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भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

01/8/19
90
1-20-19

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
18656 51/19

W 559753

Satisfied that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document



Signature
Additional Registrar
of Assurances - Kolkata

Additional Registrar of Assurances
Kolkata
1 AUG 2019

DEVELOPMENT AGREEMENT

1 AUG 2019

THIS AGREEMENT made this 1st day of August. 2019 BETWEEN (1) **Mr. Basudev Mitra** having his PAN **AIDPM8616K** by religion Hindu residing at C/o, D 2/6, Animikha Housing, 10 Biswa Bangla Sarani, DLF 1, New Town, North 24 Parganas, P.O-New Town P.S-New Town, West Bengal 700156 (2) **Mr. Debesh Mitra** having his PAN **AEIPM6101N** by religion Hindu, residing at 700E, Block P, P.O & P.S - New Alipore (3) **Mr. Ashoke Mitra** having his PAN **AGAPM3168M** by religion Hindu, residing at W 1 C 061 Wellington Estate, DLF Phase - 5, Near DLF Golf Course Sector - 53 Chakarpur (74) Farrukhnagar Gurgaon P.O & P.S Sushant Lok, Haryana 122002, all are son of Late Ram Gopal Mitra, hereinafter commonly referred to as "**Owners**" (which include their legal heirs, executors and administrators, respective successors-in-interest and/or assigns) of the First Part - **AND - M/s Tirupati Tower Private Limited** a Company registered under the Companies Act, 1956, having its registered office at 1, Garstin Place, Police Station - Hare Street, Post Office - G.P.O Kolkata, Kolkata-700001, having its PAN **AABCT0495N**, represented by its director Vijay Narayan Rathi son of Late Satya Narayan Rathi having his PAN **ADKPR4359L** hereafter called '**the Developer**' (which includes its successors-in-interest and/or assigns) of the Other Part :

101745

29 MAR 2018

Tiru Path Tower (P) 29D

Sl. No.....Date.....

Name.....

Add.....

AMT..... 50/-

1, Garden Place
KOL-1

Soumitra Chanda
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Handwritten notes:
K...
Asst...
A.K. Man...
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Kol-1
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**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**
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WHEREAS:**A. DEFINITION :**

The terms in these presents shall, unless they be contrary or repugnant to the context, mean and include the following.

- a. **Advocates** shall mean a practicing legal practitioner/lawyer / advocates whom the Developer may from time to time appoint as the Advocates for the Project.
- b. **Architect** shall mean M/s SDB Architects as the Architect for the proposed New Building being jointly developed in consultation with the Owners of the premises.
- c. **Association** shall mean a society or syndicate or association to be promoted and formed by the Co-Owners for the Common Purposes.
- d. **Car Park** shall mean the covered car parking space in the ground floor of the new Building or the ground level of the Premises for use by the Co-owners of the new building.
- e. **Co-Owner**, shall mean any person who acquires, holds and/or owns any undivided share or interest in the land at the Premises and get their respective Units constructed and completed and shall include the Owners and the Developer and his nominee/s for the Units held by them, from time to time.
- f. **Corporation**, shall mean the Kolkata Municipal Corporation and shall include the Calcutta Metropolitan Development Authority and other concerned authorities which may recommend, comment upon, approve and/or sanction the Plans;
- g. **Common Expenses** shall mean and include all expenses to be incurred by the Co-Owners for the management and maintenance of the New Building and the Premises including the expenses mentioned in **THE 3rd SCHEDULE** hereto.
- h. **Common Portions** shall mean all the Common Areas described in **PART-I** of the 3rd **SCHEDULE** hereto and also the Common Parts i.e. the facilities, amenities, erections, constructions and installations to be comprised in the New Building intended by the Developer for common use and enjoyment of Co-owners of the Premises more fully described in **PART-II** of the 3rd **SCHEDULE** hereto.



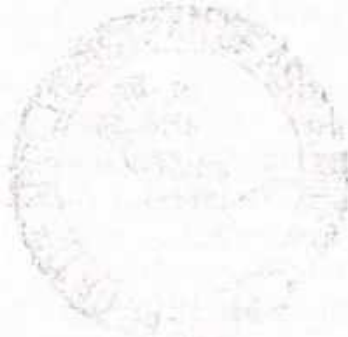
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- i. **Common Purposes** shall mean the purposes of managing and maintaining the Premises and the Building there at and particularly the Common Areas comprised therein, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Co-Owners of the Premises and relating to their mutual rights and obligations,
- j. For the most beneficial use and enjoyment of his Units exclusively and the Common Areas in common shall also include similar purposes of managing and maintaining the Common Areas as are common to the Owners of the Building.
- k. **Covered Area** with respect to any Unit shall mean the area within the boundary walls of the respective Unit including the area under the internal walls plus the area under the boundary walls of such Unit **PROVIDED THAT** if any walls be common between two Units then half of the area under such wall shall be included in such Unit and the same has been fixed by the Parties hereto by mutual consent at 75% of the Super Built up Area whether the same be more or less.
- l. **Date of Possession** shall mean the 15th (Fifteen) day of the service of the notice for possession on completion of the project.
- m. **Force Majeure** means any event which could not reasonably have been foreseen, and is beyond the direct reasonable control of the Developer.
- n. **Land**, shall mean the land morefully described in the 1st Schedule comprised in the Premises belonging to "**Owners**"
- o. **New Building**, shall mean the **G+4 Storied** building having One flat per floor to be constructed on the Premises as per the plans that be sanctioned with such modification and/or variation as may be required from time to time by the Developer.
- p. **Outgoings** shall mean all rates, taxes, charges for the utilities including electricity charges and other outgoings in respect of the Premises.
- q. **Plans** shall mean the plans for construction of a New Building at the Premises as sanctioned by the Kolkata Municipal Corporation and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects, including variations/modifications therein, if any.



