

5041/15

I-4303/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 247209

0/1789528/18
 24.09.18
 10.9.18 AM

AGREEMENT

THIS AGREEMENT is made on the 23rd day of Sept, 2018 between **CANDID MERCHANTS PVT. LTD. [INCOME TAX PAN AADCC8710D]**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013 having its registered office at 16/D/1 Bose Pukur Prantik Pally, P.O. & P.S. - Kasba, Kolkata- 700 042, duly represented by its Director namely **Sri MANORANJAN BERA [INCOME TAX PAN AMVPB2102K]**, son of Late Bhola Nath Bera, residing at 324, Shanti Pally, P. S. - Kasba, Kolkata 700 107, (2) **SWAPAN BERA [INCOME TAX PAN ARZPB4738J]**, son of Sri Manoranjan Bera, residing at 324, Shanti Pally, P. S. - Kasba, Kolkata 700 107, both hereinafter collectively referred to as the **"OWNERS"** (which expression shall, unless excluded by and/or repugnant to the subject or context, be deemed to mean and include in case of the company its successor(s) in interest/office and assigns and in case of individual his heirs successors legal representatives executors administrators and assigns) of the **ONE PART.**

AND

certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Anuska Bhattacharya
 Additional District Sub Registrar
 Sualish

25 SEP 2018

Sold To.....
Name.....
Address.....
Rs.....
 20 SEP 2018
 C.M.M.'s Court,
 2, Bankshall Street, Kol-1

96619
 Candit. Merchants (P) Ltd
 46/D/1 Borepukur
 Prantik Pally
 Vol 42

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M. 'S Court
 2 Bankshall Street. Kol-1



Identified by me:-
 Sushil Kumar Siph
 S/o. of late Madan Mohan Siph
 3, Ratanighat Street.
 120-70006.

A.D.S.R., SEALDAH
 24 SEP 2018
 Dist.- South 24 Parganas

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP [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 Ganpat Bagla 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, **(2) AJAY SARAWOGI [PAN: AMAPS4881K]** son of Sri Nand Lal Sarawogi residing at DB-48, Salt Lake City, Sector I, P.O. & P.S. – Bidhan Nagar, Kolkata 700064, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall, unless excluded by and/or repugnant to the subject or context, be deemed to mean and include its successor(s) in interest/ office and partners for the time being and their successor(s) in interest and assigns) of the **OTHER PART**.

WHEREAS:

- A. The contiguous lands and properties measuring in aggregate about a land area of 44 Cottah 4 Chittcks 22 sq. ft., 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** (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) Banwari Lal Sharma, (2) Shankar Sharma, (3) Trilochan Sharma, (4) Sushil Ojha (all hereinafter collectively referred to as the ORIGINAL OWNERS – I) and (5) Haradhan Ghosh (hereinafter referred to as the ORIGINAL OWNER – II).
- D. The said Original Owners – II and the Original Owner – I 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 cottahas 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. An Agreement was entered into by and between Candid Merchants Pvt. Ltd., the Owners herein of one part and the said Pradeep Kumar Singh and Ajay Sarawogi of the other part in terms of which the Owners herein have completed the purchase of four-fifth share and interest of the said Entire Property from the said Original Owners - I by and under a Deed of Conveyance dated 18th July 2018 registered with the office of the ADSR Sealdah and recorded in Book No. I Volume No. 1606-2018, Pages from 102231 to 102277, being No. 160603204 for the year 2018 and the said Pradeep Kumar Singh and Ajay Sarawogi have caused to form a special purpose vehicle under the name and style of SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (hereinafter referred to as the DEVELOPER) for the purpose to undertake development of the said Entire Property.
- F. The Owners herein are desirous of development of the said Entire Property for commercial exploitation thereof by construction/re-construction of new building(s) upon the land at the said Entire Property and has agreed to entrust and engage the Developer herein and grant to the Developer herein the exclusive right and authority to undertake such development.
- G. The terms and conditions agreed by and between the parties are recorded as hereunder.



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- Sorab 24 Parganas

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 who may be appointed by the Developer as the architect for the Project from time to time.
- 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 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 **Fourth Schedule** hereunder to be paid/ deposited by the Transferees to the Developer.
- 1.9 **DEVELOPER'S SHARE** – shall mean 75% (seventy five per cent) share of the units/ saleable spaces in the project at the Entire Property together with undivided impartible proportionate share and/or interest in the land and the Common Areas, Facilities and Amenities attributable thereto.
- 1.10 **ENTIRE PROPERTY** – shall mean the lands and properties more fully and particularly described in the **First Schedule** hereunder written;
- 1.11 **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;



