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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

18 JUN 2019

AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT made this the ...18th... day of ...June..., Two Thousand and Nineteen

BETWEEN

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Pradeep Kumar Singh
 Designated Partner

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Ajay Sarawog
 Designated Partner

Designated Partner

Haradhan Choudhary

14205

22 MAY 2019

SOLD TO..... DATE.....
 RATAN PAL, Advocate
 High Court, Calcutta
 ADDRESS.....
 6, Old Post Office
 Room No-35, Kolkata-1
 RS..... 50/-

CODE NO. (1867)
 LICENCED NO.
 20 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (G.S.)
 HIGH COURT, KOLKATA-700 001

22 MAY 2019



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Ratan Pal.
 Advocate
 High Court.
 Calcutta

SHRI HARADHAN GHOSH, (having Income Tax PAN AEAPG1636A) and Mobile No. 9331001582, son of Late Lakshman Chandra Ghosh, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 14, Baburam Ghosh Road, P.S. - Regent Park, P.O. Regent Park, Kolkata - 700 040, hereinafter referred to as the **OWNER**(which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators legal representatives and or assigns) of the **FIRST PART**;

AND

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (having Income Tax PAN ADQFS8966G), a Limited Liability Partnership Firm under the Limited Liability Partnership Act having its office at Room No. 101, Block B, 1st floor, 7 GanpatBagla Road, P.O. & P.S. - Jorabagan, Kolkata - 700 007, represented by its designated partners namely **(1) PRADEEP KUMAR SINGH [INCOME TAX PAN ARSPS9969D]**, son of Late Parmeshwar Singh, residing at 89, Salkia School Road, P.S. - Golabari, PO - Salkia, Howrah - 711106, ^{by Nationality Indian} **(2) AJAY SARAWOGI [PAN: AMAPS4881K]** son of Sri NandLalSarawgi residing at DB-48, Salt Lake City, Sector I, P.O. & P.S. - Bidhan Nagar, Kolkata 700064, ^{by Nationality Indian} hereinafter referred to as the **"DEVELOPER/PROMOTER"** (which term or expression shall, unless excluded by and/or repugnant to the subject or context, be deemed to mean and include in case of LLP its successor(s) in interest/ office and partners for the time being and their successor(s) in interest and assigns and in case of individual his heirs executors administrators legal representatives and or assigns) of the **SECOND PART**;

WHEREAS:-

- A. The contiguous lands and properties measuring in aggregate about a land area of 44 Cottah 4 Chittcks, a little more or less, together with the structure standing thereupon, at the Municipal Premises No.12/1A Dharmatala Road, Kolkata - 700 042 (previously premises Nos. 50/3B, Dharmatala Road, 65, Dharmatala Road and 12/1A, Dharmatala Road) are referred to as the said **ENTIRE PROPERTY**

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Pradeep Kumar Singh

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Ajay Jaiswal

Haradhan Ghosh

Haradhan Ghosh



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(morefully mentioned and described in the **FIRST SCHEDULE** hereunder written.

- B. The abstract of title of the said Entire Property has been detailed in the **Part - I to Part - III** of the **SECOND SCHEDULE** hereunder written.
- C. The said Entire Property was owned and possessed by (1) BanwariLal Sharma, (2) Shankar Sharma, (3) Trilochan Sharma, (4) Sushil Ojha and (5) Haradhan Ghosh all hereinafter referred to as the **ORIGINAL OWNERS**).
- D. The said Original Owners applied for and caused to amalgamate the aforesaid premises Nos. previously premises Nos.50/3B, Dharmatala Road, 65, Dharmatala Road and 12/1A, Dharmatala Road and the Kolkata Municipal Corporation has assessed the aforesaid properties as a single premises No.12/1A, Dharmatala Road, Kolkata: 700042 under Assessee No.210671001059, containing a total land area of 44 Cottahs 04 Chittaks 022 sq. ft. be the same a little more or less (including 6 cottahs Tank) comprised in C.S Dag No.1918,1947,1048,1949,1950, C.S. Khatian No.30, Mouza-Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67.
- E. By and under a Deed of Conveyance dated 18th July 2018 registered with the office of the Additional District Sub Registrar. Sealdah, the said (1) BanwariLal Sharma, (2) Shankar Sharma, (3) Trilochan Sharma, (4) SushilOjha have sold and transferred their aggregate four-fifth (4/5th) share and interest in the said Entire Property unto and in favour of Candid Merchants Private Limited and SwapanBera at and for the consideration mentioned therein.

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- F. **The said Haradhan Ghosh remains to hold one-fifth (1/5th) share and interest in the said Entire Property.**
- G. By and under an Agreement dated 22nd September 2018 registered with the office of the ADSR Sealdah and recorded in Book No. I, CD Volume No. 1606-2018, Pages 141830 to 141876, being No. 160604303 for the year 2018, the said Candid Merchants Private Limited and Swapn Bera engaged and entrusted Saraogi & Sandeep Builders & Developers LLP for development of the said Entire Property under the terms recorded therein.
- H. The said Candid Merchants Private Limited and Swapn Bera are hereinafter collectively referred to as the **REMAINING CO-OWNERS.**
- I. The said Haradhan Ghosh is hereinafter referred to as the **OWNER.**
- J. The Owner herein is desirous of development of the said Entire Property for commercial exploitation thereof by construction/re-construction of new building/s thereupon and has agreed to entrust and engage the Developer and grant to the Developer the exclusive right and authority to undertake such development.
- K. The terms and conditions agreed by and between the parties are recorded as hereunder.

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

1. **DEFINITIONS :**

Unless in this agreement there be something contrary or repugnant to the subject or context, the following words shall have the following meanings:-

- 1.1 **ARCHITECT:** Shall mean such person or persons, registered under the provisions of the Architect act, 1972, who may be entrusted and/or

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Pradeep Kumar Singh

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

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appointed by the Promoter for both designing and sanction of the building plan(s) on the said land and premises as aforesaid.

- 1.2 **ASSOCIATION** – shall mean any Association or entity as may be formed or caused to be formed by Developer for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained;
- 1.3 **CAR PARKING SPACE** – shall mean all the spaces in the portions at the basement (if any), ground floor level and/or any other level, whether open, covered or mechanical, within the Project area or intended to be reserved for parking of cars/scooters;
- 1.4 **COMMON AREAS, FACILITIES AND AMENITIES** – shall mean and include corridors, stairways, passages, water pump and motor, drive-ways, common lavatories, common generator, transformer, effluent treatment plant, Fire Fighting systems and other facilities in the Project meant for the common use and enjoyment of all the transferees and/ or the occupiers as may be decided and provided by the Developer from time to time;
- 1.5 **COMMON EXPENSES** – shall mean, and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the transferees and all other expenses for the Common Purpose to be contributed, borne, paid and shared by the transferees provided however the charges payable on account of Generator, Electricity etc. consumed by any Unit shall be separately paid or reimbursed to the Maintenance in-charge;
- 1.6 **COMMON PURPOSES** – shall mean and include the purpose of managing, maintaining and up keeping the Project in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the transferees and/or the occupants in any other capacity, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their

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respective Units exclusively and the Common Areas, Facilities and Amenities in common;

- 1.7 **CONSENTS** - shall mean the planning permission sanctions and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or required for development of the said Entire Property and commencement of construction;
- 1.8 **DEPOSITS/EXTRA CHARGES** - shall mean the amounts specified in the **Sixth Schedule** hereunder to be paid/ deposited by the Transferees to the Developer;
- 1.9 **ENTIRE PROPERTY** - shall mean the lands and properties more fully and particularly described in the **First Schedule** hereunder written;
- 1.10 **MAINTENANCE-IN-CHARGE** - shall mean and include such persons/agency or any outside agency to be appointed by the Developer under this Agreement for the Common Purposes under such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained;
- 1.11 **NEW BUILDING(S)** - shall mean the new building(s) to be constructed, erected and completed upon the land at the said Entire Property;
- 1.12 **PLANS** - shall mean the plans to be sanctioned by the concerned sanctioning authority as the case may be Together With all modifications and/or alterations thereto and/or revisions thereof from time to time made or to be made by the Developer and approved by the sanctioning authorities in respect of the Project; subject to prior inspection of the owner herein
- 1.13 **PROJECT** - shall mean the project of development of the said Entire Property by construction, erection and completion of the New Building(s) thereupon with Common Areas, Facilities and Amenities;
- 1.14 **PROFESSIONAL TEAM** - shall mean the Architects, Structural Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time for the purpose of the Project;
- 1.15 **REMAINING CO-OWNERS** - shall mean (1)Candid Merchants Private Limited and (2) Swapn Bera;

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- 1.16 **ROOF:** shall mean and include the ultimate roof/terrace of the New Building(s);
- 1.17 **SPECIFICATION** – shall mean the specifications for the said Project as mentioned in the **Seven Schedule** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect;
- 1.18 **TRANSFER** – with its grammatical variations shall include transfer by possession or by executing a valid document for grant of lease or tenancy the intending transferees as may be permissible under the law;
- 1.19 **TRANSFEREES** – according to the context shall mean all the prospective or actual transferees who would agree/have agreed to purchase and acquire e any unit/ saleable space in the Project and for all unsold units/saleable spaces, the Owner and the Developer for the units/ saleable spaces respectively allotted to them;
- 1.20 **UNDIVIDED SHARE** – shall mean the undivided proportionate indivisible part or share in the said Land attributable to the respective units/ saleable spaces as in the context would become applicable;
- 1.21 **UNITS/SALEABLE SPACES** – shall mean various saleable spaces / constructed areas in the New Building(s), be it flats, shops, offices, godowns, showrooms, servant quarters, parking spaces or any other area capable of being independently held used occupied enjoyed and transferred for valuable consideration and shall include the spaces/ verandahs attached to any unit/s **TOGETHER WITH** the undivided proportionate impartible share in the land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities except the Owner's Allocation.
- 1.22 **DECLARATION OR SUPPLEMENTARY AGREEMENT:-** Shall mean and include after obtaining sanction of the building plan, the owners and the promoter shall execute and register a Deed of Declaration or Supplementary Agreement divided their respective allocation in terms of the Development Agreement.