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- r. **The Premises** shall mean the Land morefully described in the 1st **SCHEDULE** hereto and shall also include the existing building and other structures thereon and/or the New Building to be constructed thereon, wherever the context permits.
- s. **Project** shall mean the work of development undertaken by the Developer at the premises as per sanction plan sanctioned by the KMC till the development of the Premises be completed and possession of the completed Units are taken over by the Unit Owners to be used for residential purposes.
- t. **Proportionate or Proportionately** if not otherwise specifically mentioned shall mean the proportion which the Super Built up Area of any Unit bears to the Super Built up Area of all the Units in the Building Complex.
- u. **Residual Area** shall mean and include 50% (Fifty Percent) of the total constructed space in the new building comprising of entire 2nd Floor and 4th Floors of the Building **TOGETHER WITH** the proportionate undivided variable impartible share in the land comprised in the said premises and further including the undivided variable proportionate share in the common parts, portions and facilities and further together with the proportionate share in car parking spaces and proportionate undivided share in the roof which shall be the Developer's allocation.
- v. **Retained Area** shall mean and include 50% (Fifty percent) of the total constructed space, in the new building comprising of entire 1st Floor and 3rd Floor of the Building comprised of various units to be constructed as per the specifications mentioned in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** the proportionate undivided variable impartible share in the land comprised in the said premises and further including the undivided proportionate variable share in the common parts, portions and facilities and further together with the proportionate share in car parking spaces and the proportionate undivided share in the common area and proportionate undivided share in the roof which shall be the allocation of Owners.
- w. **Super built up** are in respect of the Unit/s shall mean the entire covered area of the respective Unit plus proportionate undivided share of the Common Areas described in Part-I of the 3rd Schedule hereof.



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- x. **Unit** shall mean any flat, car parking spaces or other Covered Area in the New Building which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners.
- y. **Units** shall mean the spaces constructed in the New Building intended and/or capable of being exclusively owned, held and/or occupied by any Unit Owners.

B. THE OWNERS HAVE DECLARED & REPRESENTED TO THE DEVELOPER as follows :

- a. The Owners are the absolute Owners of All That the Premises free from all encumbrances, charges, liens, lispence of any nature whatsoever or howsoever and with clear marketable title.
- b. The entirety of the Premises is in the khas and vacant possession of them and no person or persons other than them have any right of occupancy, easement or otherwise on the Premises or any part thereof.
- c. There are no suits and/or proceedings and/or litigations pending in respect of the Premises or any part thereof in any Court of law or tribunal.
- d. No person other than them has any right, title and/or interest, of any nature whatsoever, in the Premises or any part thereof.
- e. No part of the Premises has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- f. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of them..
- g. Neither the Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other Public Demand.
- h. The Owners have not in any way dealt with the Premises whereby the right, title and interest of them as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.



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- i. All outgoings with respect to the premises have been paid by the Owners upto date.
- j. Owners are fully and sufficiently entitled to enter into this Agreement with the Developer.
- k. The representations and declaration of the Owners mentioned hereinabove (hereafter collectively called '**the Said Representations**') are true and correct.
- l. The Owners have appointed the Developer as the Developer of the Premises and the Developer relying upon the said representation has accepted such appointment on the terms and conditions contained hereinafter.

Developer's Obligations:

1. The Developer on behalf of and in the name of the Owners shall at its own costs get the Plans sanctioned by the Kolkata Municipal Corporation for the purpose of construction of new building/s at the Premises aforesaid.
2. The Developer will construct such maximum area as can be constructed, presumably under the building Rules and Regulations and by Laws of the Corporation and in conformity with the sanction plans.
3. At any time hereafter the Owners give vacant possession, the Developer shall be entitled to enter upon the Premises and do all works for the construction of the New Building thereon at its own costs and expenses and also protecting the rights of the Owners.
4. All costs, charges and expenses for preparation and sanction of plans and construction of new building and/or development of the Premises has been and shall be borne and paid by the Developer exclusively.
5. The Developer shall cause such changes to be made in the plans as the Architects may design and suggest and/or as shall be required by the concerned authorities, from time to time the Developer should take concurrence of the Owners in all such cases.



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6. The Developer shall be at liberty to do all works as be required for the Project and to utilise the existing water, electricity and other utilities in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the Project.
7. The Developer will construct and complete the Retained Area in the New Building/s with the specification mentioned in the **3rd SCHEDULE** hereto (hereafter called '**the said Specification**') and shall allow the Owners or his representative to inspect the same time to time and if any defect is found, then to rectify the same.
8. The Retained Area shall be constructed by the Developer for and on behalf of the Owners and/or their nominee/s, and the rest of the New Building and/or the Project shall be constructed by the Developer for and on behalf of itself and/or its nominees.
9. The Developer will provide electricity connection for the entirety of the New Building including the Retained Area but security deposit to be made with CESC in respect of the Retained Area shall be borne and paid by the Owners. The generator will be provided by the Developer for the retained area in parity with other Unit Owners on raising actual charges.
10. Upon completion of the New Building the Developer may at the cost and request of the Owners maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership flats. The Developer and Owners and/or his transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the building and surrounding areas in the premises.
11. The Developer shall assist in causing the formation of a Society/Association or Company for the Common Purposes and the Unit Owners shall be made the owners of such organization, in proportionate share, and as early as possible. and after the completion of the Project, the Developer



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shall hand over all deposits and all matters arising in respect of the management of the Premises and particularly the Common Portions to the said Society/Association or Company.

12. The Developer shall hold and guard possession of the premises till completion of the Project.
13. The Developer shall be entitled to use the Premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the Project and post its watch and ward staff during construction period as well as handing over the possession of the flats/units to the co-owners after completion of the project and the said site office will be removed therefrom after completion of the Project.
14. It shall be the responsibility of the Developer to demolish the existing buildings and structures at the Premises and clear the site for the purpose of construction at its own costs and expenses and the debris from such demolition and all realizations therefrom shall belong to the Developer exclusively.
15. The Developer shall be entitled to create any charge/mortgage and/or any other encumbrances and/or enter into any agreement and/or arrangement in respect of the Residual area and the Developer shall be entitled to take construction or any other loan for the purpose of completion of the Project and the Developer shall also be entitled to get the Project financed and/or approved by financial institutions for the purpose of enabling prospective nominees of the Developer to avail of using Home loans from such institutions and the Owners shall hereby undertake to cooperate in this regard with the Developer in all possible manner without however incurring and/or accepting any financial liability in this regard. The Owners shall have no financial liabilities or responsibility concerning the same in any manner whatsoever. The Developer is authorised and entitled to sign and execute all necessary documents related thereto on behalf of the Owners and the Developer shall keep the Owners saved, harmless and indemnified in this regard.