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- 1.12 **NEW BUILDING(S)** - shall mean the new building(s) to be constructed, erected and completed upon the land at the said Entire Property.
- 1.13 **OWNERS' SHARE** - shall mean 25% (twenty five per cent) share of the units/ saleable spaces in the project at the Entire Property together with undivided impartible proportionate share and/or interest in the land and the Common Areas, Facilities and Amenities attributable thereto.
- 1.14 **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.
- 1.15 **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.
- 1.16 **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.
- 1.17 **ROOF**: shall mean and include the ultimate roof/terrace of the New Building(s);
- 1.18 **SPECIFICATION** - shall mean the specifications for the said Project as mentioned in the **Fifth Schedule** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect;
- 1.19 **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;
- 1.20 **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 Landowners and the Developer for the units/ saleable spaces respectively allotted to them;
- 1.21 **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.
- 1.22 **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.

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 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.
- ii) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- iii) 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.
- iv) 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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.

- v) 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 (forty 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 and also execution of necessary agreement with the Owner - II. 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.
- 3.3 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 hereof in all respects and the possession of respective allocations has been made over to / taken over by the concerned parties 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. **OWNERS' REPRESENTATIONS:**

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

- (a) That the Owners are absolutely entitled to four-fifth share and interest of the said Entire Property free from all encumbrances whatsoever and shall complete the purchase of remaining one-fifth share and interest of the said Entire Property free from all encumbrances whatsoever within a period of 2(two) months from the date hereof;
- (b) That entirety of the said Entire Property is free from all encumbrances mortgages liens charges vesting thika acquisitions requisitions attachments trusts debuttars lis pendences barga alignments wakfs easements benami demands and liabilities whatsoever and howsoever;
- (c) 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;
- (d) That the Owners herein or the Original Owners - I or the Original Owner – II or their 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;
- (e) 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;
- (f) That no declaration have been made or notification published for acquisition or requisition of the said Entire Property or any portion thereof;
- (g) That the Owners or their 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;



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- (h) That there is no impediment or restriction under any law for the time being in force on the Owner which prevent or restrict the Owners from transferring or developing the said Entire Property or or any portion thereof;
 - (i) 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 ½ cottah;
 - (j) That the Owner – II is agreeable to sell and transfer his one – fifth share and interest in the said Entire Property in favour of the Owners herein.
- 4.2 Relying upon the said representations, assurances and warranties of the Owners and acting in true faith thereof the Developer has agreed to develop the said Entire Property and enter into this agreement with the Owners 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 Owners 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.
- 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 Owners have undertaken and assured the Developer to fulfill the following obligations on its part:
 - i) To be responsible and liable to remedy, rectify and remove all claims or disputes, if any arising in respect of the said Entire Property at any time in future.
 - ii) To cause all suits or proceedings filed against the said Entire Property withdrawn or settled or dismissed or decreed in favour of the Owners.
 - iii) To pay and liquidate all rents, rates, taxes, cess, land revenue, electricity dues, water taxes, labour dues and all other outgoings in respect of the said Entire Property for the period upto the date of this Agreement.
 - iv) To render and extend all reasonable co-operation, help and assistance to the Developer for the successful completion of the Project upon the said Entire Property.
- 6.2 The Owners 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 the Developer's Share/Area as stated 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.



~~A.D.S.R., SEALDAH~~
~~24 SEP 2018~~
~~Dist.- South 24 Parganas~~

- 6.3 The Owners herein shall extend all possible efforts to cause the Owner – II to grant the development rights for remaining one-fifth share of the said Entire Property.
- 6.4 Simultaneously with the execution of this agreement, the Landowners shall grant and execute a Powers-of-Attorney in favour of (1) **PRADEEP KUMAR SINGH** and (2) **AJAY SARAWOGI**, the designated partners/directors of the Developer to (i) 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 comprised in the Project.
- 6.5 Notwithstanding grant of the aforesaid Power of Attorney, the Owners 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.
- 6.6 The Owners 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 Owners 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;
 - 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;
 - 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;



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- 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 Landowners 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, as may be required 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.

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 **FIFTH SCHEDULE** hereunder written for which the Owners shall not be 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 Owners 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 and also after completion of necessary documents with the Owner – II to acquire the rights of development of one-fifth share 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.

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 Owners and the Developer in the manner the Owners shall be exclusively entitled to Owner's Share in the project and the Developer shall be exclusively entitled to the Developer's Share in the project.

8.2 **Owners' Share:** The Owners' Share shall mean 25% (twenty five per cent) share of the units/ saleable spaces in the project at the Entire Property together with undivided impartible proportionate share and/or interest in the land and the Common Areas, Facilities



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

and Amenities attributable thereto in the project upon the land at the said Entire Property. In case of portions of the New Building(s) remaining unsold, then the Owneres' Share shall include 25% (twenty five per cent) of such remaining unsold units/saleable spaces together with an undivided indivisible impartible proportionate share and/or interest in the land and the Common Areas, Facilities and Amenities.

