

4317/2023

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भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 56642

8.10P.M
16/03/23

Nov-10
16/3



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

27 contn of the
Reg book 2/662808/23
N= 29978563/

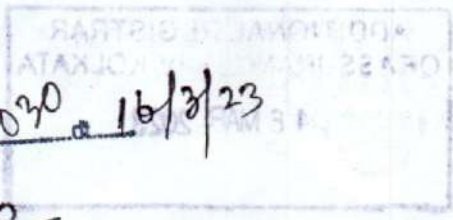
24 MAR 2023

DEVELOPMENT AGREEMENT

1. **DATE :-** 2nd Day of **DECEMBER**, Two Thousand Twenty TWO.
2. **PLACE :-**
3. **PARTIES :-**

Visi Case No. 1070 a 16/3/23

J (1)-	250
J (2)-	300
Total	550
Realised on	550



ARA-IV
Kolkata

No. 323 Date 22/11/2022

VINEET PANDEY
Advocate

Sold To.....
Address..... 10, Old Post Office Street,
Rs..... 4th Floor, Room No: 118,
Paschim Midnapur Daspur A.D.S.R. Office Kolkata-700001

Licence No.-2/96
Licence Stamp Vendar
Pradip Das

Vineet Pandey
Signature

Amish M



Amish M

Verified that the document is original
Registered. The Registrar and the
endorsement of this document
are the responsibility of the Registrar.



Amish M

Additional Registrar of
Assurances-IV, Kolkata



Harshit Singh



Susovan Das

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 MAR 2023





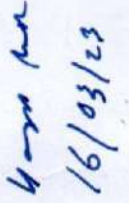






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


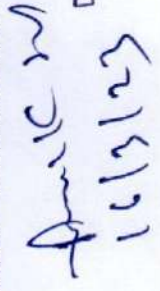


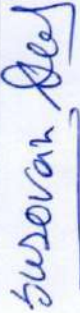
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000662808/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Haranjit Singh , 20, Lee Road, City:- Not Specified, P.O:- L R Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Land Lord		2213 	 16/03/23
2	Shri Taranjit Singh , 7, Sarat Bose Road, City:- Not Specified, P.O:- L R Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Land Lord		2212 	 16/3/23
3	Shri Amrik Singh , 140, B T Road, City:- Not Specified, P.O:- Dunlop, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700108	Land Lord		2211 	 16/3/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Haranjit Singh , 20, Lee Road, City:- Not Specified, P.O:- L R Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Land Lord [Northern Cargo Service] ,[Narula Infrastructure Private Limited]			 16/03/23
5	Shri Amrik Singh , 140, B T Road, City:- Not Specified, P.O:- Dunlop, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700108	Representative of Developer [GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED]			 16/03/23 Director GAP INFRASTRUCTURE AND HOUSING PVT. LTD
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Susovan Das Son of Mr Ashok Das Vill- Uttar Tentultala, City:- Not Specified, P.O:- Mandarpur, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	Shri Haranjit Singh, Shri Taranjit Singh, Shri Amrik Singh, Shri Haranjit Singh, Shri Amrik Singh		 22/4	 16/03/23

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR
OF ASSURANCE

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





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230333837638

GRN Details

GRN: 192022230333837638 Payment Mode: SBI Epay
GRN Date: 15/03/2023 17:06:20 Bank/Gateway: SBlePay Payment Gateway
BRN : 9385580034915 BRN Date: 15/03/2023 17:07:23
Gateway Ref ID: 202307459855743 Method: State Bank of India New PG CC
GRIPS Payment ID: 150320232033383762 Payment Init. Date: 15/03/2023 17:06:20
Payment Status: Successful Payment Ref. No: 2000662808/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AJIT JHA
Address: 20 BT ROAD
Mobile: 9874441539
Period From (dd/mm/yyyy): 15/03/2023
Period To (dd/mm/yyyy): 15/03/2023
Payment Ref ID: 2000662808/3/2023
Dept Ref ID/DRN: 2000662808/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000662808/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2000662808/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	40041

IN WORDS: FORTY THOUSAND FORTY ONE ONLY.

