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T-3268/18



पश्चिम बंगाल WEST BENGAL

Y 951843

It is hereby certified that the amount of Rs. 100/-
is the balance of the account of the person named
in the enclosed and the same is attached
with this document and the part of this
document.

Assistant Commissioner of Land Revenue
Kolkata, New Town, North 24 Pgs

16 MAR 2018

DEVELOPMENT AGREEMENT


THIS DEVELOPMENT AGREEMENT made on this 15th day of March, Two Thousand Eighteen (2018) **BETWEEN** (1) **SRI BRIJRAJ NARAYAN SINGH** (PAN No. ALBPS1422J) son of Nirmalendra Narayan Singh residing at 42 A Hazra Road Ballygunge P.O.-Ballygunge, P.S.-Ballygunge Kolkata 700019, West Bengal & (2) **USHA KUMARI SINGH** (PAN No. AKRPS9782Q) Daughter of late Pratap Chandra Singh, residing at oasis flat no- D60406, 36B, Panditya Road, Sarat Bose Road P.O. Rashbehari Avenue, P.S. - Lake Kolkata - 700029, West Bengal, both by religion Hindu, Nationality Indian, by Party No (1) Occupation -

53 001-10 100/-

ক্রেতার নাম
ডায়াল ভেড়ার স্বাক্ষর
বিশাল নগর (সম্মেলন মিটি) এ. ডি. এম. হাউস ৬
মোট ডায়াল ক্রয় তাং
জালান নং
উত্তরী বাগানপুর ভেড়ার মিতা দত্ত

MD. MANIR UZ JAMAN
DEED WRITER
Residence: Mahammadpur
Rajarhat, Kolkata - 700135

15 DEC 2017
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Ebashi M

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NAGULIN REALCON PRIVATE LIMITED

Ebashi M

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Usha K sign


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Bijzle



Md Manir Uz Jaman
S/o Md Khul A Gaur
of Mahammadpur

Address: Mahammadpur Sub-Station
Rajarhat, New Town, North 24 P.S.
15 MAR 2018

Business, Party No (2) Occupation- Housewife, hereinafter jointly referred to as the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**;

AND

NAOOLIN REALCON PVT. LTD (Pan No. AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. - Sech Bhavan, P.S. - Electronic Complex, Kolkata - 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Sunil Kumar Roy, residing at Vill. Panapukur, P.O. - Bhangar, P.S. - Kashipur, Dist - South 24-Parganas, Pan: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, as authorized signatory by virtue of a Board Resolution dated 28/08/2017, hereinafter called the '**DEVELOPER**' (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS the Govt. of West Bengal therein has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the State Government in the Housing Department on behalf of West Bengal Housing Infrastructure Development Corporation Ltd., has acquired lands in the districts of North 24-Parganas and South 24-Parganas and has transferred such land to the West Bengal Housing Infrastructure Development Corporation Ltd, conferring the entire responsibilities of developing the



Additional District Court
Rensselaer, New York, under seal

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infrastructure services therein and also the power to transfer lands by way of sale to the individual persons, Co-operative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS the Owners herein applied to West Bengal Housing Infrastructure Development Corporation Ltd., the VENDOR therein for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASERS therein as well as the Owner herein to erect a building thereon for residential purposes after complying with all formalities for allotment of such land by the West Bengal Housing Infrastructure Development Corporation Ltd., the VENDOR therein.

AND WHEREAS by an Indenture of Conveyance executed on 4th day of November, 2004 and registered on 5th day of November, 2004, made between West Bengal Housing Infrastructure Development Corporation Ltd. represented by the Additional General Manager (Marketing), as appointed by the State Government vide Order No. 1490-HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such Notification No. 1423/HI/HGN/NTP/1M-1/98 dated 27th August, 1999, therein called the Vendor of the One Part and, (1) BRIJRAJ NARAYAN SINGH and (2) **USHA KUMARI SINGH** both therein called the Purchasers of the Other Part and registered at Additional District Sub-Registration Office Bidhannagar (Salt Lake City), recorded in Book No. 1 CD- Volume No. 9, Pages from 13148 to 13163, Being No. 06542 for the year 2012, the said West Bengal Housing Infrastructure Development Corporation Ltd. for the consideration therein mentioned granted sold transferred and conveyed unto the said (1) **BRIJRAJ NARAYAN SINGH**, and (2) **USHA KUMARI SINGH** the Owners herein ALL THAT piece and parcel of land measuring about 300.00 Sq.