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Pradeep Kumar Singh

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- 1.23 **BUILT UP AREA** : Shall mean and include the covered area of the unit/commercial space/apartment/flat and including external and internal walls, stairs and stairs landing, lift and lift well and columns, as specified in the Plan to be Sanctioned by the competent authority being the Kolkata Municipal Corporation.
- 1.24 **CARPET AREA:** - Shall mean the net usable floor area of an Apartment excluding the area covered by the external walls, under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment(s).
- 1.25 **ALLOTTEE** : Shall mean the individual, person, firm, limited or private limited company, limited liability partnership, society, any other authorized entity or an Association of persons to whom Apartment (s) and/or car parking spaces in the building are and have been allotted, sold and or transferred by the promoter and/or owners, out of their respective shares/allocations and include such persons who subsequently acquire the said allotment of apartments through sale, transfer or otherwise but shall not include a person to whom the apartment is given on rent.
- 1.26 **NOTICE:** - Shall mean and include all notices to be served hereunder by either of the parties to the other and such notices shall deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the concerned party hereto.
- 1.27 **SINGULAR:** Shall mean plural and vice versa, masculine shall include feminine and vice versa.
- 1.28 **PARTIES** : shall collectively mean both owners and Developer herein in the agreement

2. **INTERPRETATION:**

In this agreement save and except as otherwise expressly provided -

- i) when calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date



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which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day;

- iv) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written;
- v) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof;
- vi) Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it;
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.

3. **DATE OF COMMENCEMENT AND TIME FOR COMPLETION AND DURATION:**

- 3.1 This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement (hereinafter referred to as the **COMMENCEMENT DATE**).
- 3.2 The New Building(s) upon the said Entire Property shall be constructed, erected and completed by the Developer within a period of 48 (fourty eight) months with a grace period of 6 (six) months (subject to Force Majeure) from the latest date of obtaining all the Consents for the development of the said Entire Property. The New Building(s) shall be deemed to be complete upon the same having been made fit for habitation and certified so by the Architect.
- 3.4 This Agreement shall remain in full force and effect until such time the construction and completion of the New Building(s) are made in terms

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hereof in all respects and the possession of respective allocations has been made over to / taken over by the concerned parties after handing over the Owner's allocation and the respective documents of transfer are duly effected in favour of the intending transferees and management and affairs of the New Building(s) is handed over to the Association of the transferees of the New Building(s).

4. **OWNER'S REPRESENTATIONS:**

4.1 At and before execution of this Agreement, the Owner herein has represented and assured the Developer herein, as follows:-

- (a) That the Owner is absolutely entitled to one-fifth share and interest of the said Entire Property free from all encumbrances whatsoever;
- (b) That entirety of the said Entire Property has been assessed and amalgamated by the Kolkata Municipal Corporation as a single property being the municipal premises No. 12/1A Dharmatala Road, Kolkata - 700 042 under Assessee No. 210671001059;
- (c) That the Owner herein or his predecessor(s) in title of any of them have not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property;
- (d) That the said Entire Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- (e) That no declaration have been made or notification published for acquisition or requisition of the said Entire Property or any portion thereof;
- (f) That the Owner or his predecessor(s) in title of any of them do not and have never held land in excess of the prescribed limit under the Urban Land Ceiling & Regulation Act 1976;

Haradhan Ghosh



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- (g) That there is no impediment or restriction under any law for the time being in force on the Owner which prevent or restrict the Owner from transferring or developing the said Entire Property or any portion thereof;
- (h) That no part or portion of the said Entire Property is and/ or recorded as a ditch or water body of any nature save and except a demarcated land area of 6 cottahs more or less;

4.2 As per verification of all document relating to the said property the Developer has agreed to develop the said Entire Property as is where is basis and enter into this agreement with the Owner for the consideration and under the terms recorded hereunder.

5. GRANT OF DEVELOPMENT RIGHT:

- 5.1 The Developer shall undertake the construction, erection and completion of the New Building(s) containing Units/ Saleable Spaces and for the said purpose, the Owner have granted the exclusive rights and authority in favour of the Developer to enter upon, hold and develop the said Entire Property for commercial exploitation thereof except the Owner's allocation.
- 5.2 The Developer has accepted the exclusive right and authority for development of the said Entire Property under the terms of this agreement.
- 5.3 The parties have agreed to fulfill their respective obligations as recorded and contained in this agreement.

6. OWNER'S OBLIGATIONS AND COVENANTS:

- 6.1 The Owner has agreed with Developer for development of the said property as is where is basis.
- 6.2 The Owner shall not -
- i) Cause any interference and/or hindrance in the development of the said Entire Property.
 - ii) do any act, deed and/or thing whereby the Developer may be prevented and/or deprived from its right to the Developer's Share/Area as stated

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above and also such other rights created under this Agreement or subsequent hereto.

- iii) do anything in contravention/ violation of this Agreement.
- iv) do not permit any one to do any act deed matter or thing which may affect the development, construction and marketability of the said Project or which may cause charges, encroachments, litigations, trusts, liens, litigations, attachments and liabilities upon the said Entire Property and/ or the New Building(s) intended to be constructed thereupon.
- v) transfer, assign, mortgage and/or charge the said Entire Property or any portions thereof save in the manner envisaged by this Agreement.

6.3 Simultaneously with the execution of this agreement, the Owner shall grant and execute a Development Powers-of-Attorney in favour of **SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP** a Limited Liability Partnership Firm under the Limited Liability Partnership Act having its office at Room No. 101, Block B, 1st floor, 7 GanpatBagla Road, P.O. & P.S. - Jorabagan, Kolkata - 700 007, represented by its designated partners namely (1) **PRADEEP KUMAR SINGH**, son of Late Parmeshwar Singh, residing at 89, Salkia School Road, P.S. - Golabari, PO - Salkia, Howrah - 711106, (2) **AJAY SARAWOGI** son of Sri NandLalSarawgi residing at DB-48, Salt Lake City, Sector I, P.O. & P.S. - Bidhan Nagar, Kolkata 700064, to do act and perform necessary acts deeds and things necessary and/ or required for the purpose of the development of the said Entire Property and (ii) to sell and transfer the Units/ Saleable Spaces of Developer's allocation comprised in the Project.

6.4 Notwithstanding grant of the aforesaid Development Power of Attorney, the Owner at the request of the Developer shall sign and execute necessary applications, affidavits, undertakings and other documents as necessary/ required from time to time for the purpose to be submitted to the concerned departments/ authorities for the development of the said Entire Property and (ii) sign and execute necessary deeds and documents for the purpose of transfer of the Units/Saleable Spaces comprised in the project as required by the Developer from time to time.

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Pradeep Kumar Singh

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Ajay Sarawogi

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- 6.4 The Owner shall keep the Developer saved harmless and indemnified from and against any losses actions suits claims and proceedings caused due to any defect in entitlement of the Owner to grant the development rights of the said Entire Property under this agreement.