(3.1) **SHRI.TARANJIT SINGH**, (PAN:- **AJVPS5034N**) and (Aadhaar No.- **614836676381**), son of Late Sardar Jodh Singh, by nationality Indian, by faith Sikh, by occupation Business, residing at 7, Sarat Bose Road, P.O.- L R Sarani, P.S.-Bhawanipur, Kolkata-700020; (3.2) **SHRI.HARANJIT SINGH** (PAN:- **AJVPS5035P**) and (Aadhaar No. **711445892534**) son of Late Sardar Jodh Singh, by nationality Indian, by faith Sikh, by occupation Business, resident of, 20, Lee Road, P.O.-L R Sarani, P.S.- Bhowanipore, Kolkata-700020; (3.3) **SHRI.AMRIK SINGH**, (PAN:-**AJVPS5032L**) and (Aadhaar No.- **458375783471**), Mobile No: 9674176002, son of Late Sardar Jodh Singh by faith Sikh, by occupation Business, residing at 140, B.T Road, P.O.- Dunlop, P.S.- Baranagar, Kolkata-700108; (3.4) **M/S. NORTHERN CARGO SERVICE** (PAN-**AAEFN2059G**) a Partnership Firm having its Registered Office at 20, B.T. Road, P.O.-Paikpara, P.S.-Chitpur, Kolkata- 700002, represented by its Partner namely **SHRI HARANJIT SINGH** (PAN:- **AJVPS5035P**) and (Aadhaar No. **711445892534**) son of Late Sardar Jodh Singh, by faith Sikh, by occupation Business, resident of, 20, Lee Road, P.O.- L R Sarani, P.S.-Bhowanipore, Kolkata-700020; (3.5) **M/S. NARULA INFRASTRUCTURE PVT.LTD.** (PAN-**AACCN1993Q**) a company duly incorporated under the provisions of the Companies Act, 1956, having its Registered Office at 20, B.T. Road, P.O.-Paikpara, P.S.-Chitpur, Kolkata- 700002, represented by its one of the Director namely **SHRI HARANJIT SINGH** (PAN:- **AJVPS5035P**) and (Aadhaar No. **711445892534**) son of Late Sardar Jodh Singh, by faith Sikh, by occupation Business, resident of, 20, Lee Road, P.O.- L R Sarani, P.S.-Bhowanipore, Kolkata-700020, hereinafter collectively called "the **Owners**", (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean & include their respective legal heirs, nominees, successors, and/or assigns, legal representative and successor in office) of the **FIRST PART**;

AND

GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED, (PAN-**"AACCG1690B"**) a company incorporated under the Companies Act 1956, having its registered office at 20, B.T. Road, P.O.-Paikpara, P.S.-Chitpur, Kolkata- 700002, represented by its one of the Director **SHRI. AMRIK SINGH**,

(PAN-"AJVPS5032L") and (Aadhaar No.458375783471), son of Late Jodh Singh, by faith- Sikh, by occupation-Business, by nationality-Indian, residing 140, B.T Road, Bikram Super Market Block-F, Flat No. 1, Second Floor, P.O.-Dunlop, P.S.- Baranagar, Dist.-North 24 Pargana, Pin No.-700108, West Bengal, India; hereinafter called "the **Developer**", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the **OTHER - PART**;

Owners and Developer individually called **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. **SUBJECT MATTER OF AGREEMENT:-** The Owners and the Developer hereby have agreed with regard to development and/or commercial exploitation of **ALL THAT** piece and parcel of land measuring **27 Cottah 00 Chittacks 07 Sq.ft.** more or less togetherwith standing structure thereat comprised in R.S. & L.R. Dag No. 13 under R.S. Khatian No. 106, L.R. Khatian No. 166, 167, 168, 169 and 170, in Mouza- Chakgaria, J.L. No. 26, being Premises No. 338, Brij Road, P.S.-Patuli (previously Jadavpur), under Ward No. 110 of Kolkata Municipal Corporation, Kolkata-700094, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the above property, more fully described in the **Second Schedule** below (**Said Premises**), by constructing new residential/commercial buildings thereon (**Project**).
5. **Allocation and Demarcation of Respective Entitlements:** The Parties are hereby entering into this agreement purely on revenue sharing and/or sale proceeds sharing basis and there shall be no earmarking of the respective allocation of the Owners and Developers Allocation.

6. **Approach by the Owners** :- The Owners being desirous of commercial exploitation of the said Premises hereby entering into this agreement with the Developer named herein on the agreed terms as mentioned hereunder:-

7. **REPRESENTATION OF THE OWNERS** :-

- a. **Devolution of Title** :- The Devolution of title with respect to the said Premises, is morefully mentioned and described in the **FIRST SCHEDULE** hereunder.
- b. **Owners have Marketable Title**: The right, title and interest of the Owners in the Said Premises, is free from all encumbrances of any and every nature, including but not limited to any mortgage, lien and lispensens.
- c. **No Acquisition, Requisition and Vesting**: The Owners have ascertained that no part or portion of the said Premises has been (1) acquisitioned or requisitioned by the State or the Central Government or any statutory body, (2) notified/planned for any development scheme of the Government or any statutory body and (3) vested in the State by operation of law, Consequently, the entirety of the Said Premises is free, marketable and available for development.
- d. **Owners have Authority**: The Owners have full right, power and authority to enter into this Development Agreement. The Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- e. **No Statutory Attachments**: The said Premises or any part or portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Owner or any of them for realization of taxes or

dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force and the Said Premises or any part or portion thereof is not affected by any notice or scheme or alignment of any Authority or the Government or any other Public or Statutory Body or Authority.