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16. The Developer shall keep the Owners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise due to anything done by the Developer during demolition and construction of the New Building, including claims by the Owners of adjoining properties, for damage to their buildings, all claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including, any accident or other loss, any demand and/or any action taken by the Corporation and/or any other authority in this regard.
17. Before offering possession of the Retained Area to the Owners, the Developer shall at its own costs obtain a certificate from the Architect that the Retained Area (the possession whereof is offered to the Owners) and the Common Areas are complete in all respect and thereafter obtain occupancy certificate from the Kolkata Municipal Corporation for the new building.
18. The Developer at its own cost shall paint the inside of the flats of Retained Area of all the Owners.
19. The Developer shall not deliver possession of the Residual Area before the date of possession of the Retained Area (i.e. the area retained by the Owners) unless otherwise agreed upon.
20. As and by way of temporary alternative accommodation for the Owners the Developer shall at its own cost locate and/or arrange a suitable accommodation of 1no three bedroom flat with living, dinning, kitchens etc for the period from the date of delivery of vacant and khas possession of the Premises by Owners to the Developer till the date of handing over the vacant and khas possession of their allocated Areas at the Premises to the Owners by the Developer and the monthly rent and deposits to be borne and paid by the Developer including shifting charges.



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c. **OWNERS' OBLIGATIONS :**

1. The Owners shall not enter into any agreement, arrangement and/or execute and/or register any document and paper for sale, transfer, convey, lease out, let out or any other way alienate and/or encumber the Residual Area however, the Developer shall have the right and absolute power to sell, transfer or dispose of the Residual Area in such manner to such persons, and on such terms and conditions as the Developer may deem fit and proper after the delivery of possession of the retained area to the Owners and the Developer is and also shall be solely entitled to all money and other consideration there from of the said Units and the same shall be treated as reimbursement of all costs, charges and expenses that has been and/or may be incurred by the Developer for obtaining sanctioned plan and construction and completion for the Retained Area in the new building and the proportionate common parts relating and/or attributable thereto and the same also includes the profits and/or remuneration of the Developer and the Owners have no further obligation to payment of liabilities.
2. The Owners shall execute and register all necessary agreements, indentures and/or any other document as be required by the Developer for the purpose of selling, transferring, leasing out, letting out and/or any other way disposing of and/or encumbering and/or alienating the Residual Area.
3. The Owners shall deliver vacant, peaceful and khas possession of the Premises in its entirety to the Developer in the manner mentioned below:-

The Symbolic possession of the premises with the execution hereof.

The vacant and khas possession of the entirety of the Premises shall be delivered by the Owners to the Developer within 3 (three) months from the date of sanction of building plans subject to clause 20.

4. Simultaneously with the execution hereof, the Owners shall hand over to the Developer all the Title Deeds, plans, Corporation papers and other papers and documents relating to the Premises on accountable receipt.

The Original copies of Title Deeds, plans, Corporation papers and other papers and documents relating to the said Premises will be handed over to the Developer against accountable receipt as and when required for development of the project for



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inspection / compare with different authorities for various purposes in all manner and shall be returned back to the Owners upon accomplishment of the project.

5. With the execution hereof the Owners have granted to the Developer and/or its nominees Power of Attorney/ies, authorising the Developer and/or its nominee/s to do all acts, deeds and things as be necessary in pursuance hereof including for construction of the New Building and/or portion thereof and also receiving all money in respect of Residual Area.
6. The Owners shall bear and pay all rates, taxes, charges for utilities and all other outgoings in respect of the Premises till handing over possession to the Developer of the premises.
7. The Owners shall give inspection of all documents, title deeds and/or any other papers as and when required to establish the title to the premises.
8. After handing over of possession of the Retained area all municipal rates, taxes, maintenance charges, charges for utilities and other outgoings shall be paid by the Owners and other co-owners of the New Building in proportion to their respective areas.
9. The Owners shall sell and convey to the Developer and/or its nominees undivided proportionate share in the land contained in the Premises appurtenant to the Residual Area i.e. all the remaining open and/or covered areas out of the Project other than the Retained Area and the consideration for the same shall be the cost of construction of the Retained Area and other sums payable to the Owners.
10. The Owners shall join and/or cause such persons as may be necessary to join as parties in any document, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the Residual Area and similarly, the Developer shall join in respect of the Retained Area.
11. The Owners hereby undertake not to create any charge or mortgage and/or any other encumbrances and/or enter into any agreement and/or arrangement in respect of the Residual Area and such restriction will not be applicable in case of retained areas and there should be no interference by the Developer in respect of dealing in the retained areas.



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12. The Developer shall undertake the demolition of the existing structure as per safe standard practices, without causing injury or loss to personnel and the adjacent buildings and their Owners. The demolition will be done on Developers account.
13. If required the modular kitchen shall be installed by the Developer in flats of all the Owners and the cost and expenses for the same shall be borne and paid by the Owners.
14. The Owners and/or their nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain electricity from CESC Limited in case of sale/transfer and/or otherwise including cost of generator etc in respect of the Retained area.
15. The Developer shall paint and finish all internal walls of each apartment retained by the Owners upon approval of the Owners..

D. OTHER TERMS AND CONDITIONS:

1. The new building shall be for residential purpose or such other purpose as may be mutually decided.
2. In case it be required to pay any outstanding dues to the Corporation or any other outgoings and liabilities in respect of the Premises, then the Owners shall pay such dues and bear the costs and expenses thereof till the date of handing over the possession and the Developer shall be liable for the subsequent period, if any. In other words, the Developer shall pay the Municipal rates and taxes and electricity bills from the date of getting possession of the premises till the date of handing over possession of the Retained Area and residual area as well.
3. On or before sanction of building plans if required the Owners and Developer shall execute a proper memo specifying the Flat nos. and other particulars of the Residual Area belonging to the Developer and the Retained Area belonging to the Owners.
4. There will be a joint inspection by the Owners and Developer before demolition of the building to ascertain the nature of construction available at present, within the property.
5. The Owners and the Developer shall be entitled absolutely to the Retained areas and the Residual area respectively and shall be at liberty to deal therewith in any manner they deem fit and proper **SUBJECT HOWEVER TO**, the general restrictions for mutual advantage inherent in the Ownership Flat Schemes without prejudice to the rights and intention of the parties herein.