- 8.3 **Developer's Share:** The Developer's Share shall mean 75% (seventy five per cent) share of the units/ saleable spaces in the project at the 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. In case of portions of the New Building(s) remaining unsold, then Developer' Share shall include 75% (seventy five per cent) of such remaining unsold units/saleable spaces together with an undivided indivisible impartible proportionate share and/or interest in the land and the Common Areas, Facilities and Amenities.
- 8.4 The transferees shall be required to be paid the amount of earnest money, sale proceeds or consideration amount for purchase of the units/ saleable spaces in the New Building(s) to the Owners and the Developer in the ratio of 25:75.
- 8.5 If for any reason whatsoever the joint sale of the units/saleable spaces is not found to be feasible by the Owners and the Developer then the Owners and Developer shall mutually demarcate their respective allocations on equitable basis and in that case the Owners and Developer shall be entitled to sale and transfer their respective allocations or any portion thereof and realize and appropriate the proceeds pertaining to their respective allocations.
- 8.6 The unsold units/ saleable spaces of the New Building(s) shall be mutually allocated in the ratio of 25:75 by and between the Owners and the Developer on equitable basis any time after sanction of the Plan.
- 8.7 The parties herein shall bear the costs of marketing and advertising costs, brokerages etc., at actual proportionately (25:75) and the Developer shall raise the debit notes for 25% (twenty five percent) of such costs upon the Owners for re-imbusement on periodical basis.
- 8.8 The Developer shall be entitled to directly realize the following amounts from all the Transferees:-
- Statutory realisation, including but not limited to GST etc.;
 - 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.
 - Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective transferee beyond the specified specification.
 - All extras and deposits;
 - Any legal expenses for preparation, execution and registration of the deeds and documents for sale and transfer of the units/ saleable spaces.
- 8.9 **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.
- 8.10 The decision of the Architects 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.

9. **TITLE DEEDS:**

- 9.1 Simultaneously with the execution of this Agreement, the Owner shall handover photocopy of the documents of title in respect of the said Entire Property to the Developer and/or its authorized agent and the original Title Deeds shall be kept in a bank locker to be opened in



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Farganas

the joint names of the representatives of the Owners and the Developer. The inspection of such deeds shall be allowed to the Developer and/or their authorized persons including Transferees of the Units/Transferable Spaces in the Project and to make extract therefrom and shall be produced before any local authority, statutory authority, body or Court of Law as may be required from time to time. After completion of the New Building(s), such deeds shall be handed over to the Association.

10. DEPOSITS:

10.1 In terms of the understanding reached between the parties herein, the Developer has advanced a refundable sum of Rs. 1,50,00,000/= (Rupees One Crores Fifty Lacs only) in the manner as follows:-

<u>Cheque No./RTGS No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
KKBKR52018050700875174	07/05/2018	Kotak Mahindra Bank, Esplanade Br.	10,00,000/-
KKBKR52018062200876322	22/06/2018	Kotak Mahindra Bank, Esplanade Br.	45,00,000/-
KKBKR52018062200876518	22/06/2018	Kotak Mahindra Bank, Esplanade Br.	44,00,000/-
KKBKR52018062200877003	22/06/2018	Kotak Mahindra Bank, Esplanade Br.	46,00,000/-
KKBKR52018062800766216	28/06/2018	Kotak Mahindra Bank, Esplanade Br.	5,00,000/-

10.2 Upon the completion of the project, the entire amount advanced by the Developer to the Owners in terms of this Agreement shall be refunded by the Owner to the Developer without interest.

10.3 In case of separate demarcation of the area for the Owners' Share and the Developer' Share, the Transferees of both the Owners' Share and the Developer's Share (including the Developer and Owners for any retained/unsold space) shall pay to or deposit with the Developer or its nominees the extras and deposits as mentioned in the **FOURTH SCHEDULE** hereunder written. The Owners shall pay to and/or deposit with the Developer or statutory authority the GST and/or any other taxes and impositions levied by the any government authority or statutory body on the entitlement, transfer, acquisition and/or handing over of the Owners' Share by the Developer to the Owners and/or any service that may deemed to have been rendered by the Developer to the Owners.

11. MUNICIPAL TAXES AND OUTGOINGS:

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

11.2 From the date of execution of this agreement, the parties herein shall pay the Rates & Taxes in respect of the said Entire Property in the ratio of 25:75 till such time the New Building(s) is/are completed, after which, the Transferees shall become liable and responsible for payment of the Rates & Taxes proportionately.