7. DEVELOPER'S RIGHTS, OBLIGATIONS AND COVENANTS:

7.1 The Developer is hereby authorized and shall be entitled to do act and perform the followings in terms of this agreement:

- i) To prepare a scheme for development of the said Entire Property;
- ii) To prepare plans maps and drawings for construction of the New Building(s) at the said Entire Property and submit the same for sanction and approval before the concerned statutory authorities after inspection of the Owner;
- iii) To apply for and obtain all consents approvals sanctions and/or permissions as may be necessary and/or required for undertaking development of the said Entire Property;
- iv) To apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities as may be required for the construction of the New Building(s) in the said Project;
- v) To cause modifications rectifications and revalidations of the Plan sanctioned for the development of the said Entire Property;
- vi) To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Entire Property and which need to be diverted as a result of the Development;
- vii) To appoint their own professional team for causing development of the said Entire Property;
- viii) To demolish the existing building/ structures at the said Entire Property and dispose of and clear the debris of the same from the said Entire Property;
- ix) To install all electricity, gas, water, telecommunications, and surface and foul water drainage to the said Entire Property;

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- x) To serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services;
- xi) To give all necessary or usual notices under any statute affecting the demolition and clearance of the said Entire Property and to give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said Entire Property and pay all costs, fees and outgoings incidental to or consequential on, any such notice;
- xii) To make deposit of necessary fees and charges with the concerned authorities for the purpose of carrying out the development work and construction of the New Building(s) upon the said Entire Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owner in connection therewith;
- xiii) After completion of the construction of the New Building(s) upon the said Entire Property, to apply for and obtain occupation and/or completion certificate in respect thereof or parts thereof from the concerned authorities;
- xiv) To comply or procure compliance with, all statutes and any enforceable codes of practice of the authorities affecting the said Entire Property or the development thereof;
- xv) To take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Entire Property;
- xvi) To remain solely liable and/or responsible for all acts deeds matters and things for undertaking construction of the said New Building(s) in accordance with the Plan and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed.

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- 7.2 The Developer shall bear all the costs, expenses, investments and charges for the construction of the New Building(s) upon the land at the said Entire Property as per the specifications mentioned in the **SEVENTH SCHEDULE** hereunder written for which the Owner shall not liable and responsible in any manner.
- 7.3 The Developer shall be liable and responsible for payment of salary/ allowances/ compensation to the men employed by it for the purpose of construction. The Developer shall keep the Owner indemnified against any claim that might be raised by any person employed by the Developer in connection with the project or any work ancillary thereto.
- 7.4 After obtaining all Consents for undertaking development of the said Entire Property, the Developer shall commence and/or proceed diligently to execute and complete the development of the Project in a good and workmanlike manner with good quality materials.
- 7.5 The Developer shall be entitled to obtain necessary utilities and connections for the said Entire Property.
- 7.6 The Developer shall endeavor to use the maximum permissible FAR for construction of the New Building(s) upon the land at the said Entire Property, subject to architectural/technical feasibility and practical/commercial workability.
- 7.7 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Promoter/Developer or creating any right, title or interest in respect thereof to the Promoter/Developer other than exclusive rights and license to the Promoter/Developer for the purpose of development of the said premises in terms hereof and to deal with the Developer's Allocation of the sanctioned area of the building.
- 7.8 The Promoter shall have right to publish and issue advertisements or put out hoardings at any place or at the site of the premises to draw the attention of the prospective buyers of the apartment(s)/ car parking areas/ garages of the proposed building/s.

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Roadieep Kumar Singh
Designated Partner

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Ajay Jaiswal

Designated Partner

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8. TRANSFER OF UNITS/ SALEABLE SPACES AND DISTRIBUTION OF SALE PROCEEDS/ CONSIDERATION AMOUNT:

- 8.1 The Units/ Saleable Spaces in the proposed New Building(s) upon the said Entire Property shall be transferred in favour of prospective transferees at the rates and under the terms determined by the Developer and the benefit of the project of development of the said Entire Property shall be shared by and between the Owner and the Developer in the manner the Owner shall be exclusively entitled to Owner's allocation in the project and the Developer shall be exclusively entitled to the Developer's allocation in the project.
- 8.2 The Owner shall be allocated a flat measuring a built up area of about 1000 sq. ft. on the third floor south-east side together with a covered individual car parking space of 135 sq. ft. on the ground floor of the proposed building at the said Entire Property together with undivided impartible proportionate share and/or interest in the land and the Common Areas, Facilities and Amenities attributable thereto in the project upon the land at the said Entire Property and a non refundable sum of Rs. 80,00,000/= (Rupees Eighty Lacs only).
- 8.3 By any time owner will suffered any financial constraint then Owner can sell the Owner's allocation to any intending purchaser or buyer and to negotiate and enter into agreements with the prospective purchasers for sale and transfer of the Owner's allocation and to receive the considerations, realizations, premium and rents accruing from sale and transfer of the Owner's allocation and to give and effectuate receipt for the same and to sign execute and present for registration agreements indentures deeds and other documents for the purpose of sale and transfer of the Owner's allocation in the New Building(s) at the said premises and attributes pertaining thereto in terms of the said Agreement and the Developer shall have to sing as a conforming party for such sale.
- 8.4 Developer shall be entitled to directly realize the following amounts from all the Transferees:-

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- a. Statutory realization, including but not limited to GST etc.;
- b. Cost of extra work carried out exclusively at the instance of prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Entire Property.
- c. Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective transferee beyond the specified specification.
- d. All extras and deposits;
- e. Any legal expenses for preparation, execution and registration of the deeds and documents for sale and transfer of the units/ saleable spaces.
- 8.5 **GST/other applicable taxes:** The GST/other applicable taxes in respect of the transfer of the units/saleable spaces to the Transferees shall be collected by the Developer from the Transferees. Deposit of such taxes with the concerned authority in accordance with law in respect of the sale and transfer of the units/saleable spaces to the Transferees and complying with applicable provisions regarding the same shall be the responsibility of the Developer.
- 8.6 The decision of the joint Architects Owner and Developer regarding measurement of area constructed and all aspects of construction and development including the quality of materials shall be final and binding on the Parties.
- 8.7 Save and except the owner's allocation mentioned in "**THIRD SCHEDULE**" hereunder the Promoter shall have **full liberty and rights** to sell rest of the **sanctioned area** in terms of the Development Agreement to the intending allottees/ buyer/s and to receive the **sale consideration/Advance** amount in their account as per their allocation of the sanctioned area as mentioned in the "**FOURTH SCHEDULE**" hereunder.
- 8.8 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Promoter or in creating any right, title or interest in respect thereof to the Promoter save and except to commercially explore the same in terms hereof by constructing the building(s) on the said premises and to deal with

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the Promoters' Allocation in the building in the manner herein stated, without creating any liability, financial or otherwise, whatsoever upon the Owner.

9. **NON REFUNDABLE MONEY:**

9.1 In terms of the understanding reached between the parties herein, the Developer shall be advanced a sum of Rs. 80,00,000/= (Rupees Eighty Lacs only) and hereinafter referred to as the Non refundable money in the manner that an amount of Rs. 45,00,000/= (Rupees Forty Five Lacs only) already advanced by M/s Candid Merchants Private Limited shall be adjusted against the said Non refundable money and a further sum of Rs. 35,00,000/= (Rupees Thirty Five Lacs only) shall be paid by the Developer to the Owner at the time of execution of this Agreement.

10. **MUNICIPAL TAXES AND OUTGOINGS:**

10.1 All rents, rates, taxes, cess, land revenue/khajana, electricity dues, municipal taxes, water taxes and all other outgoing in respect of 1/5th share of the said Entire Property (collectively Rates & Taxes) for the period upto the date of execution of this agreement, shall be borne, paid and discharged by the DEVELOPER as and when due.

10.2 From the date of execution of this agreement, the Developer herein shall pay the Rates & Taxes.

11. **POST COMPLETION MAINTENANCE:**

11.1 The Transferees shall punctually and regularly pay the maintenance charges, Rates and taxes, land revenue, Municipal tax and other statutory obligations for their respective allocations to the concerned authorities/ Association and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by

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any of them as the case may be, consequent upon a default by the other or others.

11.2 The Developer on its own or through an agency (Maintenance Agency) shall be responsible for the management, maintenance and administration of the New Building(s) in the Project until the time the Association is caused to be formed for the aforesaid purpose. The parties herein and their respective transferees shall abide by all the rules and regulations to be framed for the management of the affairs of the New Building(s) in the Project.

11.3 The Developer or the Maintenance Agency or the Association upon its formation shall manage and maintain the Common Areas, Facilities and Amenities of the New Building(s) in the Project and shall collect the costs and service charge therefore (Maintenance Charges). It is clarified that the Maintenance Charges shall include premium for the insurance of the New Building(s), land tax, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges and charges of capital nature for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.

12. **COMMON RESTRICTIONS:**

12.1 The Project shall be subject to the restrictions intended for common benefit of all transferees/ occupiers of the New Building(s) as are framed by the Developer.

12.2 For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, all occupants of the New Building(s) in the said Project shall permit the Developer, the Maintenance Agency and/or the Association upon its formation, with or without workmen, at all reasonable time, to enter into their occupied units and spaces.

12.3 It is agreed between the parties that the Developer and/or the Association upon its formation shall frame a scheme for the management and administration of the New Building(s) in the Project and all the transferees/

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Pradeep Kumar Singh

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Ajay Sarawogi

Haachur Singh



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occupiers of the New Building(s) shall perpetually in succession, abide by all such rules and regulations framed.