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6. The Developer has been authorised and empowered to nominate such person and on such terms and conditions as the Developer may deem fit and proper for purchase of the Residual Area and all realisations therefrom shall belong to the Developer absolutely and forever without the Owners having any kind of claim therein and the Owners shall execute and register necessary deed/s of conveyance in favour of such nominees of the Developer and attorney to execute in the name of the Owners after notice of handover of the Owners Residual Area as referred clause 17 hereinabove.
7. The form of the documents to be utilised by the parties shall be such as be drawn by the Advocate.
8. The Owners shall be entitled to all realisation from sale of the Retained Area, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable from and/or in respect of the Residual Area whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise **PROVIDED HOWEVER THAT** the monies payable and/or deposits for Common Purposes and Common Expenses shall be receivable only by the Developer from all the Unit Owners as fully mentioned hereafter.
9. The Developer shall pay Interest free refundable deposit a sum of Rs. 25,00,000/- (Rupees Twenty Five Lacs only) with the Owners out of which a sum of Rs.15,00,000/-(Rupees Fifteen Lacs only) shall be paid immediately upon agreement which has already been paid by the Developer to the Owners the receipt whereof has already been granted by the said Owners and the balance sum of Rs. 10,00,000/-(Rupees Ten lacs only) shall be paid by the Developer to the said Owners on or before handover of the peaceful and vacant possession of the premises to the Developer.
10. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the respective transferees. However no conveyance shall be required to execute and register for the Retained Area.
11. The name of the New Building shall start with prefix "**ORBIT** " and with such other name as be mutually agreed upon by the Developer and the Owners.
12. The powers and/or authorities granted and/or to be granted in favour of the Developer and/or its nominee/s shall remain in force till the completion of the New Building and sale of entire Residual Area by the Developer and the Developer receiving all



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money therefrom.

In case of any breach the Owners shall have the right to revoke the Power by giving reason thereof and after giving an opportunity of being heard to the Developer.

13. The Developer shall make efforts to complete the Project within 24 months from the date of commencement of foundation work with a grace period of 3 months subject to unforeseen reason if any, beyond the direct control of the Developer including Force majeure and for delay if any the Developer shall pay damages to the Owners as may be mutually decided.
14. In case the Developer fails and/or neglects to construct and complete the Retained Areas and the common parts of the New Building within the stipulated period or within such extended period as may be mutually agreed upon then and in such event the Owners shall be entitled to charge/damages @30,000/-per month.
15. The Developer shall warranty the quality of construction including materials supplied quality and workmanship for 12 months from the date of occupancy certificate and rectify the defects if any, at its cost.
16. It is expressly agreed and confirmed by the Owners herein that Developer shall have the absolute right and authority to construct any additional floors over the roofs and/or other areas in the new building(s) at the premises as sanctionable and in accordance with law for which the Developer shall obtain the required permission from the Owners which shall not be withheld and/or stalled unnecessarily and the profit from the sales proceeds of the same shall be share equally after charging all costs relating thereto.
17. It is further agreed that some areas may be constructed in the new building at the said premises on the request of the flat/unit Owner(s) which may not be in accordance with the approved plans, and for benefit of all Unit Owners.
18. The respective parties viz. the Owners and the Developer shall be responsible to pay all taxes, GST, levies and statutory dues including income tax etc, as may be applicable from time to time for their respective areas as applicable presently or as may be imposed in future and shall keep the respective parties saved, harmless and indemnified for their respective liabilities and obligations.



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- C. Subsequent to the aforesaid oral agreement, the parties have agreed to enter into an formal Agreement which is being hereby done.
- D. It has been mutually agreed and decided among the parties herein that Mr. Basudev Mitra and Mr. Basant Kumar Parakh have duly been respectively authorized on behalf of the Owners and Developer to take all the decisions and implement the same jointly and/or severally with regard to the construction and development of the project at the said premises and the decision taken thereto shall be binding and final.

THE 1ST SCHEDULE:
(The Premises)

ALL THAT message, tenement, building, structure of about 1758 sq. ft. situated thereon and piece and parcel of land containing an area of 4.01 Cottahs (approx.) situate, lying at and being Premises No. 57 Ustad Amir Khan Sarani, (formerly known as 700E, Block P), Police Station New Alipore Post Office New Alipore Kolkata - 700053, Sub-Registration office at Alipore, Ward No.81 of the Kolkata Municipal Corporation and delineated on the map or plan annexed hereto and bordered "RED" thereon and butted and bounded as follows that is to say:

- ON THE NORTH : By Partly Plot No. 698A & 698B;
- ON THE EAST : By Plot No 700D;
- ON THE SOUTH : By 30ft wide Road being Road;
- ON THE WEST : By Plot No. 700F;

2nd SCHEDULE
(Specifications)

1. Foundation : Earth quake resistant designs as per structural design by the structural consultant/Engineer. Regular cube tests to be done and certified by the Engineer.
2. Super Structures : Re-Inforced Cement Concrete structure
3. Walls (Internal) : Birla White Putti
4. Living/Dining : Marble flooring/ Vitrified tiles/Granite Tiles.
Provision for A. C. point Telephone &



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T.V. point

Soil Treatment : As per soil condition anti termite treatment and white ant treatment to be done.

5. Bedrooms : (a) Flooring : Vitrified Tiles
(b) Electricals: concealed copper wiring with modular switches
(c) Provision for A. C. point in all Bed rooms, Telephone & T.V. point in all bed rooms.
6. Kitchen : (a) Flooring : Vitrified Tiles
(b) Electricals : Concealed copper wiring with modular switches.
(c) Counter: Granite slab with stainless steel sink.
(d) Walls tiles : Upto 2 (two) feet height above counter.
7. Toilets : (a) Flooring : Anti-skid Tiles
(b) Walls tiles : Wall dado in ceramic tiles upto door height
(c) Sanitary Ware : Kohler, Jaquar or similar make.
(d) Electricals: Concealed copper wiring with modular switches. Provision for adequate light and geyser points. Provision for exhaust points.
8. Lift : OTIS/KONE or similar make with collapsible gate.
9. Exterior : Outer finish as per specification of architect's choice.
10. Doors : All Doors: Teak Wood polished Flush/Panel type door with night latch as per design and specification of the Architect.
11. Windows : All glass windows would have Sliding/Casement Aluminium Windows as per the design and specification of the Architect.
12. Sanitary : Kohler, Jaquar or similar make.