Additional District Sub-Inspector
Rajshahi, New Town, North 24 Parganas

15 MAR 2018

27 March

Metre be same or little more or less being Premises No. 24-0615, in Street No. 0615 (12 M. Wide) (Erstwhile plot No. 1325 in Block No. AAIB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, fully described in the Schedule thereunder as well as hereunder written absolutely and for ever.

AND WHEREAS In pursuance of letter No. M-2738/HIDCO/ADMN 311/2002/AAIB-1325/(Mktg), WB HIDCO Ltd. dated 13.06.2012, WBHIDCO LIMITED delivered possession of the said land measuring about 300.00 Sq. Metre be same or little more or less being Premises No. 24-0615, in Street No. -0615 (12 M. Wide) (Erstwhile plot No. 1325 in Block No. AAIB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, area more particularly described in the Schedule hereunder to (1) **BRIJRAJ NARAYAN SINGH** and (2) **USHA KUMARI SINGH** the Owner herein on 26.06.2012, being No. MP-1/HIDCO/(EM)/22/3170.

AND WHEREAS After purchase as aforesaid, the said **BRIJRAJ NARAYAN SINGH** and (2) **USHA KUMARI SINGH**, the Owners herein mutated their name with the records of New Town Kolkata Development Authority, land measuring about 300.00 Sq. Metre be same or little more or less being Premises No. 24-0615, in Street No. -0615 (12 M. Wide) (Erstwhile plot No. 1325 in Block No. AAIB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas and the said Authority assessed the same being Assessee No. 0201240000615-01-000000 vide Volume No.9, Page 53, Serial No. 672 and the recording of date is 24th day of April, 2013.

AND WHEREAS The Owners herein has decided to develop the said property and having come to know the desire of the Owners herein, the Developer herein has agreed to develop the said property.

AND WHEREAS Prior to entering into this agreement, the Owners hereby assure, represent and confirm as follows :

- (a) The said property is free from all encumbrances, liens, mortgages, charges, attachments whatsoever and howsoever.
- (b) Save and except the Owners herein nobody has any right, title and/or interest or claim in respect of the said property in any manner whatsoever.
- (c) There is no legal bar or impediment to develop, deal with the said property in any manner whatsoever.
- (d) The said property is fully vacant which is under the physical possession of the owner and save and except the owner nobody are in occupation in the said property or any portion thereof.
- (e) The Owners has a marketable title in respect of the said property and are otherwise entitled to enter into this agreement with the Developer for development of the said property and the owner undertakes to indemnify the Developer against any third party's claim and demand with regard to the title in respect of the said property with regard to the development of the said property.
- (f) The owners will assist the developer to complete the building on the said land and also to sell the Developer's allocation.
- (g) There is no attachment either under Public Demand Recovery Act or under any other acts or statutes in respect of the said premises.
- (h) The owners has not entered into any agreement for sell, encumbering, dealing with, disposing of parting with or development of the said property or any portion thereof in any manner whatsoever.

(i) The owners will pay all taxes, dues, out goings, payable in respect of the said property up to the date of handing over possession of the said property and also undertakes to pay all taxes, outgoing, dues maintenance charges from the date of taking possession or notice of intimation to take possession of the owner's allocation, whichever is the earlier.