13. **INDEMNITY:**

- 13.1 The Developer shall remain fully responsible and shall indemnify and keep the Landholders saved, harmless and indemnified of from and against any and all losses, actions, claims, damages or liabilities (whether criminal or civil) in relation to the construction of the New Building(s), handover of the Project to the Association and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's contractors, employees in the quality and workmanship of construction work or violation of any permission, rules regulations or by-laws or arising out of any accident, mishap or otherwise.
- 13.2 The Owner shall remain fully responsible and shall indemnify and keep the Developer saved, harmless and indemnified of from and against any and all losses, actions, claims, damages or liabilities (whether criminal or civil) suffered by the Developer due to any defect in the title for the share of the Owner in the said Entire Property or any of his representations and the warranties being incorrect or due to default or breach or non-observance of any of the obligations of the Owner under this Agreement, in this connection any expenses shall be brown by the Developer herein.

14. **MISCELLANEOUS:**

- 14.1 The agreement entered into by and between the parties herein is and shall be on principal to principal basis.
- 14.2 The parties herein expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 14.3 Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 14.4 Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 14.5 The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

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- 14.6 The name of the project shall be decided by the Developer.
- 14.7 The Developer shall be entitled to use the signage and display spaces in the exterior of the said New Building(s) and/or in the common areas including the roofs, car parking spaces, open areas, boundary walls etc. to display, exhibit and promote the brands of the Developer.
- 14.8 It has been agreed between the parties that they shall observe and perform and comply with all the terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by the statutory authorities concerned from time to time for the project.

15. **FORCE MAJEURE:**

- 15.1 Force Majeure shall mean and include any event preventing either Party from performing any or all of its obligations under this agreement, which arises from, or is attributable to, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, flood, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, war, military operations, riot, terrorist action, civil commotion, and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions for reasons outside the control of either Party) or any relevant Government or Court orders.
- 15.2 If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure. Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be

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extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

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

16. **ENTIRE AGREEMENT:**

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

17. **AMENDMENT/MODIFICATION:**

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the parties hereto.

18. **NOTICE:**

- 18.1 Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or sent by prepaid recorded delivery, or by facsimile transmission or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time).
- 18.2 Any such notice or other written communication shall be deemed to have been served:
- If delivered personally, at the time of delivery.
 - If sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities.

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c) If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

18.3 In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

19. **SPECIFIC PERFORMANCE:**

In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach.

20. **COUNTERPARTS:**

This Agreement has been executed in two originals or counterparts, each in the like form and all of which shall constitute one and the same document. One copy of this Agreement shall be lodged for registration and the registered copy of this Agreement shall be retained by the Developer and another copy of the said Agreement shall be retained by the Owner and Developer also hand over all documents relating to the said property time to time.

21. **WAIVER:**

No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

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Any delay, tolerance or indulgence shown by either party hereto in enforcing the terms and conditions of this Agreement or any forbearance or giving of time to the other party by such party in respect of any breach or non-compliance of any of the terms and conditions of this Agreement by other party shall not in any manner prejudice the rights herein mentioned of such party.

22. **SEVERABILITY:**

If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from either Party hereto to the other, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

23. **ARBITRATION:**

The parties hereto shall attempt to settle any disputes or differences in relation to or arising out of or touching any affair of this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes), by way of negotiation. To this end, each of the parties shall use its reasonable endeavors to consult or negotiate with the other party in good faith and in recognizing the parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both parties. If the parties hereto fail to settle the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes, if not solved/settled, shall be referred to, and finally resolved by, arbitration by an Arbitration Tribunal consisting of one arbitrator each to be appointed by either party and a third arbitrator to be appointed by the two appointed arbitrators in terms of the Arbitration and Conciliation Act, 1996 and Rules and amendments made thereunder. The arbitration proceedings shall be conducted at Kolkata and in English.

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24. The West Bengal Housing Industry Regulation Act, 2017 has come into operation and the Promoter at its own cost and expenses shall obtain all sorts of necessary registrations and permissions from the concerned regulatory authority/s established under the said act and the promoter shall do, complete and comply with all applicable provisions, rules and regulations of the said Act or any amendment thereof in connection with the development of the said premises and construction of buildings thereat as specified in this development agreement.

26. **JURISDICTION**

The Courts (Civil & Criminal) of Kolkata, West Bengal alone shall have the jurisdiction to entertain and determine all actions, suits, disputes and proceedings arising out of this development agreement between the parties hereto.

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✓ Be it noted that by this Development Agreement and the related Development Power, of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development power of attorney shall never be treated as the Agreement/ final documents for transfer of property between the owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause. /

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Randeep Kumar Singh
Designated Partner

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

A Joy Jaiswar

Designated Partner



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THE FIRST SCHEDULE ABOVE REFERRED TO:
(ENTIRE PROPERTY)

ALL THAT the piece and parcel of undivided 1/5 share of total land admeasuring about 44 cottah 4 chittacks 22 sq. ft. be the same a little more or less together with undivided 1/5 share of total various RTS shed structures measuring about 3000 sq. ft. more or less including a Tank comprising an area of 6 cottah, under CS Dag Nos. 1918, 1947, 1048, 1949, 1950 appertaining to CS Khatian No. 30 in Mouza: Kasba, being the Municipal Premises No. 12/1A Dharmatala Road, (Zone - ShaniMandir - Lohamaath), Kolkata - 700 042, District: South 24 Parganas, West Bengal TOGETHER WITH all sorts of easement rights over the common passage, electricity, drainage, etc. and butted and bounded as follows:-

On the North :By Premises No. 50/3D, 50/3E, 50/3C, 50/3A/3, 50/2C,
50/2B Dharmatala Road & 16' - 6" road. /

On the South : By Premises No. 41B, 22C/1 Dharmatala Road

On the East : By 50/3F/1A Dharmatala Road

On the West : By 59A, 59B, 59C Dharmatala Road.

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

THE SECOND SCHEDULE ABOVE REFERRED TO:
(PART - I)

- (1) By a Kobala dated **29.5.1961** duly registered in the office of S.R. Alipore and recorded in Book No. 1 Volume 87 pages 90 to 98 being No. **4562** for the year 1961, one Narayan Chandra Mondal of 23, Dharmatala Road, P.S Tollygunge District 24 Parganas sold and conveyed all that land measuring 2 Cottahs 8 Chittacks in portion of Dag No. 1918 under Malik, Khatian No. 30 ProjaiKhatian No. 448 MouzaKasba, JL No. 13, P.S. Tollygunge District -24 Parganas being Municipal Premises 50/3B, Dharmatala Road, Kolkata-700042, unto Sm. Sibani Ghosh.

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- (2) The said Smt. Sibani Ghosh constructed two pucca rooms and two R.T. Shed rooms on the said land with her stridhan money.
- (3) The said Sm. Sibani Ghosh by a Kobala in Bengali language and character bearing the date **18.3.1966** duly registered in the office of Sub Register of Alipore and recorded in Book No. 1 Volume No. 45 Pages 80 to 83 being No. **2139** for the year 1966 sold and conveyed the aforesaid land and rooms at the then Premises No.50/3B, Dharmatala Road, P, S. Jadavpore now Kasba, District 24 Parganas fully described in the Schedule therein written unto and in favour of Sm. Archana Banerjee.
- (4) The said Sm. Archana Banerjee by a Kobala in Bengali language dated **20.9.1966** duly registered in the office of the Sub Register at Alipore and recorded in Book No 1 Volume No. 120 Pages 19 to 21 being Deed No. **7579** for the year 1966 sold and conveyed the said land with some rooms at the then Municipal Premises No.50 / 3B, Dharmatala Road, P.S. Jadavpore now Kasba, District 24 Parganas fully described in the Schedule therein unto and in favour of Sm. Kamala Debi.
- (5) The said Sm. Kamala Debi caused to mutate her name in the records of Calcutta now Kolkata Municipal Corporation as Owner of the aforesaid property.
- (6) While said Sm. Kamala Debi was seized and possessed of or otherwise sufficiently entitled to the said land and rooms at the then Premises No. 50/3B, Dharmatala Road, P.S. Kasba, Kolkata-700042, she died intestate on 22/09/03 leaving her surviving her husband Sri Banamali Acharjee, only son Sri Gopal Acharya and six daughters Sm. Tara Paul, Sm. Pratima Bhattacharjee, Sm. Mita Chandra, Sm. Nabanita Chakraborty, Smt. Putul Das and Sm. Gouri Chakraborty, as her only legal heirs and heiresses.
- (7) The said (1) Sri Banamali Acharjee, (2) Sri Gopal Acharya (3) Sm. Tara Paul, (4) Sm. Pratima Bhattacharjee, (5) Sm. Mita Chandra, (6) Sm. Nabanita Chakraborty, (7) Putul Das and (8) Sm. Gouri Chakraborty being the absolute owners seized and possessed of or otherwise well and sufficiently entitled to the said land measuring **2 (two) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft.** having some pucca and R.T. shed rooms erected thereon lying and

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situate at the then Municipal Premises **50/3B**, Dharmatala Road, Municipal Assessee No. 21-067-10-0289-1, P.S. - Kasba, in the town of Kolkata under C.S Dag No. 1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67, TOGETHER WITH ALL easement rights over the road, passage and more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and shown with red colour boundary lines, sold transferred and conveyed unto (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SH ARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, by a registered Sale Deed dated 20.1.2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 15, being Deed No. **765** for the year **2007**.