- f. **No Previous Agreement:** The Owners have ascertained that the said Premises is not the subject matter of any previous agreement, whether oral or in writing. The said Premises is not affected by or subject to any personal guarantee for securing any financial accommodation.
- g. **No Excess Land and no encumbrances :** The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976. The Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the said Premises or any part thereof can or may be impeached, encumbered or affected in title.
- h. **No Interference and Statutory Permissions:** The Owners shall comply with the conditions of this Agreement and discharge all their obligations hereunder, diligently, without causing any loss, damage, hindrance or interference to the Developer. The Owners shall obtain all necessary statutory clearances, consents, approvals and permissions under the land laws and taxation laws, before the commencement of the construction of the new residential/commercial buildings at the said Premises.

8. **DEVELOPER'S REPRESENTATIONS:** The Developer has represented and warranted to the Owners as follows:-

- a. **Infrastructure, Expertise of Developer and Financial Arrangement:**
The Developer is carrying on business of construction and development and commercial exploitation of land and has necessary infrastructure and expertise in this field. The Developer is and during

the tenure of this Agreement shall remain competent to arrange the financial inputs required for development and exploitation of the said Premises, *inter alia* by way of constructing the Project on the said Premises.

b. **Developer has Authority and decision to Develop:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist. The Owners have decided to develop the said Premises. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the said Premises by constructing new commercial building/s and/or residential building, i.e. Project.

9. **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representation made by the Owners herein, final terms and conditions [superseding all previous correspondence and-agreements (oral or written) between the Parties] for the Project are being recorded under this Agreement.

10. **BASIC UNDERSTANDING:-**

a. **Development of Said Premises by Construction of Project:** The Parties have mutually decided to take up the Project, i.e. the development of the said Premises by construction of new residential cum commercial building/s thereon by the Developer at its own cost and expenses and as per the sanctioned building plan as already obtained by the Owners from the Kolkata Municipal Corporation.

b. **Nature and Use of Project:** The Project shall be in accordance with architectural plan (Building Plans) as prepared by the Architect/s and sanction of the building Plan has been obtained by the Owners and any revision and/or modification in the said Plan shall be done by the Architect as may be appointed by the Developer from time to time. The Developer shall obtain revise sanction of building Plan from the Kolkata Municipal Corporation and other statutory compliances from the

concerned authorities (collectively Planning Authorities) if any. The Developer construct the building as a ready-to-use the residential cum commercial buildings with specified areas, amenities and facilities to be enjoyed in common.

- c. **Original Documents**: Simultaneously with the execution and/or registration of this Agreement the Owners have put all the original documents of title with the Developer.
- d. **Non Compliance**: The Parties have agreed that if the Owners fails to fulfill/performance/comply any of the obligations laid down in this Agreement then in such circumstances, the Developer shall have the liberty to fulfill the same at the risk, responsibility, cost and expenses of the Owners, which the Owners hereby admits.

11. **APPOINTMENT AND COMMENCEMENT**:-

- a. **Appointment**: The Parties hereby accept the basic understanding between them as recorded above and all other terms and conditions thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owners hereby appoints the Developer as the developer of the said Premises with right to execute the Project by constructing multi-storied building/s as per the sanction plan by the Kolkata Municipal Corporation and the Developer hereby accepts the said appointment by the Owners under the agreed terms as contained herein.
- b. **Commencement**: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till the construction of the multi-storied building is completed in all aspects, possession of the Owners Allocation is handedover by the Developer to the Owners and all obligations of the Parties towards each other stand fulfilled and performed.

