf on the land owner/s and all costs and expenses if so incurred by the Developer on and behalf of the Owner/s herein defending or proceeding such suit/disputes and or to make such defects, shall be adjusted by the Developer from the "Owners' Allocations" at the time of delivery of the same to the Owner/s herein. However the owner/s herein hereby indemnify and further shall cause to make indemnified the developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through them. However, it is clear that due to any defects in title and or defects in Land Settlement Records in respect of the nature and character of the property and or due to non-fulfillment of all the necessary obligations on the part of the Land-owner/s covered under these presents and also covered under the Law of Land. If this Agreement is not implemented or however not practicable to carried over and as such if this agreement is determined or terminated by either the party herein or by in effect of any Court's Order/s then the Land-owner/s shall be bound to pay of all the cost and expenses till then incurred by the Developer forthwith the Developer claim to have payment of the same by a written notice and in such event the physical possession of the said property hereunder the First Schedule shall remained with the Developer till such amounts are recovered by the Developer from the Owner/s.

14. Both the parties hereby agreed that the time specified in clause 4 (four), hereinabove for completion and the delivery of the portions allocable to the owner/s is/are subject to force-majure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, war, riots and/or labour dispute, crisis of materials in the market and for any order made by any Court of Law and or by any Government/Semi-Government/Statutory Authorities/Local Authorities and for any or all irresistible circumstances beyond the control of the Developer, the time specified for such delivery of Owner/s' Allocations shall be extended upto a period considerable by such circumstances whereby the Developer is prevented to handover the owners' allocable said portions within the period specified in clause 4 (four) hereinabove. It is expressly mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owner/s' Allocable portions and shall intimate the Owner/s through Registered Post offering the Owner for taking delivery of Owner/s' allocable portions within 15 days from the date of such intimation, AND in failure or negligence on the part of the Owner/s to take delivery their allocation within said noticed period of 15 days, the Developer after fulfilling its obligation in a manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or means-profit whatsoever and further shall be entitle to continue with exercising of its absolute rights and authority to dispose of the developers allocations by handing over the possession of the unit/units out of the developer's allocations to the intending purchaser and or the purchasers or



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lessee, lessees with fully entitle to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's allocation in the Said Premises and in the said proposed amalgamated premises and the owner/s herein shall not be entitled to raise any objections or create any obstructions by any means in any manner whatsoever. Be it mentioned hereto that since the said General Power of attorney so to be executed by the Landowners is in relation to this Development agreement, the same shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

15. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein in the most cordial and friendly manners. If any complications arises beyond the agreed terms and conditions incorporation in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The owners hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the owner/s agreed hereby are fulfilled by the Developer in the manners as stated in Clause 4 (four) and Clause 14 (Fourteen) hereinabove.

16. The Landowner/s hereby agrees and covenants with the Developer to pay proportionate Panchayat/Municipal rates, taxes, the Rent or Khajna payable to the Collectorate North 24 Parganas and all other outgoings including GST and others as applicable and payable time to time under statute and laws for the time being in force and also the monthly common maintenance charges in respect of the Land Owners' Allocable Portions on and from the date of delivery of the possession of the Land Owner's Allocation to the Landowner/s by the Developer so as the Developer and or its nominee/s and or assignee/s also shall cause to pay the same to the extent of the Developer's Allocations.

17. The Landowner/s shall cause to be joined such person or persons as Vendor/s and or Confirming Parties as may be required in law and also by the Developer in the Agreements and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.

18. Upon the Developer constructing and delivering possession to the Landowner/s of his/her/their allocation, the Landowner/s shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

19. The Landowners' Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new buildings intended for the common benefits of all occupants of the new building or buildings which shall include the following: -

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20. The Landowner/s shall not use or permit to use the Landowners' Allocation/ Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.

21. Landowner/s shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or made any structural alteration therein without the previous consent and/or permission from appropriate authorities.

22. THE LANDOWNER FIRST PARTY DO HEREBY COVENANT WITH THE DEVELOPER SECOND PARTY:

i) That each and every representation made by the First Party/Land Owner/s hereinabove are all true and correct and agrees and covenants to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the First Party/Land Owner/s.

ii) That with effect from the date of execution hereof, the First Party/Land Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

iii) That The First Party/Land Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Second Party/Developer/Bulder.

iv) That the First Party shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this agreement in any manner.

v) That the First Party/Land Owner/s shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms hereof, construction and development at the Project Site by the Second Party and/or Transfer of the Second Party's Allocation and not to do any act deed or thing whereby any right of the Second Party hereunder may be affected nor make any claim whatsoever in any other part or portion of the Project Site except the First Party's Allocation.

vi) That For all or any of the purposes contained in this agreement, the First Party shall render all assistance and co-operation to the Second Party and sign execute, submit and deliver at the costs and expenses of the Second Party all plans, specifications, undertakings, declarations, no objections,

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KARNATAKA
BANGALORE

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disclaimers, releases, papers, documents, powers and authorities as may be lawfully or reasonably required by the Second Party from time to time.

vii) That It is bi-laterally agreed in between the parties hereto that the First Party/Land-Owners shall bear proportionate costs or charges for installation of electrical transformer within the project for the reasons of consumption of electricity within the allocated areas of the First Party/Land Owners.

viii) That The Second Party doth hereby agree and covenant with the First Party not to do any act deed or thing whereby any right or obligation of the First Party hereunder may be affected or the First Party is prevented from making or proceeding with the compliance of the obligations of the First Party hereunder.