12. POST COMPLETION MAINTENANCE:

12.1 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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.
- 12.2 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.
- 12.3 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.
- 12.4 The Owners shall cooperate with the Developer fully and shall also sign all documents and papers necessary for the purpose of formation of the Association as per the relevant law. All the transferees of Units/Saleable Spaces in the New Building(s) at the said Property shall be required to become member of such Association and shall pay their respective share of maintenance charges at the rate as may be fixed by the Association.
13. **COMMON RESTRICTIONS:**
- 13.1 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.
- 13.2 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.
- 13.3 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/ occupiers of the New Building(s) shall perpetually in succession, abide by all such rules and regulations framed.
14. **INDEMNITY:**
- 14.1 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 bye-laws or arising out of any accident, mishap or otherwise.
- 14.2 The Owners 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 of for the said Entire Property or any of its representations and the warranties being incorrect or due to default or breach or non-observance of any of the obligations of the Owners under this Agreement.



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

15. **MISCELLANEOUS:**

- 15.1 The agreement entered into by and between the parties herein is and shall be on principal to principal basis.
- 15.2 The parties herein expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 15.3 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.
- 15.4 Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 15.5 The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 15.6 The name of the project shall be decided by the Developer.
- 15.7 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.
- 15.8 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.

16. **FORCE MAJEURE:**

- 16.1 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.
- 16.2 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 extended accordingly upon occurrence and cessation of any event constituting Force Majeure.
- 16.3 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.

17. **ENTIRE AGREEMENT:**

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

18. **AMENDMENT/MODIFICATION:**



4
A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

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.

19. **NOTICE:**

19.1 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).

19.2 Any such notice or other written communication shall be deemed to have been served:

- a) If delivered personally, at the time of delivery.
- b) 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.
- 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.

19.3 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.

20. **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.

21. **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 Owners jointly.

22. **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. 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.

23. **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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

other, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

24. **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.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(ENTIRE PROPERTY)

ALL THAT the piece and parcel of land admeasuring about 44 cottah 4 chittacks 22 sq. ft. be the same a little more or less with 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 – Shani Mandir – 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 Projal Khatian No. 448 Mouza Kasba, JL No. 13, P.S. Tollygunge District - 24 Parganas being Municipal Premises 50/3B, Dharmatala Road, Kolkata-700042, unto Sm. Sibani Ghosh.
- (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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- 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 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)



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- (9) By a Kobala in Bengali language and character dated 22.5.1962 duly registered in the office of Sub-Registrar, Allpore Sadar 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 Nirode Boran 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, Mouza Kasba, 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. Sader Tollygunge now Kasba, District - 24 Parganas being the then Municipal Premises No.12/ I 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/I A, Dharmatala Road, P.S. Kasba, Kolkata 700042 and constructed RT Shed structures upon the land after developing the same.
- (11) The said Nirode Boran 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, Nirode Boran 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 **Nirode Boran 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, (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/ IA, 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/ I 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. Sader Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/ I A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 21 Parganas

Indenture dated 19th March 2007 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.3285 for the year 2007.**

- (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, Mouza Kasba, J.L. No.13, P.S. Sarder 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 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, Mouza Kasba, J.L. No.13 in P.S. Sarder 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 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, Mouza Kasba, J.L. No.13, P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being Part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutra 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.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, 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 said Amar Nath Das died intestate on 27.07.2007, leaving behind him surviving his wife Smt. Ava Rani Das, s/n Sri Dipankar Das, two daughters namely Smt.Shiponi 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 Das, (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, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

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.**

- (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 Cittahas 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, Dharmatala 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 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, Mouza Kasba, J.L. No.13 in P.S. Srder Tollygunge 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, Mouza Kasba, J.L. No.13 in P.S. Srder Tollygunge 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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- 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 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, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge 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.!, 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, Mouza Kasba, J .L. No.13 in P.S. Sader Toliygunge 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.!, 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 **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, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge 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 some typographical error, four feet wide common passage in the eastern side of the property purchased by the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha 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, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge 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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha 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 structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District 24 Parganas at Dharmatala 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 Cittalhas 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 Cittalhas 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, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge 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.
- (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 Cittalhas 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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- Souli 24 Parganas

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:
(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
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.
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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

- 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 aërials 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 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 FOURTH 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
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- Formation of Association
- **Rates & Taxes:** deposits towards Municipal rates and taxes, etc.
- GST or any other tax and imposition levied by the State Government, Central Government or any other authority or body.
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the New Building(s), at actual.
- **Internal Layout Change:** any change made in the internal layout, design etc. and/or upgradation of fixtures and fittings.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(SPECIFICATIONS)


- ROOMS** – Vitrified tiles/Marble of good quality.
TOILETS AND KITCHEN - Ceramic tiles of good quality
GROUND FLOOR LOBBY – Marble/vitrified tiles.
STAIRCASE – Kota stone.
DOORS - Decorative main door, others wooden framed enamel painted flush doors.
WINDOWS - Aluminum sliding windows with clear glass and grills.
BATHROOM FITTINGS- Ceramic tiles upto door height. Sanitary wares and CP fittings of reputed make.
ELECTRICAL - Concealed copper wiring. Semi modular switches of reputed brands.
LIFTS – Lifts of reputed make.