12. **SANCTION AND CONSTRUCTION :-**

- a. **Sanction of Building Plans:** The Owners have obtained sanction of the building Plan and the Developer shall use (1) full potential of FAR of the said Premises shall be utilized for construction of the Project, (2) the Developer shall be responsible for obtaining all revised sanctions, permissions, clearances and approvals needed for the Project and (3) all costs and fees for revised sanctions if any, permissions, clearances and approvals shall be borne and paid by the Developer, and (4) construct multi-storied building/s as per the sanction plan by the Kolkata Municipal Corporation.
- b. **Survey, Measurement, Architect And Consultants:** The Developer shall be entitled to have the said Premises verified and surveyed immediately hereafter. The Owners confirms that the Owners have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.
- c. **Construction of Project:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, demolish the existing structures, if any, on the said Premises and construct, erect and complete the Project in accordance to the sanctioned building Plan as obtained. However, if the Developer requires to revise the said building Plan Developer shall have exclusive right to revise the same as per the Developer requirement.
- d. **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure, the Developer shall complete the entire process of development of the said Premises and construct, erect and complete the Project within a period of **36 (Thirty Six)** months from the date of execution and registration of this Agreement.

- e. **Building Materials:** The Developer is hereby authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the Project but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.
- f. **Temporary Connections:** The Developer is hereby authorized to apply for and obtain temporary connections of water, electricity, drainage and sewerage in the name of the Owners. It is however clarified that the Developer shall be entitled to use the existing electricity and water connections at the Said Premises, upon payment of all usage charges.
- g. **Nomination and Assignment:** Notwithstanding anything herein contained, the Developer shall be entitled to assign or transfer the benefits and obligations under this Agreement in favour of such persons/companies as it deem fit and proper or as may be mutually decided by parties.
- h. **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the said Premises and/or which may affect the mutual interest of the Parties. The Owners shall provide all co-operations that may be necessary for successful completion of the Project.
13. **POSSESSION:-** The Possession of the said Premises has been handed over to the Developer simultaneously with execution of this Agreement.
14. **Power of Attorney for Financial Arrangement And Building Plans Sanction:** The Owners hereby grant to the Developer a Power of Attorney and for the purpose of getting the Building Plans sanctioned/revalidated/modified/alterd by the Planning Authorities, obtaining all necessary permissions from different authorities in connection

with construction of the Project and for doing all things needful for development of the Said Premises by construction of new residential cum commercial building/s and sale and/or registration of the constructed area of new residential cum commercial building/s.

15. **OWNER'S CONSIDERATION** :- The Owners shall be entitled to revenue, which shall be 45% (forty five percent) of the gross revenue/sale proceeds (including advances thereof) of the Units comprised in the said Project. **(Owner's Allocation).**

16. **DEVELOPER'S CONSIDERATION** :- The ~~Owners~~ <sup>↓
Developers</sup> shall be entitled to total revenue, which shall be 55% (forty five percent) of the gross revenue/sale proceeds (including advances thereof) of the Units comprised in the Said Project. **(Developers Allocation).**

17. **SALE PROCEEDS, ADJUSTMENT, ALLOCATIONS & MARKETING:-**

- a. **Marketing**: All the spaces in the new residential cum commercial building/s will be marketed by the Developer and the Developer shall determine the first basic price and escalated price thereafter for sale or disposal of the spaces in the new residential cum commercial building/s to be constructed by the Developer on the said Premises keeping in view the economics and market response of the Project. The marketing costs for the Project, that is, advertising/publicity costs and brokerage shall done by the Developer at its own cost and the Owners shall not be responsible any cost.
- b. **Other Deposits**: All other funds and deposits towards maintenances charges, generator, electricity, transformer etc. shall be made over to the Developer and Owners shall not claim any right in the same.
- c. **Transfer of the Commercial and/or residential Units by the Developer**: The Developer shall have exclusive right to transfer the residential and/or commercial units in the project without any interference from the Owners of any manners whatsoever and the Developer shall be entitled to execute, sign and register all

agreements deeds and documents as may be required time to time. Such execution of conveyances shall be through the Developer exercising the powers and authorities mentioned in the Power of Attorney hereby simultaneously given.

18. MUNICIPAL TAXES AND OUTGOINGS :-

- a. **Relating to Period Prior to Date of execution and registration of this Agreement:** All Municipal rates, taxes, penalty, interest and outgoings (collectively Rates) on the said Premises relating to the period prior to the date of Agreement shall be the liability of the Owners and the same shall be borne, paid and discharged by the Owners as and when called upon by the Developer, without raising any objection thereto.
- b. **Relating to Period after Sanction of Building Plans:** As from the date of Agreement and handover of the said Premises, the Developer shall be liable for the Rates in respect of the said Premises.
- c. **Rates and taxes upon completion of the Project:-** That upon completion of the project and handover of the Owners Allocation, the Parties shall become liable and responsible for the rates, taxes in the ratio of their sharing in the Project.