23. The parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and each of the parties herein shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye Laws, Rules and Regulations if made by each of them.

24. The respective allottees shall keep the interior and external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

25. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building/s harmless and indemnified from and against the consequence of any breach.

26. No combustible goods or other items/materials shall be kept by the Landowner/s or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused by the Developer or the Landowner/s and/or their respective nominees/assignees, as the case may be shall entitled to remove the same at the risk and cost of each of them.

27. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new Building or Buildings or in the compounds corridors or any other portion or portions of the new Building or buildings.



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28. The landowner/s shall permit the Developer and it's servants and agents with or without workman and others at all reasonable times, to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for new similar purposes.

29. On or before taking delivery of the "Owners' Allocations" the Land Owner/s shall cause to pay and deposits to the Developer the necessary mandatory charges as hereunder:-

- A. (i) Proportionate cost of installation of main meter or Transformer / Electrical equipments costs, deposits and others.
- (ii) Power Backup Charges.
- (iii) Club membership charge.
- B. (i) Pay and Deposit in advance 6 months of monthly common maintenance charges.
- (ii) Pay and Deposit a sum of Rs. 10,000/- as a Security Deposit towards temporary consumption of electricity for his/har/their Owners' Allocation from the Main Service connection.
- (iii) The actual amount of Security Deposit charged by the WBSEDCL Authority is payable by the Land Owner in respect of individual meter for the Owner's Allocable Portions.

30. IT IS FURTHER agreed and understood between the parties hereto as follows:-

The Landowner/s and the Developer have entered into this agreement purely for construction and delivery of the Owner's Allocable portions by the Developer to the Landowner as well as selling of residuary areas as Developer's Allocable portion by the Developer and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowner in any manner nor it shall be construed that the parties hereto constitute as an association of persons in any manner whatsoever since it is a contract made by and between the parties herein for the subject and objects contained hereto and hereunto.

i) The "Landowners' Allocation" shall be handed over with peaceful possession after compliance with all the obligations on the part of the Developer i.e. immediately on completion of the internal finishing works of all the Landowners' allocable portions in the new building subject to due compliance of all the obligations on the part of the Landowners under the terms and conditions of this Agreement and under the Law Of Land and also under all prevailing laws for the time being in force, and it is clearly understood by and between the parties hereto that during taking delivery of his allocable portions in the Building the Landowner/s shall not raise any objection and or



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create any obstruction if some common portions and common facilities are not completed during such materials time of delivery of possession by the owner and even in such event the Developer shall be in obligation to subsequently finish and complete all such unfinished common portions and common facilities intended and require to be made by the Developer and as specified in third schedule hereunder written.

ii) The Landowner/s shall not be held responsible for any omission and/or commission of any act by the Developer or any of their misrepresentation and/or dispute with the intending purchaser of the Developer's Allocation and/or any part thereof.

31. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 as Amendment Act 2015 and also all its modifications for the time being in force shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The Total Land Owned by the Owners/First Party herein)

ALL THAT PIECE OR PARCEL OF SALLI LAND measuring an area of 20 Cothas a little more or less out of which 02 Cothas, 05 Chitaks, 32 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 539, 03 Cothas, 06 Chitaks, a little more or less comprised in part of R.S./L.R. Dag No. 540, 09 Cothas, 08 Chitaks, 43 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 541, L.R. Khalian No. 204 at present all under L.R. Khalian Nos. 2557, 2554,2558, 2546 & 2538 and 04 Cothas, 11 Chitaks 15 Sqft. a little more or less comprised in part of R.S./L.R. Dag No. 542 under and part of L.R. Khatain no. 204, 2557, 2538, & 2546, adjacent and contiguous to each other total admeasuring 20 Cothas be the same a little more or less under and Part of R.S. Khalian Nos. 201 & 228, lying and situated at Mauza: Sulangan, J.L. No. 22, R.S. No. 196, Touzi No. 178, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights on and over the Common Passages and all others rights, properties, benefits, easements and appurtenances in connection thereto, Police Station: New Town formerly Rajarhat P.S, under Jyangra Hatyara Garam Panchayet- II, Sub-Registration Office: Additional District Sub- Registrar: Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH : By part of R.S./L.R Dag No. 539 & 540,
ON THE SOUTH : By part of R.S./L.R Dag No. 541;
ON THE EAST : By part of R.S./L.R Dag No. 539;
ON THE WEST : By 14' wide panchayet road.