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13. Electricals : Finolex or similar make.
14. Common :
- (a) Flooring : Lobby to have either marble or granite flooring.
 - (b) Staircase : As per architect's design.
 - (c) Overhead/underground Reservoir as per design and specification of the Architect.
 - (d) Generator: Adequate Capacity generator to provide back-up for the operation of all common lights, pumps and lift at extra cost.
 - (e) Driveways & Open Parking Space: Driveways and Open parking spaces to be paved with chequered tiles / hard stone / interlocking tiles as per design and specification of the Architect.
 - (f) Lighting Provision: Adequate Area Lighting provisions in the Common Areas.
 - (g) Outside Paint: Water proof / Cement based/ weather coat.
 - (h) Roof treatment, tiles as described by the Architects.
 - (i) CCTV and intercom facilities.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 1 AUG 2019

3rd SCHEDULE:**PART-I****(Common Areas)**

- i) Lobbies and stair cases within the Building;
- ii) Place of installation of Pump, Generator, Electric meter of the Building;
- iii) Lift pits, chute and machine room of the lifts comprised in the Building;
- iv) Common toilet in the ground floor of the Building.
- v) Ultimate roof of the building.

N.B.

The share of Common Area has been fixed by the parties mutually at 33.33% of the Covered Area and none of the parties shall be entitled to alter the same in any manner whatsoever;

PART-II**(Common Parts)****SECTION-A :****1. WATER AND PLUMBING :**

Water reservoirs, water tanks, water pipes (save those inside any Unit) and deep tube well appurtenant to the Building.

Water pumps of suitable capacity.

2. ELECTRICAL AND MISCELLANEOUS INSTALLATIONS :

- a) Wing and accessories for lighting of Common Areas of the Building.
- b) 2sets water Pump and motor.
- c) Lift and lift machinery of the Building.
- d) Intercom system & CCTV system.



ACR...
2019


- e) Common Power Generator for lobby, common lights, lifts, pumps and other common services.
- 3. DRAINS : Drains, sewers and pipes.
- 4. OTHERS :
Other common areas and installations and/or equipment as may be provided in the Building for common use and/or enjoyment as per the discretion of the Developer.

SECTION-B :(Common Installation & facilities for which proportionate costs are to be paid by the Purchasers/respective parties).

- 1. Electrical installations relating to meter, transformer and sub-station for receiving electricity.
- 2. Generator for providing standby power for flats and common areas in the premises.
- 3. Other facilities or installations provided for the common use of the Co-Owners of the Premises and not covered by SECTION-A hereinabove.



AGE 100
OF 1000
2019



4th SCHEDULE
(Devolution of Title)

1. One Dr. U.P.Basu was seized and possessed of and/or sufficiently entitled to Premises No. 23A/700E, Block P, New Alipore by virtue of an Indenture of Conveyance dated 25th July 1952 from Co-Operative Society Ltd. registered at the Office of Sub Registrar Alipore Sadar in Book No. I, Volume No. 53, Pages 291 to 296 being No. 4827 for the year 1952.
2. Said Dr. U.P.Basu died ON 1.12.1969 leaving behind a Will dated 12.11.1969 whereby said Dr. U.P.Basu had bequeathed all his movable and immovable properties including the said Property to his wife Sudha Rani Basu which was duly probated in the Court of the Additional District Judge 5th Court at Alipore in Act 39 Case No. 10 of 1970 and accordingly said Sudha Rani Basu had become the absolute Owner of the said Premises.
3. By a Deed of Conveyance dated 22nd November 1976 registered at the office of Registrar of Assurances Calcutta in Book No. I Volume No. 189, pages 213 to 221 Being No 4544 of 1976 said Sudha Rani Basu sold transferred and conveyed the said Premises in favour of Sri Ram Gopal Mitra.
4. The said Ram Gopal Mitra died intestate on 19.03.2016 leaving behind his three sons namely Sri Basudev Mitra, Sri Debesh Mitra and Sri Ashoke Mitra as his only legal heirs and successors since his wife namely Ruby Mitra died earlier on 14.08.2003.
5. By virtue of law of inheritance the aforesaid three sons of Late Ram Gopal Mitra became the joint absolute Owners of the said Premises and got their names mutated in the records of Kolkata Municipal Corporation being Assessee No 110812900651 and are in absolute possession of the entirety of the said Premises



ADDITIONAL RECEIPT
OF ABBU... ..
1 Jan 2019

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

EXECUTED AND DELIVERED, by the OWNERS

at Kolkata in the presence of:

(Signature)

(BASUDEV MITRA)

Devesh Mitra

(Signature)
(ASHOKE MITRA)

1. *Handwritten notes in Bengali script*

2. *Abhijit Saha*
Advocate

EXECUTED AND DELIVERED, by the DEVELOPER,

at Kolkata in the presence of:

Tirupati Tower Pvt. Ltd.

(Signature)
Director

(VISHAY NARAYAN RATA)

1. *Handwritten notes in Bengali script*

2. *Abhijit Saha*

Drafted by me
Abhijit Saha
Advocate
High Court, Calcutta
F/327/160/2009



Don

ADDITIONAL REGIONAL OFFICE
OF ASSURANCE-II, KOLKATA

1 AUG 2019

MEMO OF CONSIDERATION

Sl. No.	Name	Amount	Cheque No & date	Drawn on
1	Basudev Mitra	5,00,000/-	005280 dt. 01.08.2019	ICICI Bank R.N.Mukherjee Branch
2	Debesh Mitra	5,00,000/-	005281 dt. 01.08.2019	ICICI Bank R.N.Mukherjee Branch
3	Ashoke Mitra	5,00,000/-	005282 dt. 01.08.2019	ICICI Bank R.N.Mukherjee Branch

Received a sum of Rs 15,00,000/- (Rupees Fifteen Lacs only) as refundable Security Deposit as per Clause D.9 from the within named Developer.