19. OBLIGATIONS OF DEVELOPER:-

- a. **Compliance with Laws:** The execution of the Project by constructing multi storied building shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- b. **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Project with the help of the Architect, professional bodies, contractors, etc.
- c. **Commencement of Project:** The Development of the Said Premises shall commence as per the Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and

responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.

- d. **Tax Liabilities**: All tax liabilities applicable in relation to the Development, namely Goods Services Tax and other dues shall be paid by the person liable to pay such tax in accordance with law.
- e. **Permission for Construction**: It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required further from various Government authorities for execution of the Project, including those from the Promoters Cell. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer. The Owners shall grant all necessary power and authority to the Developer for obtaining sanctions, permissions, clearances and approvals required from various Government authorities for sanction for the Building Plans and execution of the Project, including those from the Promoters Cell.
- f. **No Violation of Law**: The Developer hereby agrees and covenants with the Owners not to violate or contravene any provision of law, regulation or rule applicable to construction of the Project.
- g. **Specification**: The Developer shall construct the building and/or building at the Premises in accordance to the Specifications as mentioned in **the THIRD SCHEDULE** hereunder.

20. **OBLIGATIONS OF OWNER:-**

- a. **Co-operation with Developer**: The Owners undertakes to fully cooperate with the Developer for obtaining all permissions required for development of the said Premises and sign, execute and register as and when required by the Developer.

- b. **Act in Good Faith:** The Owners undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
 - c. **Documentation and Information:** The Owners undertakes to provide the Developer with any and all documentation and information relating to the said Premises as may be required by the Developer from time to time.
 - d. **No Obstruction in Dealing with Developer's Functions:** The Owners covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
 - e. **No Obstruction in Construction:** The Owners covenants not to cause any interference or hindrance in the construction of the Project of any nature whatsoever.
 - f. **No Dealing with Said Premises:** The Owners covenants not to let out, grant lease, mortgage and/or charge the said Premises or any portions thereof save in the manner envisaged by this Agreement.
 - g. **Expenses :** The Owners shall be liable to pay the common expenses to the Developer deposits towards maintenances charges, generator, electricity, etc. on and before taking handover of the Owners Allocation.
21. **ARBITRATION:-** All disputes and differences between the parties in any manner connected with the Premises aforesaid and/or arising out of this agreement shall be referred to the sole Arbitration of the person appointed by the parties upon their mutual consent; The same shall be as per the Arbitration and Conciliation Act, 1956. The Place of Arbitration shall be Kolkata.

The First Schedule
(the Premises)

BACKGROUND:-

- a. **Purchase by M/S. Narula Infrastructure Pvt. Ltd and M/S. Northern Cargo Service :-** By virtue Purchase vide Deed of Conveyance dated

23.02.2007, registered at the office of Additional Registrar of Assurances-I, Kolkata recorded in Book No. I, Vol. No. 1, being no. 12666 for the year 2007, the **M/S. NARULA INFRASTRUCTURE PVT. LTD** and **M/S. NORTHERN CARGO SERVICE** purchased ALL THAT piece and parcel of Land with structures (tile shed measuring about 240 Sq.ft.) measuring about 06 Cottahs being Premises No. 513, Baishnabghata Patuli, Kolkata in Dag No. 13 under R.S. Khatian No. 106 in Mouza-Chakgaria, J.L. No. 26, P.S.-Jadavpur, under Ward No. 101 of Kolkata Municipal Corporation, District.- South 24 Parganas and ALL THAT piece and parcel of Land with structures (tile shed measuring about 210 Sq.ft.) measuring about 06 Cottahs being Premises No.560, Baishnabghata Patuli, Kolkata in Dag No. 13 under R.S. Khatian No. 106 in Mouza- Chakgaria, J.L. No. 26, P.S.-Jadavpur, under Ward No. 110 of Kolkata Municipal Corporation, District.-South 24 Parganas free from all encumbrances and/or alienation of any manner whatsoever.