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THE SECOND SCHEDULE REFERRED TO ABOVE :
(The Said Owners' Allocable portions)
(Part - I)

ALL THAT 10800 Sq. Ft. (Ten Thousand Eight Hundred) Sq. ft. total Built-Up areas out of total constructed areas of the proposed building/s (save and except the common areas) in a manner of several numbers of residential flats & garages distributed proportionately in all the floors both on the front and back portion in the proposed building/s so to be constructed by the Developer on and upon the Owner's said Demised Land under the First Schedule together with proportionate undivided common shares in all common areas, common amenities and common facilities in a complete finished and in habitable conditions Together with proportionate and undivided impartable right, title and interest as co-owners on the said land and or the said Demised Land described in the First Schedule hereinabove.

Part - II Referred To Above:
(Developer's Allocation)

ALL THAT Constructed Areas save and except the portions allocable to the owners and also the common areas, the entire remaining areas in the new buildings consist of the residential flats, commercial spaces and garage/car parking space so to be constructed on and upon the Owner's Land written in the First Schedule hereinabove along with undivided and proportionate shares of the common facilities together with proportionate and undivided impartable right, title and interest as co-owners on the said land or the said Demised Land under the First Schedule hereinabove. Which shall absolutely belongs to the Developer and/or its nominee/s or assignees with rights to sale, transfer, mortgage, lease, quit partly or fully under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO

S P E C I F I C A T I O N

1. **DOOR & WINDOW**
All doorframes (size 4" X 2. ½") would be made of Malaysian Sal wood , doors shutter would be flush doors made of commercial ply (Brahmaputra ply or any other co. of the same rate) main door thickness 32 mm and all other doors thickness 30 mm fitted with mortise locks (Glider 4 Levers). Main door would be fitted with Godrej night latch lock and there would not have any lock in kitchen and bathrooms. All windows would be made of steel with glass panel. All doors and windows would be painted with white enamel paint (Berger Co.).

2. **FLOORING**
All Bed Rooms, Dinning-cum-Living, and would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with

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Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathrooms would finish with white glazed tiles in 60" height. Roof would be finished with roof tiles.

3. SANITARY & PLUMBING

Standard Toilet would be provided with C. P. Shower, one commodes/Indian /English type pan (Perryware) with P.V.C. cistern (Reliance Co.) And in W. C. there would be only one tap. (All taps & c.p. fittings of Vertax & Victoria Co.) There would be no concealed line and geyser line. There would be only one basin (Perryware) in each flat.

4. KITCHEN

One Green marble platform, one sink, floors would be finished with marble and 2'-0" skirting white glaze tiles on the back of the cooking platform to protect the oil spots.

5. ELECTRICAL WIRING

- a. Concealed wiring in all flats (Copper electrical wire, Rajdhami or J.J.)
b. Each flat will be provided with the following electrical points:

(All switches Preetam Sleek & all board cover Bakelite)

- | | |
|--------------------|------------------------|
| i) Bed room (each) | 2 Light points |
| | 1 Fan point |
| | 1 Plug point (5 Amp.) |
| ii) Dining/Drawing | 3 Light points |
| | 1 Fan point |
| | 1 Plug point (15 Amp.) |
| iii) Kitchen | 1 Light point |
| | 1 Exhaust Fan Point |
| | 1 Plug point (15 Amp.) |
| iv) Toilet | 1 Light point |
| | 1 Exhaust Fan Point |
| v) Verandah | 1 Light point |
| w) W. C. (Toilet) | 1 Light point |
| vii) Entrance | 1 Door-bell point |

6. WATER

Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).

7. PAINTING

: Plaster of Paris inside walls.

8. OUTSIDE PAINTING

: Snowcam 2 coats painting.



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9. RAILING OF STAIR CASE : Railing of Iron.
10. STAIR CASE PAINTING : Plaster of Paris
11. LIFT : One MCD (Manual Collapsible Door) lift in each Block.

THE FOURTH SCHEDULE REFERRED TO :

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Common Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq.ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the developer for the free ingress and egress of the prospective buyers/residents of proposed buildings in this premises and or in the said amalgamated premises.

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11. Other areas and installations and/or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Intercom, Cable TV connector, Internet Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.

COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and/or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.
6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.



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OF ASSURANCES-V, KOLKATA
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IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
By the LANDOWNERS/FIRST PARTIES
at Kolkata in the presence of:-

1. Sumit Sinha
171/B, A.P.C Road
Shyambazar
Kolkata-700009

1. 

2. Tara Verma.

2. S. Roy
10 odd Street.
P.V. Ghose

3. 
LANDOWNERS

SIGNED, SEALED AND DELIVERED
By the DEVELOPER/SECOND PARTY
at Kolkata in the presence of:-

1. Sumit Sinha

AS/DURGHA CONSTRUCTION PVT. LTD.