A.D.S.R., SEAUDAH
24 SEP 2018
Dist.- South 24 Parganas

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

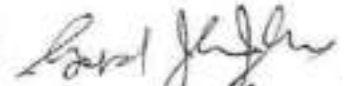
SIGNED, SEALED AND DELIVERED by the said **OWNERS** at Kolkata in the presence of:

1. Sushil Kumar Singh.
2. 

CANDID MERCHANTS PRIVATE LIMITED

Memo Ranjeet Bera
Director

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

1. Sushil Kumar Singh.
3, Pathuriaghata Street.
Kolkata - 700006.
2. 
204 A/c Bunko
K-1-17



SARAWGI & SANDEEP BUILDERS & DEVELOPERS LLP
Pradeep Kumar Singh
Designated Partner

SARAWGI & SANDEEP BUILDERS & DEVELOPERS LLP

Ajay Sarawgi
Designated Partner

Witness by:-
S. Mitra, Adv.
High Court, Calcutta.
WB/340/06.



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

SPECIMEN FORM FOR TEN FINGERPRINTS



Memo Rajan Singh

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



Pragya Bhatia

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



Pradeep Kumar Singh

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



Ajay Jain waga

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



A.D.S.R., SEALDAH
24 SEP 2018
Dist.- South 24 Parganas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CANDID MERCHANTS PRIVATE
LIMITED



05/01/2010

Permanent Account Number

AADCC8710D

05012010

CANDID MERCHANTS PRIVATE LIMITED

Mano Rajan B...

Director

CANDID MERCHANTS PRIVATE LIMITED

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANORANJAN BEHA
BHOLLANATH BEHA
09/03/1951
 Permanent Account Number
AMVPB2102K

Mr. Beha
 Signature




Mr. Beha

(The text on this card is extremely faint and mostly illegible. It appears to contain a disclaimer or terms of use in Hindi and English.)

If Addressed to Just / someone's best interest to provide
 relevant information / relevant to
 business / The PAN Services Unit, PANIL
 is valid / Three Years,
 Expiry 30th September
 E. M. Sharma, Finance Panel, Mumbai - 400 025
 Tel. No. 22 2477 2477 Fax: No. 22 2477 2477
 e-mail: kshah@panil.com

Mr. Beha

 **सर्वोच्च शासन**
Government of India

 **Manoranjan Bera**
Date of Birth/DOB: 09/08/1961
Male/ MALE




5523 5313 5650

मेरा आधार, मेरी पहचान


M. Bera

११

 **सर्वोच्च शासन प्राधिकरण**
Unique Identification Authority of India

Address:
S/O Bhollanath Bera,
16/D/1, BOSPUKUR PRANTIK
PALLY, Kasba, Kolkata,
West Bengal - 700042

5523 5313 5650



M. Bera

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

शुभान बेरा

मानरान्जान बेरा

01/02/1977

पंजाब, भारत सरकार
AIZOL-84735J

Shubhan Bera
1977



Shubhan Bera



ভারত সরকার

Government of India

নথীকরণ নং: 15/Enrollment No.: 1340119551/17225

১৬
১৭
১৮
১৯
২০
২১
২২
২৩
২৪
২৫
২৬
২৭
২৮
২৯
৩০
৩১
৩২
৩৩
৩৪
৩৫
৩৬
৩৭
৩৮
৩৯
৪০
৪১
৪২
৪৩
৪৪
৪৫
৪৬
৪৭
৪৮
৪৯
৫০
৫১
৫২
৫৩
৫৪
৫৫
৫৬
৫৭
৫৮
৫৯
৬০
৬১
৬২
৬৩
৬৪
৬৫
৬৬
৬৭
৬৮
৬৯
৭০
৭১
৭২
৭৩
৭৪
৭৫
৭৬
৭৭
৭৮
৭৯
৮০
৮১
৮২
৮৩
৮৪
৮৫
৮৬
৮৭
৮৮
৮৯
৯০
৯১
৯২
৯৩
৯৪
৯৫
৯৬
৯৭
৯৮
৯৯
১০০

MV156583021DF



সংখ্যা/Your No. :

5000 7998 0744

- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নাম/Name
স্বাক্ষর/Signature
পিতা/Parent
পিতার নাম/Parent's Name
জন্ম তারিখ/Date of Birth
স্বাক্ষর/Signature