Witness :

Handwritten signature
Handwritten signature
 Ashjita Saha

Handwritten signature
 (BASUDEV MITRA)
 Debesh Mitra
Handwritten signature (ASHOKE MITRA)

OWNERS



007
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 1 AUG 2019

DATED THIS 1st DAY OF August, 2019

BETWEEN

Mr. Basudev Mitra
Mr. Debesh Mitra
Mr. Ashoke Mitra

... Owners

AND

M/s Tirupati Tower
Pvt. Ltd.

....the Developer

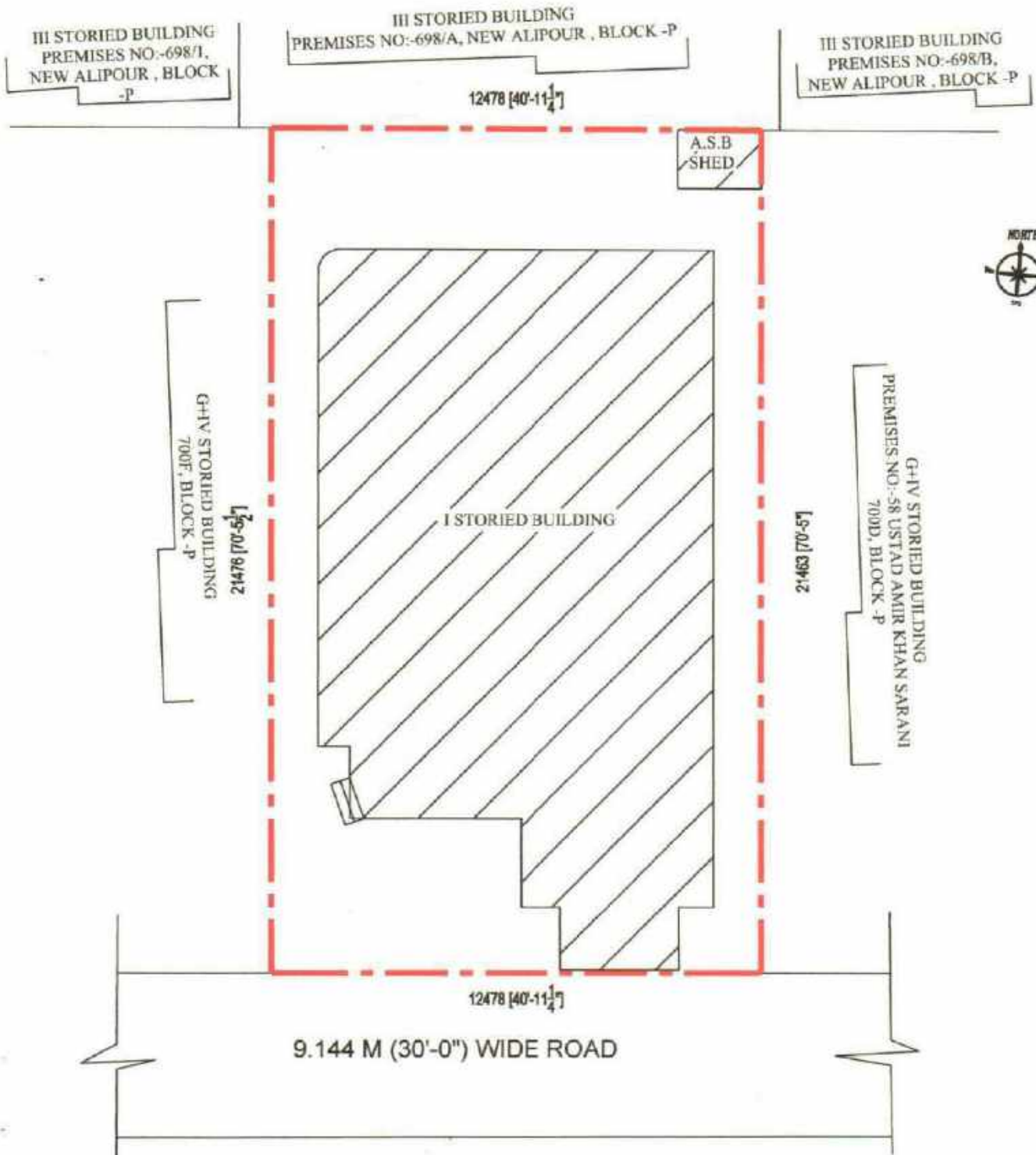
DEVELOPMENT AGREEMENT



SITE PLAN OF PREMISES NO. 57 USTAD AMIR KHAN SARANI (PREVIOUSLY KNOWN AS 700E, BLOCK -P), ASSESSEE NO.-110812900651, KOLKATA - 700053.

LAND AREA- 4.01 COTTAHS.

SCALE-1:150



Tirupati Tower Pvt. Ltd.

Director


Debesh Mitra


SIGNATURE OF OWNERS.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 1 AUG 2019

SPECIMEN FORM FOR TEN FINGER PRINT



SIGNATURE



LEFT HAND PRINT



RIGHT HAND PRINT



LEFT HAND PRINT



RIGHT HAND PRINT



LEFT HAND PRINT



RIGHT HAND PRINT



LEFT HAND PRINT



RIGHT HAND PRINT



Debes SIGNATURE



SIGNATURE



SIGNATURE



000
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA.

1 AUG 2019

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCT0495N

नाम /NAME
TIRUPATI TOWER PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
26-02-1996

B. Das
आयकर अधीक्षक, प. नं. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

(Handwritten signature)

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संबुद्ध आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,

चीरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),
P-7,

Chowringhee Square,
Calcutta- 700 069.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, NEW KATA

1 JULY 2019

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY NARAYAN RATHI
SATYA NARAYAN RATHI
02/10/1968
Permanent Account Number
ADKPR4359L
U. Narayan Rathi
Signature

भारत सरकार
GOVT. OF INDIA



12032015

(Handwritten signature)



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 1 AUG 2019



सत्यमेव जयते
भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1028/34001/07411

To
अशोक मित्रा
Ashoke Mitra
S/O: Ramgopal Mitra
W 1 C 061 Wellington Estate D LF Phase-5
Near D L F Golf Course Sector-53
Chakarpur(74)
Chakarpur
Farrukhnagar Gurgaon
Haryana 122002
9899969705