2. S. Roy.


Director

DEVELOPER

Drafted by:







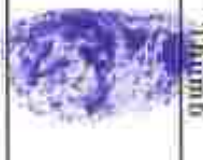






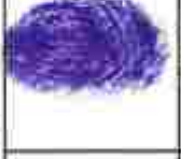



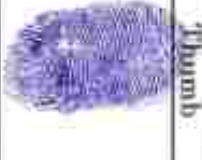











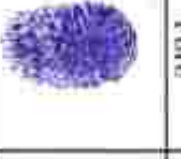
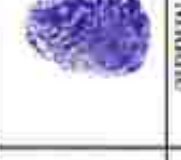
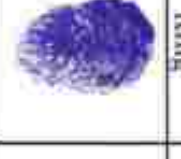












As per developer's
in agreement by the
parties.
K. S. Karmakar
Advocate
High Court, Calcutta
W/No/867/182.



REGISTRAR
ADDITIONAL REGISTRAR
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SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Representant	L E F T H A N D				
		Little	Ring	Middle	Fore	Thumb
	 Tanveer	L E F T H A N D				
						
		R I G H T H A N D				
						
	 Tanveer	L E F T H A N D				
						
		R I G H T H A N D				
						
	 Tanveer	L E F T H A N D				
						
		R I G H T H A N D				
						
	 Tanveer	L E F T H A N D				
						
		R I G H T H A N D				
						



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

GRN: 19-201920-007390841-1 Payment Mode: Online Payment
GRN Date: 16/09/2019 13:59:53 Bank: HDFC Bank
BRN: 900099379 BRN Date: 16/09/2019 14:01:18

DEPOSITOR'S DETAILS

Id No. : 19041000189733/8/2019
Query No/Query Year:

Name : Astdurga Construction Pvt Ltd
Contact No. : Mobile No. : +91 9331018602
E-mail :
Address : AD169 Sect1 Saltlake Kolib4
Applicant Name : Mr SANJAY GUPTA
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	19041000189733/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	19041000189733/8/2019	Property Registration-Registration Fees	0030-03-104-001-16	101
Total				40121

In Words : Rupees Forty Thousand One Hundred Twenty One only



(Signature)



Major Information of the Deed

Deed No :	I-1904-09025/2019	Date of Registration	20/09/2019
Query No / Year	1904-1000189733/2019	Office where deed is registered	
Query Date	26/08/2019 6:16:47 PM	A.R.A - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	SANJAY GUPTA AD-169, SALT LAKE CITY, SEC-I, Thane : North Bidhannagar, District : North 24- Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 7003833422, Status Buyer/Cleamant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[A308] Other than Immovable Property Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
	Rs. 2,35,83,312/-		
Stampduty/ Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(G))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			










Land Details :

District North 24-Parganas, P. S. - Rajarhat, Gram Panchayat JANGRAHATTARA-II, Mouza: Sulunguri, JI No: 22, Pin Code : 700158