5000 7998 0744

- সাধারণ মানুষের অধিকার

Supra Bera



भारतीय सरकार, भारतीय जनता पार्टी
 भारतीय जनता पार्टी, भारतीय जनता पार्टी

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

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

भारतीय जनता पार्टी
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

1st Floor, 1st Floor, 1st Floor
 1st Floor, 1st Floor, 1st Floor
 1st Floor, 1st Floor, 1st Floor



P. Venkatesh

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

दिनांक / पंजीयन की तारीख
Date of Incorporation / Formation
09/05/2018

87300218

SARAWGI & SANDEEP BUILDERS & DEVELOPERS LLP
Amit Jaiswal

Designated Partner

एक कार्ड के लोभने / काने का कुतूहल से चोरी / लोभने
आपका-पैसा सेवा दुखदाई एनएस-सीएस
ए-सीएस/एनएस-सीएस, एडिसन-सी, 201, एन-1, 977/2,
सी-424, कारो-पी, पीए-बंगला, पीए-बंगला,
पुणे-411 004.

If this card is lost / someone's lost card is found,
please inform / return to /
Income Tax MAN Services Unit, NSRM,
7th Floor, Marathi Building,
Plot No. 201, Survey No. 977/2,
Mumbai Cantonment, Near Deep Heritage Chowk,
Pune - 411 004.

Tel: 02 29 2281 9863 Fax: 02 29 2281 9861
e-mail: man@nsrm.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

AJAY SARAWOGI

NAND LAL SARAWOGI

10/01/1969

Permanent Account Number

AMAPS4831K

Ajay Sarawogi

Signature

भारत सरकार
GOVT. OF INDIA



48122078

Ajay Sarawogi

एक कार्ड खोलेने / एके परकूणा लुडित ठरे / अंतर:-
आयकर विभाग, एनएसडी, एनएसडी
5th Floor, Mumbai Staging, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडेल कॉलोनी, नर द्योप बांग्लाघोश चौक,
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, Mumbai Staging,
Flat No. 341, Survey No. 997/8,
Model Colony, Near Dnyanesh Chavhan Chowk,
Pune-411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in



भारत सरकार

GOVERNMENT OF INDIA



অজয় সারাবাগী
Ajay Sarawagi
পিতা : নন্দাল সারাবাগী
Father : Nandlal Sarawagi
বছর মণ / Year of Birth : 1969
পুরুষ / Male



6183 9495 4624

আধার - সাধারণ মানুষের অধিকার

Ajay Sarawagi



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O নন্দাল সারাবাগী, ডিও-৪৮,
৯৮ নম্বর সিটি সেক্টর-২, দি ১
ইলাস, কলকাতা, বিধাননগর,
কলকাতা, পশ্চিম বঙ্গ, ৭০০০৬৪

Address:

S/O Nandlal Sarawagi,
DB-48, Salt Lake City Sec-
tor-1, CA Island, Kolkata, Bid-
hannagar, Bidhannagar CC
Block, Kolkata, West Bengal,
700064


1947
1800 180 1947

help@uaid.gov.in

www.uaid.gov.in

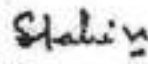
P.O. Box No.1947,
Bengaluru-560 011

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ARSPS9969D


 नाम / NAME
PRADEEP KUMAR SINGH

पिता का नाम / FATHER'S NAME
LATE PARMESHWAR SINGH

जन्म तिथि / DATE OF BIRTH
15-01-1962

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, (सिस्टम, टेक्निकल), कोलकाता
 COMMISSIONER OF INCOME-TAX (S.O.), KOLKATA

Pradeep Kumar Singh

इस कार्ड के खोने / गिरने जामे पर तुरंत जारी करने वाले अधिकारी को सूचित / बताने के लिए सहायक आयकर अधिकारी (सिस्टम एवं टेक्निकल), पी-7, चौकरी स्क्वायर, कोलकाता - 700 062.

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- 700 062.

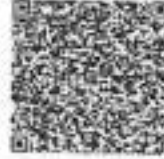
Pradeep Kumar Singh



भारत सरकार
GOVERNMENT OF INDIA



Pradeep Kumar Singh
DOB: 15/01/1962
MALE



4817 6466 1101

আমার আধার, আমার পরিচয়

Pradeep Kumar Singh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Parmeshwar Singh, 89, SALKIA
SCHOOL ROAD, PS GOLABARI, Haora
(M.Corp), Howrah,
West Bengal - 711106

4817 6466 1101



1047
1986 300 1947

helpline@uaid.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Delhi 110 019

Pradeep Kumar Singh



भारत सरकार

GOVERNMENT OF INDIA

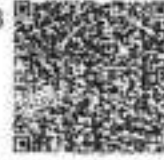


सुशिल कुमार सिंह

Sushil Kumar Singh

जन्म तिथि/ DOB: 30/11/1978

पुरुष / MALE



7854 7848 9365

मेरा आधार मेरी पहचान

Sushil Kumar Singh.