- (8) After purchasing the aforesaid property being ALL THAT the piece and parcel of land measuring about 2 (two) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. with pucca and R.T. shed rooms lying and situate at Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No.21-067-10- 0289-1, P.S. - Kasba, in the town of Kolkata under C.S Dag No. 1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67, TOGETHER WITH ALL easement rights over the road and passage said (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, duly caused to mutate their respective names in the records of Kolkata Municipal Corporation for the then Municipal Premises **50/3B, Dharmatala Road, Municipal Assessee No. 21-067-10-0289-1**, P.S. - Kasba, in the town of Kolkata under C.S Dag No. 1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67.

(PART - II)

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- (9) By a Kobala in Bengali language and character dated 22.5.1962 duly registered in the office of Sub-Registrar, AliporeSadar and recorded in Book No. 1 Volume No.60 Pages 192 to 197 **being No.4361** for the year **1962**, one Amar Nath Das and his brother NirodeBaran Das purchased a piece or parcel of land comprised in and portions of C.S. Dag No. 1948 measuring 33 decimals C.S. Dag No. 1949 measuring 11 decimals, in a portion of C.S. Dag No. 1950 measuring 9 decimals under Khatian No. 382, MouzaKasba, J.L. No. 13 totaling a land area of 53 decimals corresponding to **1 Bigha 12 Cottahs 1 Chittacks 20 Sq.ft.** in P.S. SaderTollygunge now Kasba, District - 24 Parganas being the then Municipal Premises No.12/ 1 A, **Dharmatala Road** within the limits of Calcutta now Kolkata Municipal Corporation.
- (10) The said Amar Nath Das and his brother Nirodbaran Das duly caused to mutate their respective names as owners of the aforesaid land in the records of Corporation of Kolkata at the then Premises No. 12/1 A, Dharmatala Road, P.S. Kasba, Kolkata 700042 and constructed RT Shed structures upon the land after developing the same.
- (11) The said NirodeBoran Das and Amar Nath Das mutually partitioned their aforesaid property on **28/06/90 by a deed of partition** registered in the office of the Registrar of Assurances, Calcutta being Deed No. **9589**, Book No.1, Volume No. 359, Pages 487 to 501 for the year **1999**.
- (12) in terms of the said deed of partition, NirodeBoran Das was allotted land measuring **14 Cottahs 0 Chittacks 34 sq. ft. marked as Lot "A"** in the plan of the said deed of partition and Amar Nath Das was allotted land measuring **14 Cottahs 1 Chittacks 0 sq. ft. marked as Lot "B"** in the plan of the said deed of partition.
- (13) By virtue of three separate registered Sale Deeds registered on 19.03.2007, said **NirodeBoran Das** sold, transferred and conveyed unto and in favour of (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI**

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HARADHAN GHOSH, (i) **ALL THAT** the piece or parcel of land measuring about **7 Cottahas 8 Chittaks 0 Sq.Ft.** be the same more or less together with structure standing thereupon comprised in and portion of C.S. Dag No.1948 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/ 1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 19th March 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 14, being **Deed No.3278 for the year 2007**, (ii) **ALL THAT** the piece or parcel of land measuring about **7 Cottahas 8 Chittaks 0 Sq. Ft.** be the same more or less together with the structure standing thereupon comprised in and portion of C.S. Dag No.1948 under Khatian No.382, Mouza Kasba, J.L. No.13, P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/ 1 A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by another Indenture dated 19th March 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 14, being **Deed No.3282 for the year 2007**, (iii) **ALL THAT** the piece or parcel of land measuring about **2 Cottahas 4 Chittaks 0 Sq.Ft.** be the same more or less together with structures standing thereupon comprised in and portion of C.S. Dag Nos.1948, 1949 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/1 A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 19th March 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, **being Deed No.3285 for the year 2007.**

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(14) By virtue of three registered Sale Deed registered on 13.04.2007 said **Amar Nath Das** sold, transferred and conveyed unto and in favour of (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, as: (i) **ALL THAT** the piece or parcel of land measuring about **7 Cottahas 0 Chittaks 22.5 Sq.Ft.** be the same more or less together with structure standing thereupon comprised in and being portion of C.S. Dag Nos.1948, 1949 &1950 under Khatian No.382, MouzaKasba, J.L. No.13, P.S. SarderTollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/ 1A, Dharmatala Road, Kolkata-700042, within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 13th April 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 14, being **Deed No.5655 for the year 2007**, (ii) **ALL THAT** the piece or parcel of land measuring about **7 Cottaha 0 Chittaks 22.5 Sq.Ft.** be the same more or less together with structure standing thereupon comprised in and being portion of C.S. Dag No.1948, 1949 &1950 under Khatian No.382, MouzaKasba, J.L. No.13 in P.S. SarderTollygunge now Kasba, District - 24 Parganas being Part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042, within the limits of Calcutta now Kolkata Municipal Corporation, by another Indenture dated 13th April 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, being **Deed No.5656 for the year 2007**, (iii) **ALL THAT** the piece or parcel of land measuring about **1 Cottahas 0 Chittaks 42.5 Sq.Ft.** be the same more or less comprised in and portion of C.S. Dag NO.1948 &1950 under Khatian No.382, MouzaKasba, J.L. No.13, P.S. SarderTollygunge now Kasba, District - 24 Parganas being Part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by another Indenture dated 13th April 2007 duly

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registered in the office of the Additional Registrar of Assurances-land recorded in Book No 1 Volume No.1, Pages 1 to 14, being Deed **No.5659 for the year 2007.**

- (15) **The** said Amar Nath Das already sold, transferred and conveyed 50% of common area and remaining 50% was in possessing and while enjoying the said property of **ALL THAT** the piece or parcel of land measuring about 1 Cottahas 3 Chittaks 2.5 Sq.Ft. be the same more or less in a portion of C.S. Dag No. 1950 under Khatian No.382, MouzaKasba, J.L. No.13 in P.S. SarderTollygunge now Kasba, District - 24 Parganas being Part of Municipal Premises No.12/ 1 A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation said Amar Nath Das died intestate on 27.07.2007, leaving behind him surviving his wife Smt. Ava Rani Das, sin Sri Dipankar Das, two daughters namely Smt.Shipon Das and Tutun Banerjee, as his legal heirs and heiresses.
- (16) By virtue of a registered Sale Deed registered on 28.05.2008 said (1) Smt. Ava Rani D as, (2) Sri Dipankar Das, (3) Smt. Shipon Das and (4) Smt. Tutun Banerjee jointly sold, transferred and conveyed unto and in favour of (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, **ALL THAT** the piece or parcel of land measuring about 1 Cottahas 3 Chittaks 2.5 Sq.Ft. be the same more or less together with structure standing thereupon comprised in and portion of C.S. Dag No.1950 under Khatian No.382, MouzaKasba, J.L. No.13 in P.S. SarderTollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 28th May 2008 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.64, Pages 4011 to 4026, being **Deed No.5628 for the year 2008.**

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(17) After purchasing the said property by seven separate Sale Deeds in respect of ALL THAT the total piece and parcel of land measuring about 33 Cottahs 08 Chittacks 43.20 Sq. ft. but finally comes to an area of **32 Cottahas 01 Chittaks 27 Sq.Ft.** with pucca and R.T. shed rooms lying and situate at the then Municipal Premises 12/1A, Dharmatolla Road, Municipal Assessee No.21-067-10-0105-9, P.S. - Kasba, in the town of Kolkata under C.S Dag No.1948, 1949 & 1950, C.S. Khatian No.382, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67, TOGETHER WITH ALL easement rights over the road and passage said (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **-USHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, duly mutated their names in the records of Kolkata Municipal Corporation at Municipal Premises No.12/1A, Dharmatolla Road, Municipal Assessee No. 21-067-10-0105-9, P.S. - Kasba, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67.

(18) The said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh executed a registered Deed of Declaration dated 17th June 2016 declaring that the land area purchased by them under the said 6(six) separate deeds being Nos. 05655/07, 05656/07, 05659/07, 03282/07, 03285/07, 03278/07 and deed being 05628/18 comes to **32 cottahas 1 Chittahas 27 Sq.Ft.** in C.S. Dag NO.1948 **including Tank measuring about 6 Cottahas** in C.S. Dag NO.1948 at premises No.12/1A, Dharmatalla Road, Ward No.67, Kolkata-700042 and the said Deed of Declaration was registered before District Sub-Registrar-III, Alipore and recorded in Book No.1, Volume No.1603-2016, Pages 89705 to 89721, being No. **160302894** for year 2016.