11/07/2013

64092272



MN540922721FT



आपका आधार क्रमांक / Your Aadhaar No. :

9253 2541 9702

आधार - आम आदमी का अधिकार

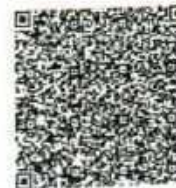


भारत सरकार

Government of India



अशोक मित्रा
Ashoke Mitra
जन्म तिथि / DOB : 21/05/1973
पुरुष / Male



9253 2541 9702

आधार - आम आदमी का अधिकार

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
1 AUG 2019

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AGAPM3168M



नाम /NAME

ASHOKE MITRA

पिता का नाम /FATHER'S NAME

RAMGOPAL MITRA

जन्म तिथि /DATE OF BIRTH

21-05-1973

हस्ताक्षर /SIGNATURE

Parvinder Sohi Behuria
DR. PARVINDER SOHI BEHURIA

आयकर आयुक्त (कम्प्यूटर कोन्ड)

Commissioner of Income-tax(Computer Operations)

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 1 AUG 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BASUDEV MITRA

RAMGOPAL MITRA

26/01/1952

AIDPM0616K



Divisional Registrar
Mysore

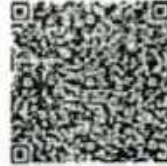
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 1 AUG 2019



भारत सरकार
GOVERNMENT OF INDIA



Basudev Mitra
Basudev Mitra
DOB: 26-01-1962
Gender: Male



6526 4489 1386

आधार- आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

C/O null, 700156

Address:

C/o, D 2/6, Animikha Housing, 10
Biswa Bangla Sarani, Dh 1, New
Town, New Town, New Town,
North 24 Parganas, West Bengal,
700156



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

2019 Jan 1

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBESH MITRA

RAMGOPAL MITRA

10/08/67

Permanent Account Number

AEIPM6101N

Debesh Mitra
Signature



2019



भारत सरकार
GOVERNMENT OF INDIA

देवेश मित्र

Debesh Mitra

पिता : रामगोपाल मित्र

Father : RAMGOPAL MITRA

जन्म साल / Year of Birth : 1967

पुरुष / Male



6839 9165 7457

आधार - साधारण मानुषेर अधिकार



আধার

ভারতীয় বিশিষ্ট পরিচয় আধারকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

700 ই, ব্লক পি নিউ আলিপুর,
নিউ আলিপুর, কোলকাতা,
পশ্চিমবঙ্গ, 700053

Address:

700 E, BLOCK P NEW
ALIPORE, New Alipore S.O,
New Alipore, Kolkata, West
Bengal, 700053



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CJD2573855

পরিচয় পত্র



Elector's Name Asit Manna

নির্বাচকের নাম অসিত মন্না

Father's Name Abanti Kumar Manna

পিতার নাম অবন্তী কুমার মন্না

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 38

১.১.২০০৫-এ বয়স ৩৮

Address:

Mauja - Depala Shasanabada J, L, No - 128(Ansho)
Depala Ramnagar Purbo Medinipur 721453

ঠিকানা :

মৌজা-দেপাল শাসনাবাদ জে,এল,নং-১২৮ (অংশ) দেপাল রামনগর পূর্ব
মেদিনীপুর ৭২১৪৫৩

Facsimile Signature
Electoral Registration Officer
বিভাগীয় নির্বাচন অফিসার

Assembly Constituency: 212-Ramnagar

বিধানসভা নির্বাচন কেন্দ্র : ২১২-রামনগর

District:Purbo Medinipur জেলা: পূর্ব মেদিনীপুর

Date: 20.07.2005 তারিখ: ২০.০৭.২০০৫

10001

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 1 AUG 2019



Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200052725628 Payment Mode : Net Banking-SELF
GRN 01/08/2019 13:44:19 Payment Gateway SBI EPay-HDFC Retail Bank
BRN : 2068211954218 BRN Date: 01/08/2019 13:45:12
SBI ePay txn No. : 192138851895 SBI ePay txn Date. 01/08/2019 13:44:39

DEPOSITOR'S DETAILS

Name : TIRUPATI TOWER PVT LTD Id No. : 19020001165631/11/20
Contact No. null
E-mail : Mobile No. +91 9732452296
Address : 1GARSTIN PLACE KOLKATA700001
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020001165631/11/2019	Property Registration- Registration Fees	0030-03-104-001-16	15004
2	19020001165631/11/2019	Property Registration- Stamp duty	0030-02-103-003-02	1
			Total Amount	15005

In Words : Rupees Fifteen Thousand Five Only.



ADDITIONAL REGISTRAR
OF ASSURANCES, KARNATAKA
- 1 AUG 2019



Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200052555858 Payment Mode : Net Banking-SELF
GRN 01/08/2019 11:23:02 Payment Gateway SBI EPay-HDFC Retail Bank
BRN : 2689123545307 BRN Date: 01/08/2019 11:24:12
SBI ePay txn No. : 192138656525 SBI ePay txn Date. 01/08/2019 11:23:29

DEPOSITOR'S DETAILS

Name : TIRUPATI TOWER PVT LTD Id No. : 19020001165631/8/2019
Contact No. null
E-mail : Mobile No. +91 9732452296
Address : 1GARSTIN PLACEKOLKATA700001
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020001165631/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	101
2	19020001165631/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	74970
			Total Amount	75071

In Words : Rupees Seventy Five Thousand Seventy One Only.