- b. **Ownership of M/S. Narula Infrastructure Pvt. Ltd and M/S. Northern Cargo Service** :- In the manner aforesaid, the said **M/S. NARULA INFRASTRUCTURE PVT. LTD** and **M/S. NORTHERN CARGO SERVICE** the Owner herein, became joint and absolute Owners seized Possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land with structures measuring about **12 Cottahs more or less.**
- c. **Purchase by Shri Haranjit Singh** :- By virtue purchase vide Deed of Conveyance dated 21.03.2007, registered at the office of Additional Registrar of Assurances-I, Kolkata recorded in Book No. I, Vol. No. 1, being no. 12664 for the year 2007, the **HARANJIT SINGH** the Owner herein purchased **ALL THAT** piece and parcel of Land with structures (tile shed measuring about 200 Sq.ft.) measuring about 05 Cottahs 08 Chittacks 07 Sq.ft being Premises No. 563, Baishnabghata Patuli, Kolkata in Dag No. 13 under R.S. Khatian No. 106 in Mouza- Chakgaria, J.L. No. 26, P.S.-Jadavpur, under Ward No. 110 of Kolkata Municipal Corporation, District.-South 24 Parganas, free from all encumbrances and/or alienation of any manner whatsoever.

- d. **Ownership of Shri Haranjit Singh** :- In the manner aforesaid the said **HARANJIT SINGH** the Owner herein, became absolute Owner seized Possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land with structures measuring about **05 Cottahs 08 Chittacks 07 Sq.ft** more or less.
- e. **Purchase by TARANJIT SINGH and AMRIK SINGH** :- By virtue Purchase vide Deed of Conveyance dated 21.03.2007, registered at the office of Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Vol. No. 1, being no. 12665 for the year 2007, the **TARANJIT SINGH** and **AMRIK SINGH** the Owner herein purchased ALL THAT piece and parcel of Land with structures (tile shed measuring about 240 Sq.ft.) measuring about 05 Cottahs 08 Chittacks being Premises No. 559, Baishnabghata Patuli, Kolkata in Dag No. 13 under R.S. Khatian No. 106 in Mouza- Chakgaria, J.L. No. 26, P.S.-Jadavpur, under Ward No. 101 of Kolkata Municipal Corporation, District- South 24 Parganas and ALL THAT piece and parcel of Land with structures (tile shed measuring about 210 Sq.ft.) measuring about 04 Cottahs being Premises No. 561, Baishnabghata Patuli, Kolkata in Dag No. 13 under R.S. Khatian No. 106 in Mouza- Chakgaria, J.L. No. 26, P.S.-Jadavpur, under Ward No. 110 of Kolkata Municipal Corporation, District.-South 24 Parganas, free from all encumbrances and/or alienation of any manner whatsoever.
- f. **Ownership Of Taranjit Singh And Amrik Singh** :- In the manner aforesaid the said **TARANJIT SINGH** and **AMRIK SINGH** the Owner herein, became joint and absolute Owners seized Possessed otherwise sufficiently entitled of ALL THAT undivided piece and parcel land measuring **09 Cottah 08 Chittacks** more or less.
- g. **Ownership of M/S. Narula Infrastructure Pvt. Ltd, M/S. Northern Cargo Service, Shri Haranjit Singh, Taranjit Singh And Amrik Singh** :- The Owners namely By virtue of Purchase the Owners herein became joint and absolute Owners, seized possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land measuring **27 Cottahs 7 Sq.ft.** more or less.

- h. **Mutation in the name of the Owners** :- The Owners herein mutated their name in the office of BL & LRO bearing Khatian No. 166, 167, 168, 169 and 170, and in the assessment records of the Kolkata Municipal Corporation being Municipal Premises No. 338, Brij Road, P.S. Patuli, Kolkata-700094.

the SECOND SCHEDULE
(THE PREMISES)

ALL THAT piece and parcel of land measuring **27 Cottah 00 Chittacks 07 Sq.ft.** more or less togetherwith standing structure measuring 200 Sq.ft. R.T. Shed thereat being Premises No. 338, Brij Road, comprised in R.S. & L.R. Dag No. 13 under R.S. Khatian No. 106, L.R. Khatian No. 166, 167, 168, 169 and 170, in Mouza-Chakgaria, J.L. No. 26, P.S.-Patuli (previously Jadavpur), under Ward No. 110 of Kolkata Municipal Corporation, P.S. Patuli, Kolkata-700094 **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever. The Total Premises is butted and bounded in manner hereunder :-

<u>ON THE NORTH</u>	:-	By 327, Brij Road ;
<u>ON THE SOUTH</u>	:-	By Kavi Subhash Car Shed ;
<u>ON THE EAST</u>	:-	By Rail Way Land and Rail Way Track ;
<u>ON THE WEST</u>	:-	By KMC Brij Road ;

THE THIRD SCHEDULE ABOVE REFERED TO
(the specification)

Foundation:-

Building design on RCC, foundation conforming to National Building Code and as Municipality.

Flooring :-

Flooring of Vitrified Tiles or Marble with 4" skirting on all.