(PART - III)

(19) SRI KANCHAN GHOSH, ii) SRI KAMAL KANTA GHOSH, iii) SRI KANTILAL GHOSH, iv) SMT. MOLINABALA GHOSH, v) SMT. DOLLY GHOSH, vi) SMT. SANDHYA GHOSH, vii) SMT. CHHAYA GHOSH and viii) SMT. MAYA GHOSH being the owners sold, transferred and

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conveyed unto and in favour of (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH** undivided 1/ 4th share of interest of total land measuring about 16 decimals (equivalent to **1742.25 sq.ft** be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, MouzaKasba, J.L. No.13 in P.S. SrderTollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 16th February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 16, being **Deed No.2514 for the year 2007**.

(20) **SMT. MINOTI GHOSH** being the owner sold, transferred and conveyed unto and in favour of (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKARSHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH** of undivided 1/ 20th share of interest of total land measuring about 16 decimals (**equivalent to 348.45 sq.ft** be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag.No.1947 under Khatian No.263, MouzaKasba, J.L. No.13 in P.S. SrderTollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 16th February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 13, being **Deed No.2517 for the year 2007**.

(21) (i) SAMIR KUMAR GHOSH, ii) SWAPAN GHOSH, iii) SRI RABINDRA NATH GHOSH, iv) SMT. REKHA GHOSH, v) SMT. SANTI GHOSH, vi) SMT JAYASHREE CHATTERJEE, vii) SMT MANJUSHREE HAZARI, viii) SMT DURGASHREE GHOSH, ix) SMT PURNIMA GHOSH, x) SMT PADMASHREE GOPE, xi) SRI CHITTARANJAN GHOSH, xii) SRI RAJKUMAR GOSH and xiii) SMT SOMA GHOSH being the owners sold, transferred and conveyed unto and in favour of (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL**

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OJHA,

(5)

SHRI HARADHAN GHOSH, undivided 1/ 4th share of interest of total land measuring about 16 decimals (equivalent to 1742.25 sq. ft.) together with structure standing thereupon comprised in CS Dag No. 1947 under Khatian No.263, MouzaKasba, J.L. No.13 in P.S. SaderTollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 16th February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 15, being Deed **No.2518** for the year 2007.

(22) SRI SUDHAKAR GHOSH, ii) SRI SASADHAR GHOSH, iii) SRI MAKHANLAL GHOSH, iv) SRI PROBhat KUMAR GHOSH, v) SMT. KEYARANI PAUL(NEE GHOSH), vi) SMT. MOLINA GHOSH, vii)SMT MALATI GHOSH, viii) SRI UTTAM GHOSH, ix) SMT. ANUPAMA GHOSH, x) SRI IMAN GHOSH, xi) SMT. ANUSHREE GHOSH being the owners sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH**, undivided **1/ 4th share** of interest of total land measuring about 16 decimals (equivalent to **1742.25 sq.ft** be the same more or less) comprised in and portion of C.S. Dag No.1947 under Khatian No.263, MouzaKasba, J .L. No.13 in P.S. SaderTollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 16th February 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 17, **being Deed No.2519 for the year 2007.**

(23) (i) SRI PANCHANAN GHOSH, ii) SRI PANKOJ KUMAR GHOSH, iii) SRI PROSAD GHOSH, iv) SRI MRITUNJOY GHOSH, being the owners sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH**, undivided

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1/5th share of interest of total land measuring about 16 decimals equivalent (equivalent to **1393.8 sq.ft** be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, MouzaKasba, J.L. No.13 in P.S. SaderTollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 16th February 2007 registered in the office of the Additional Registrar of Assurances - I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, being **Deed No.2515 for the year 2007.**

(24) Due to sometypographical error, four feet wide common passage in the eastern side of the property purchased by the said BanwariLal Sharma, Shankar Sharma, Trilochan Sharma, SushilOjha and Haradhan Ghosh under the aforesaid 5(five) deeds being Nos. 2514/07, 2515/07, 2517/07, 2518/07 and 2519/07, leading to the main road comprised in CS Dag No. 1947 under Khatian No. 263, MouzaKasba, J.L. No.13 in P.S. SaderTollygunge now Kasba, District 24 Parganas, meant for common use of the owners of premises Nos. 50/3B Dharmatala Road and 12/1A Dharmatala Road was omitted and not shown in the plan annexed in the aforesaid 5(five) deeds , the said BanwariLal Sharma, Shankar Sharma, Trilochan Sharma, SushilOjha and Haradhan Ghosh executed a Deed of Declaration dated 30th August 2016 registered before District Sub-Registrar-III, Alipore and recorded in Book No.I, Volume No.1603-2016, Pages 126345 to 126358, being No.160304176 for year 2016.

(25) After purchasing the said property by the aforesaid (5)five separate Sale Deeds in respect of ALL THAT the total piece and parcel of land measuring about 16 decimals equivalent to **9 Cottahas 10 Chittaks 40 Sq.Ft.** (but actually land purchased measuring about 9 Cottahas 10 Chittaks 40 Sq.Ft.) be the same more or less together with strctures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, MouzaKasba, J.L. No.13 in P.S. SaderTollygunge now Kasba, District 24 Parganas at Dharmatala

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Road, Kolkata-700042, TOGETHER WITH ALL easement rights over the road and passage, the said (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, duly caused to assess and mutate their respective names in the records of Kolkata Municipal Corporation under the then Municipal Premises No.65, Dharmatolla Road, Municipal Assessee No.21-067 -10- 1483-2, P.S.-Kasba, Mouza-Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67.

- (26) Thus the said (1) **SHRI BANWARI LAL SHARMA**, (2) **HANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH** became absolute owners of (1) ALL THAT the piece and parcel of land measuring about **2 (two) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft.** with pucca and R.T. shed rooms lying and situate at Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No.21-067-10-0289-1, P.S. - Kasba, in the town of Kolkata under C.S Dag No.1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67, TOGETHER WITH ALL easement rights over the road and passage, (2) **ALL THAT** the piece and parcel of land measuring about **1 Bigha 6 Cottahas 1 Cittahas 27 Sq.Ft.** comprised in C.S. Dag No.1949 &1950 and **Tank measuring about 6 Cottahas** in C.S. Dag No.1948, total area of land and tank measuring about 1 Bigha 12 Cottahas 1 Cittahas 27 Sq.Ft. together with structures standing thereupon at the then Premises No.12/1A, Dharmatala Road, Ward No.67, Kolkata- 700042, having Assessee No.210671001059, (3) **ALL THAT** the total piece and parcel of land measuring about 16 decimals equivalent to 9 Cottahas 10 Chittaks 40 Sq.Ft. more or less be the same more or less comprised in and portion of C.S. Dag No.1947 under Khatian No.263, MouzaKasba, J.L. No.13 in P.S. SaderTollygunge now Kasba, District - 24 Parganas being part of the then Municipal Premises No.65, Dharmatala Road, Kolkata-700042, TOGETHER WITH ALL easement rights over the road and passage thereto.

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(27) The said (1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, owners herein collectively became absolute owners of undivided 4/5th share or interest and the said SHRI HARADHAN GHOSH became owner of undivided 1/5th share or interest of (1) ALL THAT the piece and parcel of land measuring about 2 (two) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. with pucca and R.T. shed rooms lying and situate at Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No. 21-067-10-0289-1, The Kolkata Municipal Corporation, Ward NO. 67, TOGETHER WITH ALL easement rights over the road and passage (2) ALL THAT the piece and parcel of land measuring about 1 Bigha 6 Cottahas 1 Chittahas 27 Sq.Ft. in C.S. Dag NO.1949 & 1950 and Tank measuring about 6 Cottahas in C.S. Dag No.1948, total area of land and tank measuring about 1 Bigha 12 Cottahas 1 Chittacks 27 Sq.Ft. with structure at premises No.12/ 1A, Dharmatala Road, Ward No.67, Kolkata- 700042, having Assessee NO.210671001059, (3) ALL THAT the total piece and parcel of land measuring about 16 decimals equivalent to 9 Cottahas 10 Chittaks 40 Sq.Ft. more or less be the same more or less in a portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.65, Dharmatala Road, Kolkata-700042, TOGETHER WITH ALL easement rights over the road and passage thereto.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(OWNER'S ALLOCATION)

It has been agreed by and between the land Owner and the Developer that the Owner will get from the Developer **one flat in the third floor south-east side**, having an area of **1000 Sq.Ft. built up area** (flat area) consisting of three bed room, two toilets, one kitchen, one drawing room, one dining room and one balcony and **one covered individual Car parking Space, having an area of**