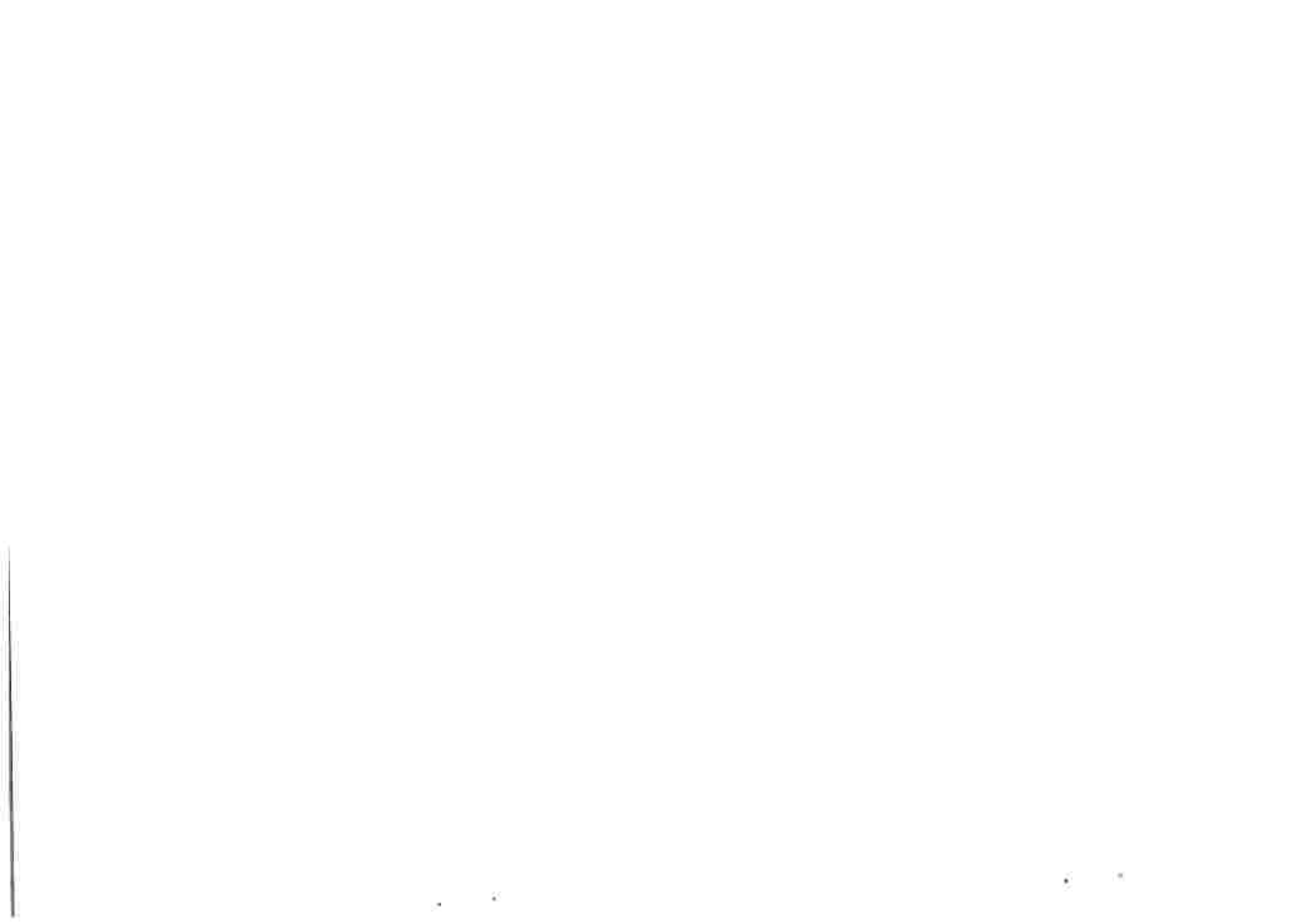
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Self-Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-539	LR-2557	Bastu	Bastu	2 Katha 5 Chatak 32 Sq Ft		17,50,031/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-540	LR-2554	Bastu	Bastu	3 Katha 6 Chatak		41,76,562/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L3	LR-541	LR-2558	Bastu	Bastu	9 Katha 8 Chatak 43 Sq Ft		1,18,30,156/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L4	LR-542	LR-204	Bastu	Bastu	4 Katha 11 Chatak 15 Sq Ft		58,26,553/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :				33Dec	0/-	
		Grand Total :				33Dec	0/-	235,83,312/-



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Mr SANJAY JAYPRAKASH VERMA Son of Late JAYPRAKASH BASANTILAL VERMA Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>			 24/09/2019
2	<p>Mrs TARA JAYPRAKASH VERMA Wife of Late JAYPRAKASH BASANTILAL VERMA Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>			 24/09/2019
3	<p>Mr RAJESH JAYPRAKASH VERMA Son of Late JAYPRAKASH BASANTILAL VERMA Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>			 24/09/2019













, A/10, 603, RUNWAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O:- JEKEGRAM, P.S:- VARTAK NAGAR, District:-Thane, Maharashtra, India, PIN - 400606 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACMPV5355P, Aadhaar No: 46xxxxxxxx4621, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019
 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ASTDURGA CONSTRUCTION PRIVATE LIMITED DWARKA VEDMANI,AD-169, SALT LAKE CITY, SEC-1, P.O.- BIDHANNAGAR, P.S.- North Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal India, PIN - 700064 , PAN No... AALCA5946M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr SANJAY GUPTA (Presentant) Son of Mr GOPAL PRASAD GUPTA Date of Execution - 20/09/2019, Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office</p> </td> <td></td> <td></td> <td></td> </tr> <tr> <td> <p>DWARKA VEDMANI,AD-169, SALT LAKE CITY, SEC-1, P.O.- BIDHANNAGAR, P.S.- North Bidhannagar, Kolkata, District: North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No... ADPRPG6327Q, Aadhaar No: 70xxxxxxx7284 Status : Representative, Representative of : ASTDURGA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)</p> </td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<p>Mr SANJAY GUPTA (Presentant) Son of Mr GOPAL PRASAD GUPTA Date of Execution - 20/09/2019, Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office</p>				<p>DWARKA VEDMANI,AD-169, SALT LAKE CITY, SEC-1, P.O.- BIDHANNAGAR, P.S.- North Bidhannagar, Kolkata, District: North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No... ADPRPG6327Q, Aadhaar No: 70xxxxxxx7284 Status : Representative, Representative of : ASTDURGA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)</p>			
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<p>Mr SANJAY GUPTA (Presentant) Son of Mr GOPAL PRASAD GUPTA Date of Execution - 20/09/2019, Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office</p>													
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Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUMIT SINHA Son of Late SANDIP SINHA 17/13, A P C ROAD, P.O.- ULTADANGA, P.S.- Maniktila, District-South 24-Parganas, West Bengal, India, PIN - 700064</p>			
<p>Identifier of Mr SANJAY JAYPRAKASH VERMA, Mrs TARA JAYPRAKASH VERMA, Mr RAJESH JAYPRAKASH VERMA, Mr SANJAY GUPTA</p>			



Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.29632 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.29632 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.29632 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.85625 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.85625 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.85625 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.25785 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.25785 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.25785 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.58958 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.58958 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.58958 Dec

Land Details as per Land Record

District North 24-Parganas, P.S.-Rajarhat, Gram Panchayat JANGRAHATI(TARA-II), Mouza: Sulianguri, Ji No: 22, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 539, LR Khatian No:- 2557	Owner:शश शशशश शश, Gurdian:शशशश शशशश शश, Address:शश, Classification:शश, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 540, LR Khatian No:- 2554		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 541, LR Khatian No:- 2558	Owner:शशश शशशशश शश, Gurdian:शशशशश शशशश शश, Address:शश, Classification:शश, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.



L4	LR Plot No.- 542, LR Khatian No.- 204	Owner: गिरीश गुप्ता , Guardian: त्रिदिप मिश्रा पते, Address: पते Classification: गैरक, Area: 0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.
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Endorsement For Deed Number : 1 - 190409026 / 2019

On 27-08-2019

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 2,35,83,312/-



Tridip Misra

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

On 20-09-2019

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 1889.

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

Presented for registration at 11.48 hrs on 20-09-2019, at the Office of the A.R.A. - IV KOLKATA by Mr SANJAY GUPTA .

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

Execution is admitted on 20/09/2019 by 1. Mr SANJAY JAYPRAKASH VERMA, Son of Late JAYPRAKASH BASANTILAL VERMA, A/10, 603, RUNNVAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O. JEKEGRAM, Thana VARTAK NAGAR, Thane, MAHARASHTRA, India, PIN - 400606, by caste Hindu, by Profession Business, 2. Mrs TARA JAYPRAKASH VERMA, Wife of Late JAYPRAKASH BASANTILAL VERMA, A/10, 603, RUNNVAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O. JEKEGRAM, Thana VARTAK NAGAR, Thane, MAHARASHTRA, India, PIN - 400606, by caste Hindu, by Profession House wife, 3 Mr RAJESH JAYPRAKASH VERMA, Son of Late JAYPRAKASH BASANTILAL VERMA, A/10, 603, RUNNVAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O. JEKEGRAM, Thana VARTAK NAGAR, Thane, MAHARASHTRA, India, PIN - 400606, by caste Hindu, by Profession Business

Identified by Mr SUMIT SINHA, . Son of Late SANDIP SINHA, 17/1/13, A P C ROAD, P.O: ULTADANGA, Thana: Manikala, South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

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

Execution is admitted on 20-09-2019 by Mr SANJAY GUPTA, DIRECTOR, ASTDURGA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), DWARKA VEDMANI,AD-169, SALT LAKE CITY, SECC-1, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr SUMIT SINHA, . Son of Late SANDIP SINHA, 17/1/13, A P C ROAD, P.O: ULTADANGA, Thana: Manikala, South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/-, J = 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 16/09/2019, 2.01PM with Govt Ref No. 192019200073908411 on 16-09-2019, Amount Rs. 101/-, Bank HDFC Bank (HDFC0000014), Ref. No. 900089379 on 16-09-2019, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1155, Amount: Rs. 100/-, Date of Purchase: 06/12/2017, Vendor name: M DUTTA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2019 2:01PM with Govt. Ref. No: 192019200073908411 on 16-09-2019, Amount Rs. 40,020/-, Bank:
HDFC Bank (HDFC0000014), Ref. No: 900099379 on 16-09-2019, Head of Account 0030-02-103-003-02



Tridip Misra

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







सिद्धि-सिद्धि



पते संस्थाचे पते
Family Registration Number
आम पते / Year of Birth : 1970
पुल / Male



6940 1591 9965

सिद्धि - सिद्धि

(Handwritten signature)



सिद्धि-सिद्धि-सिद्धि-सिद्धि
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते संस्थाचे पते : 10 पते अ 602, 603
सिद्धि संस्था, सिद्धि संस्था, सिद्धि
सिद्धि संस्था, सिद्धि संस्था, सिद्धि
सिद्धि, सिद्धि
Address: Building A 10 and 11
602, 603 National Place, Poshim
Road No. 1, Opp. Bore Tower, Vashi
Mumbai, Maharashtra, India



1800 120 1202



18001201202



www.siddhisiddhi.com



20, Bore Tower, Vashi,
Mumbai, India




 PERMANENT ACCOUNT NUMBER
AAEPV6947P

नाम / NAME
TARA JAYPRAKASH VERMA


पिता का नाम / FATHER'S NAME
RADHAKRISHNA PRASAD


जन्म तिथि / DATE OF BIRTH
21-11-1950

अधिकार प्रिंटर का (हस्ताक्षर)