(j) The owners will sign all papers and documents as may be required for obtaining plan sanctioned, construction and development of the said property and assist the developer for construction of the building.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS :-

- 1) **COMMENCEMENT OF THE AGREEMENT** : This agreement shall deemed to have commenced from the 7th day of March , 2017 with immediate effect from the date of execution of this agreement.
- 2) **DEFINATION** : That in this agreement unless otherwise agreed upon the following expressions will have the following meaning.
- 3) **PROPERTY** : shall mean ALL THAT brick built G+IV building constructed on the land measuring about 300.00 Sq. Metre be same or little more or less being Premises No. 24-0615, in Street No. -0615 (12 M. Wide) (erstwhile plot No. 1325 in Block No. AAIB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas presently in Panchayat area now within the jurisdiction of New Town Kolkata Development Authority more particularly described in the First Schedule hereunder written.
- 4) **BUILDING** : shall mean and include the proposed G+IV building to constructed in accordance with the building plan along with the

additions, alterations and modifications done in respect of the same in accordance with any revision, alteration, amendment or modification of the building plan to be sanctioned immediately after execution of this agreement on the land admeasuring an area of about measuring about 300.00 Sq. Metre be same or little more or less being Premises No. 24-0615, in Street No. -0615 (12 M. Wide) (Erstwhile plot No. 1325 in Block No. AAIB) Category HIC (Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas now within the jurisdiction of New Town Kolkata Development Authority.

5) **OWNERS** : (1) **SRI BRIJRAJ NARAYAN SINGH** (PAN No. ALBPS1422J) son of Nirmalendra Narayan Singh residing at 42 A Hazra Road Ballygunge P.O-Ballygunge , P.S-Ballygunge Kolkata- 700019, West Bengal & (2) **USHA KUMARI SINGH** (PAN No. AKRPS9782Q) Daughter of Late Pratap Chandra Singh , residing at oasis flat no- 060406,36B, Panditiya Road, Sarat Bose Road P.O-Rashbehari Avenue , P.S. - Lake Kolkata - 700029, West Bengal, both by religion Hindu, Nationality Indian, by Party No (1) Occupation - Business , Party No (2) Occupation- Housewife hereinafter jointly referred to as the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns).

6) **DEVELOPER** shall mean **NAOOLIN REALCON PVT. LTD.** (PAN - AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. - Sech Bhavan, P.S. - Electronic Complex, Kolkata - 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR385911) son of Sunil Kumar Roy, residing at Vill. Panapukur, P.O. - Bhangar, P.S. - Kashipur, Dist - South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business,

hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns);

7) **CO-OWNER** : according to the context shall mean all the persons who purchase or agree to purchase or own flats/units/car parking spaces in the said building.

8) **COMMON AREAS AND INSTALLATIONS AND FACILITIES** shall mean and include corridors, stair-ways, passage, ways, pump room, tubewell, over head water tank, water pump and motor, roof, lift and other facilities which are more particularly mentioned in the Third Schedule hereunder written.

9) **COMMON EXPENSES** shall mean include all expenses for the maintenance, management, upkeep and upkeep of the premises and in particular the common areas installations and facilities and for rendering of common services in common with the co-Owner including those mentioned in the THIRD SCHEDULE hereunder written.

10) **COMMON PURPOSE** : shall mean and include the purpose of managing maintaining and keeping the building to be constructed on the said property and the said property (an, in particular the common areas installations and facilities), rendering of common service in common expenses and dealing with the matters of common interest of the co-Owner and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the common areas installations and facilities in common.

11) **BUILDING PLANS** shall mean and include such plan and/or plans for the construction of the said building/buildings to be sanctioned by the competent authority of concerned New Town Kolkata

Development Authority and other competent authority for the construction of the building including its modification and/or revisions for the said proposed project.

12) **SUPER BUILT-UP AREA** on any unit shall be and be deemed to be the plinth area of the flat comprised in any unit including all the boundary walls thereof together with proportionate share of all common covered areas in the building, it been clarified that lift walls, lobbies and staircases of all the floors shall be deemed to be common covered areas while the area of the common covered/open car parking spaces shall not be included in the computation of such super covered area.

13) **ADVOCATE/DEED WRITER** shall mean Advocate/Deed Writer as the Developer may appoint from time to time.

14) **TITLE DEED** shall mean all the documents of title relating to the said property which shall be kept with the owner & shown to the developer as & when required.

15) **SALABLE SPACE** : shall mean and include the space in the building available for independent use and occupation for residential purpose along with proportionate share of the space required for the common portions and/or common facilities.

16) **ARCHITECT** : shall be such Architect/Engineer who being appointed by the Developer and who will design and plan, prepare modification of plan, alterations of the plan of the building on the said property and obtain the required sanction for construction of such building from the appropriate authority.