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Amit Jaiswal

Haradhan Ghosh



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135 sq.ft. covered space of the proposed building at the said Entire Property together with undivided impartible proportionate share and/or interest in the land and the Common Areas, Facilities and Amenities attributable thereto in the project upon the land at the said Entire Property and non refundable sum of Rs. 80,00000/- (Rupees Righty Lacs only) at the Municipal Premises No. 12/1A Dharmatala Road, Kolkata - 700 042 (previously premises Nos. 50/3B, Dharmatala Road, 65, Dharmatala Road and 12/1A, Dharmatala Road), P.S. Kasba, Kolkata.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

The Developer shall be entitled to the remaining saleable portion (save and except co-owners' allocation share) being all flats and open and covered car parking spaces, covered spaces, shop rooms and office spaces in the entire ground floor except Owner's allocation proposed building at the said Entire Property together with undivided impartible proportionate share and/or interest in the land and the Common Areas, Facilities and Amenities attributable thereto in the project upon the land at the said Entire Property which the Developer shall be entitled to sell, transfer, lease and /or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard of disposal thereof. In case Owner of flats declines to purchase the open carparking spaces the Developer shall be entitled to sell of it to any Third Party at its discretion.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(COMMON EXPENSES)

1. Repairing rebuilding repainting improving or other treatments as are necessary for keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof

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Ajay Sarawogi

Harshwardhan Shastri



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2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner of all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tidy/ clean and pollution free condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repaired and clean and tidy condition and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing reinstating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the complex.
7. Insuring any risks of damages to the common facilities.
8. Cleaning as one necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming parts of the complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex.
11. Maintaining and operating the lifts.
12. Providing and arranging for the daily emptying of receptacles/ garbage bins for rubbish.
13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.

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14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
15. Generally managing and administering the development and protecting the amenities in the New Building(s) and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the complex excepting those which are the responsibility of the owner/occupier of any Unit/Unit
18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management of the staff employed by the Association and complying with all relevant statutes and regulations and orders there under and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Association it is reasonable to provide.
21. In such time to be fixed annually as shall be estimated by the Association (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
22. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Association for

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the owners of the Units and shall only be applied in accordance with the decision of the Association.

23. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.

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

- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- Sinking Fund
- Formation of Association
- **Rates & Taxes:** deposits towards Municipal rates and taxes, etc.
- **Electricity Meter:** Security deposit of individual meter will be charged as actual from the Owner.
- **Internal Layout Change:** any change made in the internal layout, design etc. and/or up gradation of fixtures and fittings.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:
(SPECIFICATIONS)

LAND : Free hold land **ALL THAT** the piece and parcel of undivided 1/5 share of total land admeasuring about 44 cottah 4 chittacks 22 sq. ft. be the same a little more or less together with undivided 1/5 share of total various RTS shed structures measuring about 3000 sq. ft. more or less including a Tank comprising an area of 6 cottahs more or less.

LOCATION : Plot is situated at the Municipal Premises No. 12/1A Dharmatala Road, Kolkata - 700 042, Police Station: Kasba, Kolkata

SPECIFICATION OF STRUCTURE : The building will be designed on R.C.C. framed structures.

WALLS : Outer wall : 200 mm. thick, Internal Walls 125 mm. thick.

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Household No. 83



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WINDOWS :All windows as per architect's design will be made of Aluminium and shutter will be provided with best quality glass and all other necessary accessories.

DOORS :All door frames will be of Ist. class seasonal Wood and Decorative main door and all door pannels will be commercial ply (flush door) or seasonal wood panel door. All doors painted with enamel colour as per Architect's proposal.

Sizes of the door :A. Main door : 3' - 6" x 7', B. bed rooms & Kitchen doors : 3'-0" x 7' and toilet & other doors : 2'-6" x 7'.

DOOR FITTINGS : A) Main door fittings : (i) Brass made hatch bolt, (ii) Door eye piece, (iii) Handle (Brass made), (iv) Stopper (Brass made), (v) Buffer (vi) Brass made tower bolt and godrej lock.

B. All other door fittings :i) all door will be godrej latch lock, ii)Brass made tower bolts, ii) Brass made stopper, iii) Brash handle& v) Buffer.

FLOORING :A) All rooms including verandha and all passage areas laid with Vitrified tiles/Marble of good quality.

B) Kitchen floor laid with Vitrified tiles/Marble of good quality to floor one to shirting upto 6" height. Kitchen table top upto window height will be finished with glaze tiles and kitchen table made of Granite marble stone and one steel sink will be provided.

C) Toilets floors laid with Vitrified tiles/Marble of good quality to floor one to shirting upto 6" height and dado upto 7'-0" height will be finished with colour glaze tiles

PLUMBING AND SANITARY FITTINGS : Toilets: i) One western style Commod with low down P.V.C. cistern provision, ii) One tap line in front of Commod, iii) One shower line with mixture& v) One basin and other linesconnected withgyzer line.

And Toilet fittings will be fitted :

a) One 20x16" size basin with complete fittings, b) One C.P. Shower, c) One Mirror, d) One Mirror self, e) One soap tray & f) One towel rail.

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C. Kitchen : i) One sink tap line & ii) One tap line under the sink and one water filter line.

N.B. All concealed line will be of 3/4" dia CPBC pipe and all porcelain fitting will be of Hindusthan or parryware Company maked and all plumbing fittings will be provided Chromium plated (Delux Model of Jaguar).

INTERIOR WALLS : Sand cement plaster with Putty finish.

ELECTRICALS : Concealed wiring with modular switches of reputed brands And Electrical points will be provided as par detail below :-

- i) **Bed rooms**: Three light point, One Fan point, one computer point and one TV. point.
- ii) **Living dinning room** : Four light point, three Fan point, One 15 amp. Plug point, One Telephone Point, One Point for Antena and two 5 Amp.Plug Point.
- ii) **Dinning room**: Two Light Points, one fan point, two 15 amp. Pluge point for fridge & washing Maching.
- iii) **Kitchen** : One exhaust point, two light point, one fan point, One 15 amp. Plug point& two 5amp. Pluge point.
- iv) **Toilets** :two light point, one fan point& One exhaust point.
- v) **Balcony** : One light point and two 5amp. Pluge point.
- vi) **General** : One bell point at the main gate of the Flat.

GRILL AND RAILING : All window grills and verandah railing will be made of 18 x 5 mm. M.S. flats or 8 mm. M.S. Square Bar as per Architect's provided design. Verandah Railing height up to full hight.

ROOF AND TERRACE FINISH : Roof and open terrace will be finished with roof tiles.

LIFTS - Lifts of reputed make

FACILITIES : Power Back up System (Generator) and Security System(C.C. T.V.) will be provided subject to cost and expenses will borne by the Developer.

LEGAL ADVISOR : **MR. Ratan Pal**, Advocate, High Court, Calcutta.

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Harshdeep Singh
Pradeep Kumar Singh

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Ajay Sarawog



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IN WITNESSES WHEREOF, the OWNER, the DEVELOPER and WITNESSES after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on~~1st~~...th of~~July~~....., 2019.

WITNESSES:-

1. Sushil K. Singh
S/O. Late Madan Mohan Singh
3, Pathurioghata Street
Kolkata - 700 006.

Haradhan Shosh
SIGNATURES OF THE OWNER

SARAWGI & SANDEEP BUILDERS & DEVELOPERS LLP

2. Ranjit Kumar
6, Old Post office
Street Kurl - 1

Pradeep Kumar Singh
Designated Partner

SARAWGI & SANDEEP BUILDERS & DEVELOPERS LLP

A Joy Jaiswal

Designated Partner

**SEAL & SIGNATURE OF THE
DEVELOPER/PROMOTER.**

Drafted by me

Ratan Pal

Ratan Pal, Advocate
High Court, Calcutta
Enrol No. WB/675/1992.