Tara Verma
 DIRECTOR OF INCOME TAX SYSTEMS

Tara Verma


 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 आचल्यता
 IDENTITY CARD
ZMH5019948



भवदात्मक नाम
 Election's Name
Tara Jayprakash Verma

पति का नाम
 Husband's Name
Jayprakash Verma

लिंग / Sex
स्त्री / FEMALE

जन्म तिथि / Date of Birth
21/11/1950





भारतीय पहचान आयोग परिचयपत्र

भारत सरकार

Unique Identification Authority of India
Government of India

संज्ञी संख्या:Enrollment No.: 1088/92006/00143

To

श्रीम. तारा जयप्रकाश वर्मा
Tara Jayprakash Verma
A10 flat no 602.503 runwal plaza
pokhran road no 1
vartak nagar
opp koras tower
Thane
Thane Jeknagan
Maharashtra - 400606
9324055476

Download Date: 07/06/2017

Generation Date: 10/12/2012



आपला आधार क्रमांक / Your Aadhaar No. :

9074 2315 1282

माझे आधार, माझी ओळख



भारत सरकार
Government of India



श्रीम. ताराजयप्रकाश वर्मा
Tara Jayprakash Verma
वनम तारीख/ DOB: 21/11/1950
लिंग / FEMALE

9074 2315 1282

माझे आधार, माझी ओळख

Tara Verma



Government of India

सूचना

- आधार अत्यंतच महत्त्वाचे आहे, नागरिकांमध्ये आहे.
- अत्यंतच महत्त्वाचे आहे आणि अत्यंतच महत्त्वाचे आहे.
- हे अत्यंतच महत्त्वाचे आहे आणि अत्यंतच महत्त्वाचे आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.
- भारतीय पहचान आयोग आहे.
- अत्यंतच महत्त्वाचे आहे आणि अत्यंतच महत्त्वाचे आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय पहचान आयोग परिचयपत्र
Unique Identification Authority of India

श्रीम. तारा जयप्रकाश वर्मा
Tara Jayprakash Verma
वनम तारीख/ DOB: 21/11/1950
लिंग / FEMALE

Address:
A10 flat no 602.503 runwal
plaza, pokhran road no 1, opp
koras tower, vartak nagar,
Thane, Thane,
Maharashtra - 400606