ADDITIONAL REGISTRAR
OF ASSAM
CALCUTTA
7 JUL 2019

Major Information of the Deed

Deed No :	I-1902-03916/2019	Date of Registration	01/08/2019
Query No / Year	1902-0001165631/2019	Office where deed is registered	
Query Date	18/07/2019 6:49:47 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TIRUPATI TOWER PRIVATE LIMITED 1 GARSTIN PLACE KOLKATA 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732452296, 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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,11,52,942/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 15,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






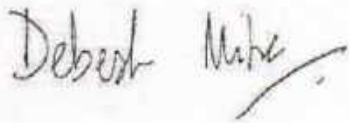



District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, , Premises No: 57, , Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	962.4 Sq Ft	1/-	82,87,346/-	Property is on Road
L2			Commercial use	1924.8 Sq Ft	1/-	2,15,47,096/-	Property is on Road
		TOTAL :		6.6165Dec	2 /-	298,34,442 /-	
	Grand Total :			6.6165Dec	2 /-	298,34,442 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1758 Sq Ft.	1/-	13,18,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1758 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1758 sq ft	1/-	13,18,500 /-	



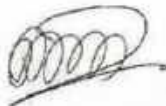
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BASUDEV MITRA Son of Late RAM GOPAL MITRA Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office			
		01/08/2019	LTI 01/08/2019	01/08/2019
D 2/2 ANIMIKHA HOUSING 10 BISWA BANGLA SARANI DLF, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIDPM8616K, Status :Individual, Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office				
2	Name Mr DEBESH MITRA Son of Late RAM GOPAL MITRA Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office			
		01/08/2019	LTI 01/08/2019	01/08/2019
700E BLOCK P NEW ALIPORE KOLKATA 700053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEIPM6101N, Status :Individual, Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office				
3	Name Mr ASHOKE MITRA Son of Late RAM GOPAL MITRA Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office			
		01/08/2019	LTI 01/08/2019	01/08/2019
W 1 C 061 WELLINGTON ESTATE DLF PHASE -5 NEAR DLF, P.O:- SUSHANT LOK, P.S:- Susantá Lok District:-Gurgaon, Haryana, India, PIN - 122002 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No.:: AGAPM3168M, Status :Individual, Executed by: Self, Date of Execution 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI TOWER PVT LTD 1 GARSTIN PLACE KOLKATA 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCT0495N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr VIJAY NARAYAN RATHI (Presentant) Son of Late NARAYAN RATHI Date of Execution - 01/08/2019, , Admitted by: Self, Date of Admission: 01/08/2019, Place of Admission of Execution: Office	 Aug 1 2019 2:05PM	 LTI 01/08/2019	 01/08/2019
1 GARSTIN PLACE KOLKATA 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADKPR4359L Status : Representative, Representative of : TIRUPATI TOWER PVT LTD (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASIT MANNA Son of Mr A K MANNA 6 OLD POST OFFICE STREET KOLKATA 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 01/08/2019	 01/08/2019	 01/08/2019
Identifier Of Mr BASUDEV MITRA, Mr DEBESH MITRA, Mr ASHOKE MITRA, Mr VIJAY NARAYAN RATHI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEV MITRA	TIRUPATI TOWER PVT LTD-0.735168 Dec
2	Mr DEBESH MITRA	TIRUPATI TOWER PVT LTD-0.735168 Dec
3	Mr ASHOKE MITRA	TIRUPATI TOWER PVT LTD-0.735168 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEV MITRA	TIRUPATI TOWER PVT LTD-1.47034 Dec
2	Mr DEBESH MITRA	TIRUPATI TOWER PVT LTD-1.47034 Dec
3	Mr ASHOKE MITRA	TIRUPATI TOWER PVT LTD-1.47034 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEV MITRA	TIRUPATI TOWER PVT LTD-586.00000000 Sq Ft
2	Mr DEBESH MITRA	TIRUPATI TOWER PVT LTD-586.00000000 Sq Ft
3	Mr ASHOKE MITRA	TIRUPATI TOWER PVT LTD-586.00000000 Sq Ft

Endorsement For Deed Number : I - 190203916 / 2019

On 31-07-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,11,52,942/-

Tushar Kanti Mandal

Tushar Kanti Mandal
 ADDITIONAL REGISTRAR OF ASSURANCE
 OFFICE OF THE A.R.A. - II KOLKATA
 Kolkata, West Bengal

On 01-08-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 41 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:20 hrs on 01-08-2019, at the Office of the A.R.A. - II KOLKATA by Mr VIJAY NARAYAN RATHI ,.

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

Execution is admitted on 01/08/2019 by 1. Mr BASUDEV MITRA, Son of Late RAM GOPAL MITRA, D 2/2 ANIMIKHA HOUSING 10 BISWA BANGLA SARANI DLF, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 2. Mr DEBESH MITRA, Son of Late RAM GOPAL MITRA, 700E BLOCK P NEW ALIPORE KOLKATA 700053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 3. Mr ASHOKE MITRA, Son of Late RAM GOPAL MITRA, W 1 C 061 WELLINGTON ESTATE DLF PHASE -5 NEAR DLF, P.O: SUSHANT LOK, Thana: Susantá Lok, , Gurgaon, HARYANA, India, PIN - 122002, by caste Hindu, by Profession Business

Indetified by Mr ASIT MANNA, , , Son of Mr A K MANNA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 01-08-2019 by Mr VIJAY NARAYAN RATHI, DIRECTOR, TIRUPATI TOWER PVT LTD, 1 GARSTIN PLACE KOLKATA 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr ASIT MANNA, , , Son of Mr A K MANNA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,105/- (B = Rs 15,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2019 11:24AM with Govt. Ref. No: 192019200052555858 on 01-08-2019, Amount Rs: 101/-, Bank: SBI EPay (SBlePay), Ref. No. 2689123545307 on 01-08-2019, Head of Account 0030-03-104-001-16
Online on 01/08/2019 1:45PM with Govt. Ref. No: 192019200052725628 on 01-08-2019, Amount Rs: 15,004/-, Bank: SBI EPay (SBlePay), Ref. No. 2068211954218 on 01-08-2019, Head of Account 0030-03-104-001-16

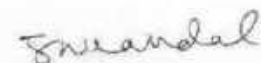
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, b online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 191745, Amount: Rs.50/-, Date of Purchase: 29/03/2018, Vendor name: SOUMITRA CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2019 11:24AM with Govt. Ref. No: 192019200052555858 on 01-08-2019, Amount Rs: 74,970/-, Bank: SBI EPay (SBlePay), Ref. No. 2689123545307 on 01-08-2019, Head of Account 0030-02-103-003-02
Online on 01/08/2019 1:45PM with Govt. Ref. No: 192019200052725628 on 01-08-2019, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 2068211954218 on 01-08-2019, Head of Account 0030-02-103-003-02



Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2019, Page from 149289 to 149331

being No 190203916 for the year 2019.



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL

Date: 2019.08.17 13:59:59 -07:00

Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 8/17/2019 1:59:29 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)