District Sub-Registrar-III
Alipore, South 24 Parganas

18 JUN 2019

RECEIVED from and within named Developer being
an amount of **Rs.80,00,000/- (Rupees Eighty Lakhs)**
only as non-refundable amount as per Memo below:-

Rs 80,00,000/-

: M E M O :

By Cheque No.023508 Dated 16.09.2013 Drawn on HDFC Bank Branch Hindusthan Rd.	<u>Rs.10,00,000/-</u>
By R. T. G. S Dated 27.12.2013	<u>Rs.20,00,000/-</u>
By R. T. G. S Dated 27.05.2014	<u>Rs.10,00,000/-</u>
By R. T. G. S Dated 07.08.2014	<u>Rs. 5,00,000/-</u>
By D.D No.549521 Dated 17.06.2019 Drawn on Kotak M. Bank Branch Burrabazar	<u>Rs. 34,20,000/-</u>
Income Tax TDS	<u>Rs. 80,000/-</u>
(RUPEES EIGHTY LAKHS) ONLY	Total: <u>Rs. 80,00,000/-</u>

WITNESSES:-

1. *Sushil K. Singh*

2. *Ranjitpal*

Handhu Shishu


































Signature of the Owner



District Sub-Registrar-III
Alipore, South 24 Parganas

18 JUN 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Harinder Singh</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Pradeep Kumar Singh</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Ajay Sarwar</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						



District Sub-Registrar-III
Alipore, South 24 Parganas

18 JUN 2019

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEAPG1636A

नाम /NAME

HARADHAN GHOSH

पिता का नाम /FATHER'S NAME

LAKHASMAYAN CHANDRA GHOSH

जन्म तिथि /DATE OF BIRTH

15-07-1967



हस्ताक्षर /SIGNATURE

Haradhan Ghosh



आयकर अधिकारी, प.सं.-XI

BR Das

COMMISSIONER OF INCOME-TAX, W.B. - XI



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADQFS8966G



नाम / Name
SARAWGI & SANDEEP BUILDERS
& DEVELOPERS LLP

निवहन / गठन की तारीख
Date of Incorporation / Formation
09/05/2018

21032018

SARAWGI & SANDEEP BUILDERS & DEVELOPERS LLP

Prachin Kumar Singh

Designated Partner

यदि यह कार्ड किसीने (किसी पर कृपया सूचित करें) खोया है,
आयकर सेवा केंद्र, एनएसडी,
5वीं मंजिल, मंडी स्ट्रीट, प्लॉट नं. 241, सर्वे नं. 997/8,
मोडल कॉलोनी, दीप नगरा पोस्ट, कोयंबटूर,
पुणे-411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDI,
5th Floor, Mandi Street,
Plot No. 241, Survey No. 997/8,
Model Colony, Near Deep Durgam Chowk,
Pune-411 016.

Tel: 91-20-2721 8881 / 91-20-2721 8881
e-mail: nsdi@pan.ernet.in

SARAWGI & SANDEEP BUILDERS & DEVELOPERS LLP

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY SARAWOGI

NAND LAL SARAWOGI

10/01/1969

Permanent Account Number

AMAPS4881K

Ajay Sarawog

Signature



19/12/2013

Ajay Sarawog

इस कार्ड को खोने / कनेक्ट कृपया सूचित करें / लौटें :
आपकंप्योन सेवा इकाई, एनएसडी
5-थी फ्लोर, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे-411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 9081
e-mail: tsinfo@nsdl.co.in

Ajay Sarawog

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

ARSPS9969D

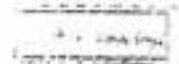


नाम /NAME
PRADEEP KUMAR SINGH

पिता का नाम /FATHER'S NAME
LATE PARMESHWAR SINGH

जन्म तिथि /DATE OF BIRTH
18-01-1962

हस्ताक्षर /SIGNATURE



Shawin

अधीनस्थ अधिकारी, (संगठन, सेवा), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खोने/मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित/वापस कर दें।
संयुक्त अधिकारी (पदावधि एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.



ভারত সরকার

Government of India

রতন শর্মা

Ratan Pal

পিতা : লক্ষ্মণ চন্দ্র শর্মা

Father Lakshman Chandra Pal

জন্ম তারিখ/DOB 11/02/1966

লিঙ্গ / Male



6841 0299 0642



আধার - সাধারণ মানুষের অধিকার

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

GRN: 19-201920-002654333-1

Payment Mode Online Payment

GRN Date: 17/06/2019 15:55:32

Bank : HDFC Bank

BRN : 827269392

BRN Date: 17/06/2019 15:56:59

DEPOSITOR'S DETAILS

Id No. : 16030000872311/2/2019
[Query No./Query Year]

Name : Ratan Pal

Contact No. : 8697893055

Mobile No. : +91 8697893055

E-mail : pal_ratan@yahoo.com

Address : 6 Old Post Office Street Kolkata700001

Applicant Name : Mr RATAN PAL

Office Name :

Office Address :

Status of Depositor : Advocate

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030000872311/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	16030000872311/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	80053

Total

155074

In Words : Rupees One Lakh Fifty Five Thousand Seventy Four only



Major Information of the Deed

Deed No :	I-1603-01928/2019	Date of Registration	18/06/2019
Query No / Year	1603-0000872311/2019	Office where deed is registered	
Query Date	09/06/2019 10:32:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8697893055, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 80,00,000/-]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 3,20,30,113/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,071/- (Article:48(g))	Rs. 80,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dharma Tala Road, Road Zone : (Shani Mandir – Lohamaath) , Premises No: 12/1A, , Ward No: 067 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 13 Chatak 31.4 Sq Ft	78,50,000/-	3,18,50,113/-	Width of Approach Road: 17 Ft.,
Grand Total :				14.6126Dec	78,50,000 /-	318,50,113 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1,50,000/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	1,50,000 /-	1,80,000 /-	



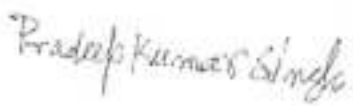
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri HARADHAN GHOSH (Presentant) Son of Late LAKSHMAN CHANDRA GHOSH Executed by: Self, Date of Execution: 18/06/2019 , Admitted by: Self, Date of Admission: 18/06/2019 ,Place : Office	Photo  18/06/2019	Finger Print  LTI 18/06/2019	Signature  18/06/2019
14, BABURAM GHOSH ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPG1636A, Status :Individual, Executed by: Self, Date of Execution: 18/06/2019 , Admitted by: Self, Date of Admission: 18/06/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP 7, GANAPAT BAGLA ROAD, BLOCK - B, Flat No: 101, 1ST FLOOR, P.O:- JORABAGAN, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: ADQFS8966G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRADEEP KUMAR SINGH Son of Late PARAMESHWAR SINGH Date of Execution - 18/06/2019, , Admitted by: Self, Date of Admission: 18/06/2019, Place of Admission of Execution: Office	Photo  Jun 18 2019 12:56PM	Finger Print  LTI 18/06/2019	Signature  18/06/2019
89, SALKIA SCHOOL ROAD, P.O:- SALKIA, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARSPS9969D Status : Representative, Representative of : SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri AJAY SARAWOGI Son of Shri NANDALAL SARAOGI Date of Execution - 18/06/2019, , Admitted by: Self, Date of Admission: 18/06/2019, Place of Admission of Execution: Office	 <small>Jun 18 2019 12:56PM</small>	 <small>LTI 18/06/2019</small>	 <small>18/06/2019</small>
DB-48, SALT LAKE CITY, SECTOR - I, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMAPS4881K Status : Representative, Representative of : SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RATAN PAL Son of Late LAKSHMAN CHANDRA PAL 6, OLD POST OFFICE STREET, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 <small>18/06/2019</small>	 <small>18/06/2019</small>	 <small>18/06/2019</small>
Identifier Of Shri HARADHAN GHOSH, Mr PRADEEP KUMAR SINGH, Shri AJAY SARAWOGI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri HARADHAN GHOSH	SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP-14.6126 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri HARADHAN GHOSH	SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP-600.00000000 Sq Ft

Endorsement For Deed Number : I - 160301928 / 2019

On 18-06-2019

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 1899.

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

Presented for registration at 12:44 hrs on 18-06-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri HARADHAN GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,20,30,113/-

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

Execution is admitted on 18/06/2019 by Shri HARADHAN GHOSH, Son of Late LAKSHMAN CHANDRA GHOSH, 14, BABURAM GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Identified by Mr RATAN PAL, , Son of Late LAKSHMAN CHANDRA PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-06-2019 by Mr PRADEEP KUMAR SINGH, PARTNER, SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (LLP), 7, GANAPAT BAGLA ROAD, BLOCK - B, Flat No: 101, 1ST FLOOR, P.O:- JORABAGAN, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr RATAN PAL, , Son of Late LAKSHMAN CHANDRA PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 18-06-2019 by Shri AJAY SARAWOGI, PARTNER, SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (LLP), 7, GANAPAT BAGLA ROAD, BLOCK - B, Flat No: 101, 1ST FLOOR, P.O:- JORABAGAN, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr RATAN PAL, , Son of Late LAKSHMAN CHANDRA PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,053/- (B = Rs 80,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 80,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2019 3:56PM with Govt. Ref. No: 192019200026543331 on 17-06-2019, Amount Rs: 80,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 827269392 on 17-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no Z020537, Amount: Rs.50/-, Date of Purchase: 22/05/2019, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2019 3:56PM with Govt. Ref. No: 192019200026543331 on 17-06-2019, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 827269392 on 17-06-2019, Head of Account 0030-02-103-003-02

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 61164 to 61221

being No 160301928 for the year 2019.



Digitally signed by ASISH GOSWAMI

Date: 2019.06.19 16:08:18 +05:30

Reason: Digital Signing of Deed.

(Asish Goswami) 19-06-2019 16:08:10

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)