9074 2315 1282



Government of India





आयकर विभाग
INCOME TAX DEPARTMENT
RAJESH JAYPRAKASH VERMA
JAYPRAKASH BASANTILAL VERMA
24081972
ACMP/5355P


भारत सरकार
GOVT OF INDIA



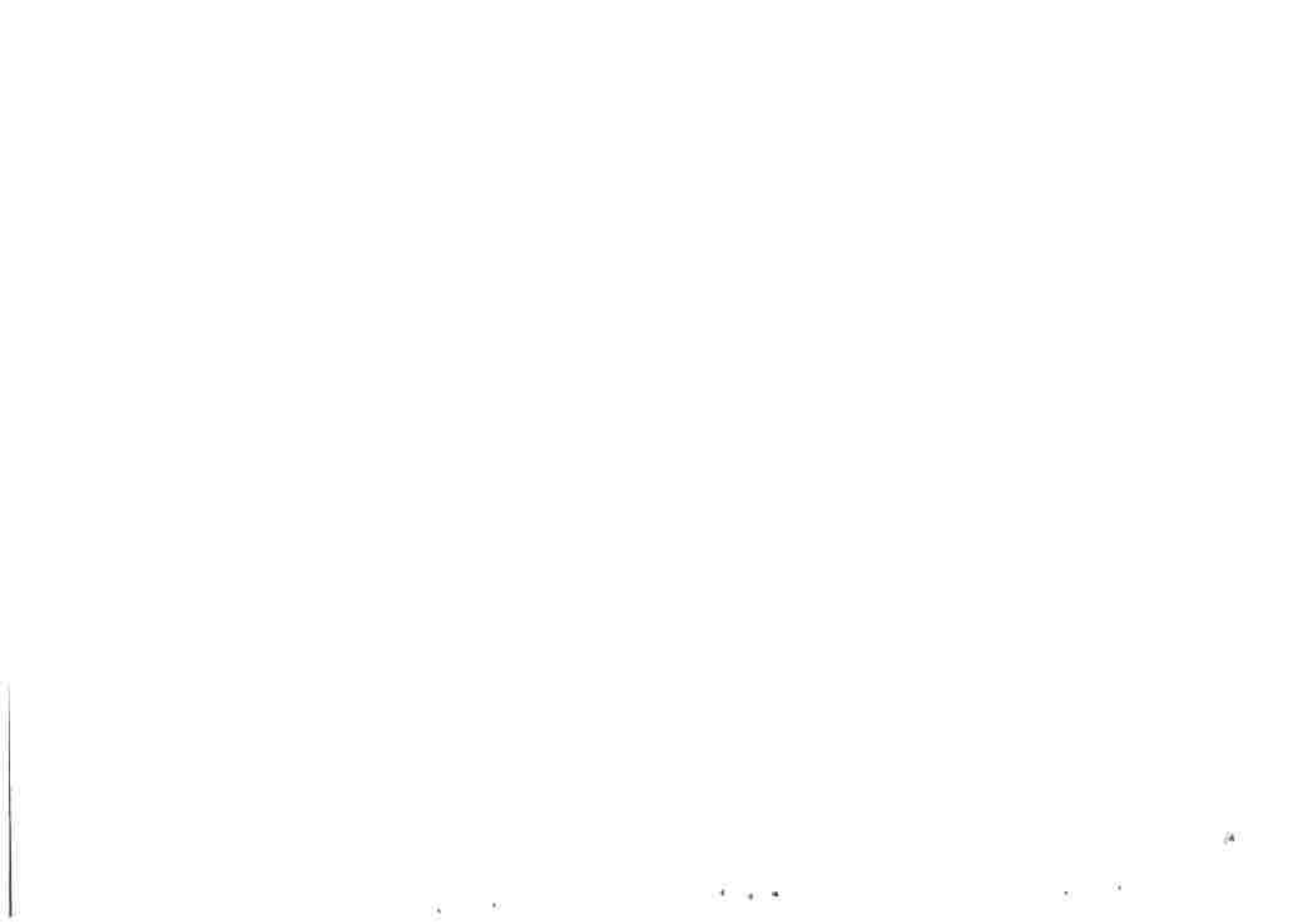

15/02/2019

Rajesh Verma

भारत निर्वाचन आयोग
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ZMH5019955




आयुक्त निर्वाचक **राजेश जयप्रकाश वर्मा**
Elector's Name **Rajesh Jayprakash Verma**
आयुक्त निर्वाचक **जयप्रकाश वर्मा**
Father's Name **Jayprakash Verma**
लिंग / Sex **पुरुष / MALE**
आयु निर्धारण/Date of Birth **24/08/1972**





भारत सरकार अधिकाार

भारत सरकार

Unique Identification Authority of India
Government of India

भारतभारत भारत / Enrollment No 1068992008/00144

To,

राज्य सरकार

Rajesh Jeyarajathi Varma

A 10 flat no B02 503 Thermal Plaza

potharam road no 1

900 Kuzh Sover sanath nagar

Tharam

Jeeppam Tharam Tharam

Maharashtra 400600

INDIA 1230850

Ref: 28 / Z/A / 19230 / 77875 / P



5H110177983CF



आपका आधार क्रमांक / Your Aadhaar No. :

4672 1380 4621

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

राज्य सरकार

Rajesh Jeyarajathi Varma

Year of Birth: 1972

Sex / Male



4672 1380 4621

आधार — सामान्य माणसाचा अधिकार

Rajesh Jeyarajathi Varma

100

100

100

100



ASTURGA CONSTRUCTION PRIVATE LTD
Director






STATE GOVERNMENT
GOVERNMENT OF BIHAR



7089 5093 7284
 MID - BLSR BLSR 4446/0783

7885 614
 Sanyal Gupta
 1987/0008 11/01/1973
 1987/ MALE



MERA AADHAAR, MERI PEHCHAN

Handwritten signature in blue ink


भारत सरकार
GOVERNMENT OF INDIA



7089 5093 7284
 MID - BLSR BLSR 4446/0783

7885 614
 Sanyal Gupta
 1987/0008 11/01/1973
 1987/ MALE

Address :
 501, Legal Road Camp, 4th Flr,
 SAHARU SECTION 2, IIndanagar (M),
 North 24 Parganas,
 West Bengal - 751004





1800111 1800111

10. 11. 1948

11. 11. 1948

12. 11. 1948



NEW YORK



भारत

অপেক্ষিত নিমিত্ত পরিচয় প্রাধিকার

Unique Identification Authority of India
Government of India

অনুকরণিক সং. ID/Enrollment No.: 1040/19858/32834

১^{তম} শ্রেণি বিদ্যালয়
গুরুত্ব
17/38 ACHARYA PRASADLA CHANDRA ROAD
Srinagar, West Bengal 70004

ID00001



MNH19800251500*



আপনার আধার সংখ্যা/Your Aadhaar No.:

8321 1432 1920

আধার - জাতিসংঘ মানবের অধিকার



সংসদ সরকার
GOVERNMENT OF INDIA

শ্রেণি বিদ্যালয়
গুরুত্ব
17/38 ACHARYA PRASADLA
CHANDRA ROAD
Srinagar, West Bengal 70004



8321 1432 1920



আধার - জাতিসংঘ মানবের অধিকার

Sumit Singh

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 442711 to 442764

being No 190409025 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.10.03 14:34:07 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 03-10-2019 14:34:02

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)