अर भार

भारतीय विशिष्ट पहचान प्राधिकरण

भारतीय विशिष्ट पहचान प्राधिकरण GOVERNMENT OF INDIA

पता:

S/O लैट मदन मोहन सिंह, २^न फ्लोर,
३, पथुरिया घाट स्ट्रीट, नार बिनानी
धर्मशाला, बाडो स्ट्रीट स.ओ,
कोलकाता,
वेस्ट बंगाल - 700006

Address

S/O Late Medan Mohan Singh,
2ND FLOOR, 3, PATHURIA GHAT
STREET, NEAR BINANI
DHARMASALA, Beadon Street
S.O, Kolkata,
West Bengal - 700006

7854 7848 9365



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 011

Sushil Kumar Singh.

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

GRN: 19-201819-029048347-1

Payment Mode Online Pay*

GRN Date: 24/09/2018 11:15:36

Bank : AXIS Bank

BRN : 298506390

BRN Date: 24/09/2018 11:17:10

DEPOSITOR'S DETAILS

Id No. : 16060001489588/7/2018

[Query No./Query Year]

Name : Sandeep Singh

Contact No. : 09836745745

Mobile No. : +91 9836745745

E-mail : me.sandeep82@gmail.com

Address : 89 SALKIA SCHOOL ROAD

Applicant Name : Mr Pradeep Kumar Singh

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001489588/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	1
2	16060001489588/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	150000

In Words : Rupees One Lakh Fifty Thousand One only

Total

150001

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

GRN: 19-201819-028999054-1

GRN Date: 20/09/2018 20:12:44

BRN: 298447104

Payment Mode Online Payment

Bank: AXIS Bank

BRN Date: 20/09/2018 20:14:00

DEPOSITOR'S DETAILS

Id No. : 16060001489588/4/2018
[Query No./Query Year]

Name : Sandeep Singh

Contact No. : 09836745745

E-mail : me.sandeep82@gmail.com

Address : 89 SALKIA SCHOOL ROAD

Applicant Name : Mr Pradeep Kumar Singh

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001489588/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	16060001489588/4/2018	Property Registration- Registration Fees	0030-03-104-001-18	21

In Words : Rupees Seventy Four Thousand Nine Hundred Forty One only

Total

74941

Major Information of the Deed

Deed No :	I-1606-04303/2018	Date of Registration	25/09/2018
Query No / Year	1606-0001489588/2018	Office where deed is registered	
Query Date	19/09/2018 6:42:54 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pradeep Kumar Singh Thana : Golabari, District : Howrah, WEST BENGAL, PIN - 711106, Mobile No. : 9836309955, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]		
Set Forth value	Market Value		
Rs. 3,00,00,000/-	Rs. 9,68,26,399/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,50,021/- (Article:E, E, B)		
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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		38 Katha 4 Chatak 22 Sq Ft	2,50,00,000/-	8,13,72,304/-	Width of Approach Road: 17 Ft.,
L2			Tank		6 Katha	25,00,000/-	1,27,54,095/-	Width of Approach Road: 17 Ft.,
TOTAL :					73.0629Dec	275,00,000 /-	941,26,399 /-	
Grand Total :					73.0629Dec	275,00,000 /-	941,26,399 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3000 sq ft	25,00,000 /-	25,00,000 /-	



Land Lord Details :



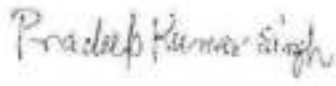


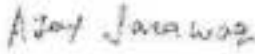
SI No	Name,Address,Photo,Finger print and Signature			
1	Candid Merchants Private Limited 16/D/1 Bose Pukur Prantik Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, PAN No.:: AADCC8710D, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name	Photo	Fingerprint	Signature
	Mr Swapan Bera Son of Mr Manoranjan Bera Executed by: Self, Date of Execution: 22/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	 24/09/2018
	324 Shanti Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARZPB4738J, Status :Individual, Executed by: Self, Date of Execution: 22/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			

Developer Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	Sarawogi And Sandeep Builders And Developers LLP 7 Ganpat Bagla Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700042, PAN No.:: ADQFS8966G, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manoranjan Bera Son of Late Bholanath Bera Date of Execution - 22/09/2018, , Admitted by: Self, Date of Admission: 24/09/2018, Place of Admission of Execution: Office	 Sep 24 2018 11:02AM	 LTI 24/09/2018	 24/09/2018
	324 Shanti Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMVPB2102K Status : Representative, Representative of : Candid Merchants Private Limited (as director)			