17) **TRANSFeree** shall mean a person, firm, limited company, Association of persons to whom residential flat/garage/car parking space or spaces in the building has been transferred.

18) **ASSOCIATION** shall mean any Association that may be formed together with all the existing purchasers of the flat or nominated by the Owner for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Owner and the intending purchasers but not inconsistent with the provisions and covenants herein contained.

19) **UNITS** shall mean the flats and/or constructed space or spaces built and constructed or intended to be built and constructed by the Owner at the said property and/or constructed area capable of being exclusively held or occupied by a person and/or persons at the said premises.

20) **PARKING SPACE** shall mean the spaces meant or earmarked within the premises of the building the ground level for open parking as well as covered car parking spaces.

21) **COMMERCIAL SPACE** shall mean the spaces meant or earmarked within the premises of the building as also at the ground level in the open and abutting the said building for Shops, Offices etc..

22) **THAT OWNER'S ALLOCATION** shall mean the Owner shall get i.e. the Owner will be entitled to get Entire 2nd Floor and the Entire Fourth Floor comprising of several residential flats/Units and 50(Fifty) per cent constructed area (super built up area) of the Ground Floor, ^{and parking spaces} **AND TOGETHER WITH** the undivided proportionate share in the said land **TOGETHER WITH** the right to use and enjoy all common areas and facilities for the land and the proposed building to be constructed on the said property and sum of Rs.10,00,000/- (Rupees Ten Lakh only) which will be paid by the developer to the Owners as follows :

a) Rs. 5,00,000/- (Rupees Five Lakh only) Non Refundable down payment at the time of execution of this registered Development Agreement.

Usha K. - Sd/- R. J. J. J.

- b) Rs.5,00,000/- (Rupees Five Lakh only) on or after plan Sanction in the form of an Interest free Refundable Security Deposit.

The Security Deposit sum of Rs.5,00,000/- (Rupees Five Lakh) which will be paid by the owners to the developer as refundable in the manner.

- a) Rs.5,00,000/- (Rupees Five Lakh only) refundable after handing over the possession to the Owners Allocated Portion.

- b) As per I.T. Act, 1961, the Developer deduct 10% amount as TDS from the total consideration money which will be received by the Owner from the Developer and the said amount will be deducted from the last amount paid by the Developer to the Owner herein.

23) **THE DEVELOPER'S ALLOCATION** shall mean the remaining portion of the proposed G+IV building i.e. Entire first Floor and the Entire Third Floor comprising of several residential flats/Units and 50(Fifty) per cent constructed area of the Ground Floor as mentioned above on the said premises as aforesaid TOGETHER WITH the right to use and enjoy the roof area, which would be entitled as a common space to be enjoyed by all flat owners on the roof subject to obtaining of sanction plan will be limited to a mutual understanding based on legal agreement between developer & owner.

24) **CONSIDERATION** in consideration of allowing the developer to construct the building on the said property at his costs and deal with the developer's allocation as aforesaid, the owner shall get i.e. the Owner will be entitled to get Entire Second Floor and the Entire Fourth Floor comprising of several residential flats/Units and 50(Fifty) per cent constructed area of the Ground Floor and a consideration of a sum of Rs.10,00,000/- (Rupees Ten Lakh only) in the manner stated above.

THE DEVELOPER'S OBLIGATION AND RIGHT

- (1) The Developer shall be at liberty to cause all necessary searches at his own costs with regard to the marketability of the title of the property.
- (2) The Developer will be at liberty to have the said land surveyed and/or measured at his own costs.
- (3) The Developer will be at liberty to have the soil of the said land appropriately tested at his own costs.
- (4) The Developer after removal of the said salvage at his own costs and expenses shall erect and complete the G+IV storied building or such storied building as may be sanctioned by the concerned New Town Kolkata Development Authority by using the standard materials specified in the Second schedule hereunder written and shall have the right to construct and use the portion of the said building allotted to the Developer for residential purposes after proper plan sanctioned by the Developer. It is made clear that on the portion of ground floor will be for flat/car parking space/garage as well as open, meter room, under ground water reservoir, etc. The Developer shall construct the building for residential/ commercial purposes.
- (5) The Developer shall ensure that the residential building to be erected on the said land shall be habitable with adequate electrical, telephone and domestic water supply connections, drainage and sewerage.
- (6) During the construction/erection of the said residential building on the said land, the Developer shall keep all works in progress and executed.