Toilets:

Glazed Tiles will be fixed up to Six feet height from floor materials. Flooring will be Floor Tiles or Marble. W.C of Western / Indian type with cistern point. All Sanitary & fitting, with one Wash basin will be Hind ware / Ess Ess / Perry ware.

Kitchen:

Cooking platform with built-in-sink and Granite top and wall glazed tiles above cooking platform up to three feet with two C.P bib cocks will be provided to the kitchen, Exhaust fan hole will be provided in Kitchen and Toilets.

Door & Windows:

All doors will be good commercial 1.25" thick Flush Doors and main door designer door fitted with Door Bolt. All Windows will be Aluminum Sliding window fitted with glass.

Walls:

All inside walls of the flats finished with wall Putty.

Electrical:

All concealed wiring with 22 points for 2BHK flats & 26 points for 3BHK flats Lights, Calling Bell points at entrance.

Water Supply:

Water supply will be arranged by Deep Tube Well with plumbing arrangement to overhead tanks in roof.

Electric Meter:

Procurement of Electric Meter for individual flat from W.B.S.E.D.C.L. & CESC Ltd for which cost will be borne by the flat Owner.

Transformer:

Arrangement for installation of L.T. & H.T. transformer if suggested by W.B.S.E.D.C.L. & CESC Ltd the cost of area for transformer room should be borne by the flat Owner /buyers

Transfer and Registration:

The cost and expenses for preparing sale deed stamping, registration, Service Tax / Gst, Solicitor / Advocate fees other duties and charges as applicable on the date of transfer and registration shall be on account of purchaser/s.

EXTRA WORK:

Any extra work is done by on demand of the Flat Owners same shall be borne by the respective Flat Owners.

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:

1. SK. Abdul Sabir
42/1 Sambul Huda Road
Kolkata - 17

2. Susovan Das
Uttar Tentul Tala
Rammagar,
Purba Medinipur.
Pin-721433

EXECUTED AND DELIVERED by the DEVELOPER at Kolkata in the presence of:

1. SK. Abdul Sabir
42/1 Sambul Huda Road
Kolkata - 17.
2. Susovan Das

Drafted by me:-

Vineet Pandey
VINEET PANDEY

Advocate.

High Court, Calcutta,
Enrolment No. F/1803/1619/2011.










































Tanvir Faruk
Kumar

Anil D
For Northern Cargo Service
Kumar
Partner

NARULA INFRASTRUCTURE PVT. LTD.
Kumar
Director

GAP INFRASTRUCTURE AND HOUSING PVT. LTD.
Anil D
Director

FORM FOR PHOTOGRAPHS & FINGER PRINTS

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Tasveer Singh</p>		 Little	 Ring	 Middle	 Fore	 Thumb	LEFT HAND	 Thumb	 Fore	 Middle	 Ring	 Little	RIGHT HAND
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">K. Singh</p>		 Little	 Ring	 Middle	 Fore	 Thumb	LEFT HAND	 Thumb	 Fore	 Middle	 Ring	 Little	RIGHT HAND
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">A. Singh</p>		 Little	 Ring	 Middle	 Fore	 Thumb	LEFT HAND	 Thumb	 Fore	 Middle	 Ring	 Little	RIGHT HAND
		 Little	 Ring	 Middle	 Fore	 Thumb	LEFT HAND	 Thumb	 Fore	 Middle	 Ring	 Little	RIGHT HAND

Major Information of the Deed

Deed No :	I-1904-04392/2023	Date of Registration	24/03/2023
Query No / Year	1904-2000662808/2023	Office where deed is registered	
Query Date	13/03/2023 5:13:08 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Vineet 10, Old Post Office Street, Room No.118, 4th Floor,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830988781, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,99,78,563/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brijji Road, , Premises No: 338, , Ward No: 110 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	27 Katha 7 Sq Ft	1/-	2,99,24,563/-	Property is on Road
Grand Total :				44.566Dec	1 /-	299,24,563 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Haranjit Singh Son of Late Sardar Jodh Singh , 20, Lee Road, City:- Not Specified, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx5p, Aadhaar No: 71xxxxxxxx2534, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Pvt. Residence
2	Shri Taranjit Singh Son of Late Sardar Jodh Singh , 7, Sarat Bose Road, City:- Not Specified, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx4n, Aadhaar No: 61xxxxxxxx6381, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Pvt. Residence
3	Shri Amrik Singh (Presentant) Son of Late Sardar Jodh Singh , 140, B T Road, City:- Not Specified, P.O:- Dunlop, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx2l, Aadhaar No: 45xxxxxxxx3471, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Pvt. Residence
4	Northern Cargo Service , 20, Lee Road, City:- Not Specified, P.O:- Paikpara, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: aaxxxxxx9g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Narula Infrastructure Private Limited , 20 B. T. Road, City:- Not Specified, P.O:- Paikpara, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: aaxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED , 20, B T Road, City:- Not Specified, P.O:- Paikpara, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 , PAN No.:: aaxxxxxx0b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Haranjit Singh Son of Late Sardar Jodh Singh , 20, Lee Road, City:- Not Specified, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx5p, Aadhaar No: 71xxxxxxxx2534 Status : Representative, Representative of : Northern Cargo Service (as Partner), Narula Infrastructure Private Limited (as Director)