2	Name	Photo	Finger Print	Signature
Mr Pradeep Kumar Singh (Presentant) Son of Late Parmeshwar Singh Date of Execution - 22/09/2018, , Admitted by: Self, Date of Admission: 24/09/2018, Place of Admission of Execution: Office	 <small>Sep 24 2018 11:02AM</small>	 <small>LTI 24/09/2018</small>	 <small>24/09/2018</small>	
89 Salkia School Road, P.O:- Salkia, P.S:- Golabari, Howrah, 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 And Sandeep Builders And Developers LLP (as designated partner)				
3	Name	Photo	Finger Print	Signature
Mr Ajay Sarawogi Son of Mr Nand Lal Sarawogi Date of Execution - 22/09/2018, , Admitted by: Self, Date of Admission: 24/09/2018, Place of Admission of Execution: Office	 <small>Sep 24 2018 11:03AM</small>	 <small>LTI 24/09/2018</small>	 <small>24/09/2018</small>	
DB-48, Salt Lake City, Sector - I, P.O:- Bidhannagar, P.S:- Bidhannagar, 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 And Sandeep Builders And Developers LLP (as designated partner)				

Identifier Details :

Name & address	
Mr Sushil Kumar S Son of Late Madan Mohan Singh 3 Pathuria Ghat Street, P.O:- Beadon Street, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Swapan Bera, Mr Manoranjan Bera, Mr Pradeep Kumar Singh, Mr Ajay Sarawogi	<small>24/09/2018</small>
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Candid Merchants Private Limited	Sarawogi And Sandeep Builders And Developers LLP-31.5815 Dec
2	Mr Swapan Bera	Sarawogi And Sandeep Builders And Developers LLP-31.5815 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Candid Merchants Private Limited	Sarawogi And Sandeep Builders And Developers LLP-4.95 Dec
2	Mr Swapan Bera	Sarawogi And Sandeep Builders And Developers LLP-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Candid Merchants Private Limited	Sarawogi And Sandeep Builders And Developers LLP-1500.00000000 Sq Ft
2	Mr Swapan Bera	Sarawogi And Sandeep Builders And Developers LLP-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 160604303 / 2018

On 20-09-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,66,26,399/-

[Handwritten Signature]

Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 24-09-2018

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

Presented for registration at 10:45 hrs on 24-09-2018, at the Office of the A.D.S.R. SEALDAH by Mr Pradeep Kumar Singh .

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

Execution is admitted on 24/09/2018 by Mr Swapan Bera, Son of Mr Manoranjan Bera, 324 Shanti Pally, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business
 Indetified by Mr Sushil Kumar S, , Son of Late Madan Mohan Singh, 3 Pathuria Ghat Street, P.O: Beadon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Major Information of the Deed :- I-1606-04303/2018-25/09/2018

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

Execution is admitted on 24-09-2018 by Mr Manoranjan Bera, director, Candid Merchants Private Limited (Private Limited Company), 18/D/1 Bose Pukur Prantik Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Identified by Mr Sushil Kumar S, , Son of Late Madan Mohan Singh, 3 Pathuria Ghat Street, P.O: Beadon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 24-09-2018 by Mr Pradeep Kumar Singh, designated partner, Sarawogi And Sandeep Builders And Developers LLP (LLP), 7 Ganpat Bagla Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700042

Identified by Mr Sushil Kumar S, , Son of Late Madan Mohan Singh, 3 Pathuria Ghat Street, P.O: Beadon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 24-09-2018 by Mr Ajay Sarawogi, designated partner, Sarawogi And Sandeep Builders And Developers LLP (LLP), 7 Ganpat Bagla Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700042

Identified by Mr Sushil Kumar S, , Son of Late Madan Mohan Singh, 3 Pathuria Ghat Street, P.O: Beadon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,021/- (B = Rs 1,50,000/- , E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2018 8:14PM with Govt. Ref. No: 192018190289990541 on 20-09-2018, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 298447104 on 20-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 74,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2018 8:14PM with Govt. Ref. No: 192018190289990541 on 20-09-2018, Amount Rs: 74,920/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 298447104 on 20-09-2018, Head of Account 0030-02-103-003-02

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 25-09-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,021/- (B = Rs 1,50,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,50,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2018 11:17AM with Govt. Ref. No: 192018190290483471 on 24-09-2018, Amount Rs: 1,50,000/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 298506390 on 24-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 96619, Amount: Rs.100/-, Date of Purchase: 20/09/2018, Vendor name: Abanish Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 24/09/2018 11:17AM with Govt. Ref. No: 192018190290483471 on 24-09-2018, Amount Rs: 1/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 298506390 on 24-09-2018, Head of Account 0030-02-103-003-02

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 141830 to 141876

being No 160604303 for the year 2018.



Digitally signed by KAUSHIK RAY
Date: 2018.10.04 12:19:10 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 04-10-2018 12:14:28
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)