(7) The Developer out of his own costs and expenses complete and construct the building and the same shall be completed on the said property within the period as mentioned herein below.

(8) The Developer shall pay all costs, charges and expenses with regard to the outgoings payable in respect of the said property on and from the date of obtaining vacant possession of the said property and upto the date of handing over possession of the Owner's allocation or intimation to the Owner in writing whichever is the earlier. PROVIDED HOWEVER the Developer shall be liable to pay all taxes, outgoings in respect of the Developer's allocation even after completion of the building.

(9) If required, the Developer will be at liberty to modify, alter and amend the plan to be sanctioned or sanctioned by the concerned New Town Kolkata Development Authority in respect of the said property to which the owner agreed and consents to put his signature and undertakes to co-operate whole heartedly.

(10) The owner herein will have no right, authority and power to terminate and/or determine this agreement within the stipulated period of construction of the said building. It is recorded herein that the completion period of the said proposed building shall be only 18 (Eighteen) months from the date of sanctioning of the building plan with a maximum further extended period of 6(six) months BUT SUBJECT TO force majeure and/or other reasons beyond the control of the Developer in which event the time to complete the construction of the proposed building shall reasonably stand extended from time to time.

(11) Violation of the terms & conditions of the agreement would lead to cancellation of agreement & termination of the aforesaid development.

Force Majeure

1. "Force Majeure" shall be flood, earthquake, riot, war storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto.

2. It is understood that from time to time to enable the construction of the building by the Developer, various deeds, Matters and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority or Owners and various applications and other documents may be required to be signed or made by the owner relating to which no specific provisions has been made herein, the owner hereby authorize the Developer to do all such acts deeds matters and things and undertake forthwith upon being required by the Developer in this behalf to execute any such additional powers of authorities as may be required by the Developer for the purpose

(11) The Developer shall incur all costs, charges and expenses for construction of the said G+IV storied building or buildings as per the specifications mentioned in the Second Schedule and shall pay Architect's fees and other charges as may be required for construction and completion of the building except those which are mentioned under this agreement. In case of further expansion of any floor on roof, subject to obtaining sanction from above mentioned authority the land owner and developer will have equitable right.

(12) The Developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.

(13) The Developer shall on completion of the building put the owner in undisputed possession of the Owner's allocation TOGETHER WITH the

rights in common to the common facilities and amenities to be enjoyed proportionately with other owner of flat/flats.

[14] The Developer shall be absolutely and exclusively entitled to enter into agreement for sale/lease, mortgage or transfer in respect of Developer's allocation on the basis of the Registered Development Power of attorney in the name of Developer and entitled to sign all necessary documents on behalf of the owner however that such dealings shall not in any manner fasten or create any financial and legal liability upon the owner.

[15] The Developer shall execute the Deed of Conveyance or Conveyances or long term lease in favour of the intending Purchaser or Purchasers of the Developer's allocation of the building on behalf of the Owner on the strength of the Registered Development Power of Attorney to be executed in favour of the Developer PROVIDED HOWEVER the costs of Conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof. Since ground floor is a joint allocation of owner & developer, it would be not entitled to mortgage by the developer.

[16] The Developer shall at his own costs construct erect and complete the building at the said property in accordance with the sanctioned plan with such materials and with such specification as are mentioned in the Second Schedule hereunder written and as may be recommended by the Architect/Engineer from time to time.

[18] The Developer shall be authorized in the name of the owner in so far as necessary to apply for and obtain quotas, entitlements and other allocation of or for cement, all types of steels, bricks other building materials and accessories allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and

Developer's allocation and it may think fit and proper from all such person or persons it may desire without any interference and/or obstructions from the Owner.

b) The Developer will be entitled to enter into an agreement for sale and/or deed of conveyance or transfer the respective flats in his allocation in the proposed building and for entering into such agreement with the prospective buyers the Developer shall not be liable to make the Owner as parties .