2	Shri Amrik Singh Son of Late Sardar Jodh Singh , 140, B T Road, City:- Not Specified, P.O:- Dunlop, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx2l, Aadhaar No: 45xxxxxxxx3471 Status : Representative, Representative of : GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED (as Director)
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Identifier Details :

Name	Photo	Finger Print	Signature
Susovan Das Son of Mr Ashok Das Vill- Uttar Tentultala, City:- Not Specified, P.O:- Mandarpur, P.S:-Ramnagar, District: Purba Midnapore, West Bengal, India, PIN:- 721433			

Identifier Of Shri Haranjit Singh, Shri Taranjit Singh, Shri Amrik Singh, Shri Haranjit Singh, Shri Amrik Singh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Haranjit Singh	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-8.91321 Dec
2	Shri Taranjit Singh	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-8.91321 Dec
3	Shri Amrik Singh	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-8.91321 Dec
4	Northern Cargo Service	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-8.91321 Dec
5	Narula Infrastructure Private Limited	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-8.91321 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Haranjit Singh	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-40.00000000 Sq Ft
2	Shri Taranjit Singh	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-40.00000000 Sq Ft
3	Shri Amrik Singh	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-40.00000000 Sq Ft
4	Northern Cargo Service	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-40.00000000 Sq Ft
5	Narula Infrastructure Private Limited	GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED-40.00000000 Sq Ft

On 16-03-2023

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

Presented for registration at 20:10 hrs on 16-03-2023, at the Private residence by Shri Amrik Singh , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,99,78,563/-

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

Execution is admitted on 16/03/2023 by 1. Shri Haranjit Singh, Son of Late Sardar Jodh Singh, , 20, Lee Road, P.O: L R Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Sikh, by Profession Business, 2. Shri Taranjit Singh, Son of Late Sardar Jodh Singh, , 7, Sarat Bose Road, P.O: L R Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Sikh, by Profession Business, 3. Shri Amrik Singh, Son of Late Sardar Jodh Singh, , 140, B T Road, P.O: Dunlop, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Sikh, by Profession Business

Indetified by Susovan Das, , Son of Mr Ashok Das, Vill- Uttar Tentultala, P.O: Mandarpur, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Muslim, by profession Service

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

- Execution is admitted on 16-03-2023 by Shri Haranjit Singh, Director, Narula Infrastructure Private Limited (Private Limited Company), , 20 B. T. Road, City:- Not Specified, P.O:- Paikpara, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002; Partner, Northern Cargo Service (Partnership Firm), , 20, Lee Road, City:- Not Specified, P.O:- Paikpara, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Susovan Das, , Son of Mr Ashok Das, Vill- Uttar Tentultala, P.O: Mandarpur, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Muslim, by profession Service

Execution is admitted on 16-03-2023 by Shri Amrik Singh, Director, GAP INFRASTRUCTURE AND HOUSING PRIVATE LIMITED (Private Limited Company), , 20, B T Road, City:- Not Specified, P.O:- Paikpara, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002

Indetified by Susovan Das, , Son of Mr Ashok Das, Vill- Uttar Tentultala, P.O: Mandarpur, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Muslim, by profession Service

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

On 23-03-2023

Payment of Fees

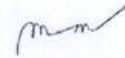
Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2023 5:07PM with Govt. Ref. No: 192022230333837638 on 15-03-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9385580034915 on 15-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2023 5:07PM with Govt. Ref. No: 192022230333837638 on 15-03-2023, Amount Rs: 40,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9385580034915 on 15-03-2023, Head of Account 0030-02-103-003-02



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

On 24-03-2023**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.

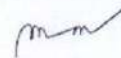
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 323, Amount: Rs.50.00/-, Date of Purchase: 22/11/2022, Vendor name: P Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 232447 to 232479

being No 190404392 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.30 15:05:42 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/30 03:05:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)