OWNER'S REPRESENTATIONS : Prior to entering into this agreement, the Owner do hereby assure, represent and confirm that

(a) The said property is free from all encumbrances, liens, lispendens, charges, attachments, whatsoever and howsoever.

(b) Save and except the Owner herein nobody has any right, title and/or interest or claim over and in respect of the said property in any manner whatsoever.

(c) There is no legal bar or impediment to develop, deal with the said property in any manner whatsoever.

(d) The said property is fully vacant which is under the physical possession of the owners and save and except the owner nobody are in occupation in the said property or any portion thereof.

(e) The Owners will assist the Developer to complete the building on the said land and also to sell the Developer's allocation.

(f) The Owners prior to execution of instant agreement have not entered into any agreement for sell, and/or any such other transaction thereby encumbering, the same and/or dealing with, disposing of, parting with or development of the said property or any portion thereof in any manner whatsoever.

(g) The Owners will pay all taxes, dues, outgoings payable in respect of the said property up to the date of handing over possession of the said property and also undertakes to pay all taxes, dues maintenance charges from the date of taking possession or notice of intimation to take possession of the owner's allocation, whichever is the earlier.

h) The Owner shall apply and obtain all necessary permissions and certificate as may be required for development of the said property.

OWNER'S OBLIGATION :

(1) The Owner do hereby undertake to keep the Developer indemnified against all the third party's claims with regard to the title in respect of the said property and further undertake not to create any encumbrances on the premises or on any part thereof, save and except the Owner's allocation of space in the proposed building after the plans are sanctioned.

(2) The Owner shall not do any act with any persons in respect of the instant property by virtue of which construction cannot be done.

(3) The Owner do hereby grant exclusive right of development of the said property unto and in favour of the Developer with the intent and object that the Developer shall have the necessary maps or plans prepared by a duly authorized Architect for being submitted to the concerned New Town Kolkata Development Authority or other Authorities concerned for sanction and shall construct, erect and complete the G+IV storied building or buildings on the said property being complete in all respects in accordance with the plan to be sanctioned by the said Authorities concerned and specifications as provided in the Third Schedule hereunder written.

(4) The owner shall pay all taxes, outgoings, upto the date of handing over vacant possession of the said property and also all taxes, Vat, Sales

Tax, Service Tax NKDA Tax and any other Central or State Government, Tax Outgoings, duties, impositions upto the date of handing over vacant possession of the said property.

(5) The Owner shall execute and sign all papers, documents, plan and amended plan as may be required by the Developer in respect of the said property for the purposes of development of the said property.

(6) The Owner and the Developer shall co-operate with each other in every possible manner, and the Owner shall sign and execute all conveyances, transfers, agreements, authorities, powers, declarations, applications, notices and other papers and documents as may be required of them by the Developer, for the fulfillment of the objects and the intentions of this agreement provided the Developer shall fulfill its obligations.

(7) Simultaneously at the time of execution of this agreement the Owner shall execute a Development Power of Attorney to the Developer for getting the plan sanctioned, and for construction of the said building or Buildings in respect of the said property and also authorizing the said Developer to enter agreements for sale and also to sell of his Developer's allocation in the proposed building to the prospective buyer or buyers.

(8) On the other hand it is hereby specifically agreed by the Owner that he will be bound to co-operate with the Developer during the tenure of the aforesaid event.

(9) In case the Owner's desire to change the quality of the material or any other change with regard to his allocation then in such event the Owner shall be liable to pay the difference of the costs, charges, expenses, labour charges for such change of materials.

(10) The Owners shall assist the Developer for formation of an association.

(11) The Owners shall take possession of the said building immediately after receipt of the notice from the Developer.

(12) The Owners shall not sell, transfer, alienate and encumber the said property or any portion thereof except the Owner's allocation.

(13) The Owners shall not cause any obstructions, interference with regard to the construction of the building in respect of the said premises.

(14) The Owners agreed to join as parties in respect of the respective Deed of Conveyance to be executed in favour of the prospective purchasers of the Developer's allocation in the proposed building, if required.

(15) The Owners hereby grant subject to that has been thereunder provided exclusive right to the Developer to develop the said property by way of constructing a building thereon in accordance with the building plan to be sanctioned by the concerned New Town Kolkata Development Authority with or without such amendment and/or modification that may be advised by the Architect/Engineer.

(16) The Owners do hereby agree and covenants with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said property by the Develop. If the Owner or his agents, servants cause any interference or hindrance, representatives causing hindrance or impediment to such construction the Owner will be liable for damages.

(17) The Owners do hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, lease out of let out or assigning and/or disposing of any of the Developer's allocation portion in the building at the said property in favour of the intending buyers of flats/apartments in the said building. The Owners further gives undertakings for an on behalf of his agents,

servants' representatives for similar act at his own liabilities and responsibility

(18) The Owner herein undertakes not to create any kind of charges or mortgage including that of equitable by depositing the Title Deeds of the said premises/land or any portion thereof at any tie during the subsistence of this agreement.

(19) The Owner will sign all documents for obtaining the plan sanctioned immediately upon presentation to them and shall execute Development Power of Attorney as mentioned under this agreement in favour of the Developer or his nominee simultaneously at the time of handing over vacant possession to the said premises of the Developer.

20) The original papers of the land will be with the landowner & will be provided to the developer as & when required with immediate effect.

ARBITRATION:

In case of any difference or dispute between the parties hereto concerning this Agreement or interpretation thereof the same shall be referred to the Arbitrators, in accordance with the Indian Arbitration and conciliation Act 1996.

JURISDICTION :

(1) Courts at Calcutta alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of the Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT G+IV storied building together with piece and parcel of land measuring about, 300.00 Sq. Metre be same or little more or less being Premises No. 24-0615, in Street No. -0615 (12 M. Wide) (Erstwhile plot No. 1325 in Block No. AAIB) Category HIG(Individual -II) Situated in

the New Town, Police Station - Rajarhat, District - North 24-Parganas now within the jurisdiction of New Town Kolkata Development Authority under Additional District Sub-Registration Office Rajarhat, New Town, and the said land is butted and bounded by :

ON THE NORTH : By Premises No- 23-0623 & Street No- 25-0623

ON THE SOUTH : By Street No-0615(12Metre Wide)& Premises No-22-0615

ON THE WEST : By Premises No. 22-0615 & 23-0623

ON THE EAST : Street No-0615(12Metre wide) & Premises No-25-0623

SECOND SCHEDULE ABOVE REFERRED TO :

(Common Areas Installations and Facilities)

Under Ground Water Tank : As per specification one number of underground water tank to be provided.

Overhead water tank : One sufficient capable overhead water tank will be provided with supply of water line to all flats and common space with one electric motor with pump for lifting of water from underground reservoir to overhead tank. One Deep Tube-well will be provided.

Underground Septic Tank : As per specification underground septic tank will be provided.

Pump Room : Water Motor Pump to be cover with iron grill gate for safety.

Power supply and Meter space - Adequate power supply to be arrange and Meter space duly covered to be provided.

ELECTRIC LINE AND FITTING IN COMMON SPACE .

Adequate electric line/points to be provided at all common areas, amenities and facilities, like stairs, caretaker room, pump room, common bath room, lift machine room common passage, roof etc.

THIRD SCHEDULE ABOVE REFERRED TO :
SPECIFICATIONS OF THE BUILDING:

During the period of constructional works, the Contractor will use the following Materials:-

- Cement - Ultratech, Lafarge.
- Steel - SRMB/ Elegant/Sul (FE 500)
- Brick - Traditional Brick.
- Electrical - Fionolex/Havells/Anchor
- Flooring - Vitrified Tiles (HONSHON/KAJARIA) equivalent reputed branded.
- Sanitary Fittings - Hindware/Paryware.
- Water Fittings - Essco/Marc
- Paint - Berger/Asian Paints
- The Contractor will complete the said building as per the following

SPECIFICATION:

- **PAINT:**
 - Internal - Smooth finished with wall putty.
 - External - Apex brand or weather proof coat on outside wall.
- **FLOOR:**
 - Vitrified Tiles in Living/ Dining and Bedrooms/Kitchen.
 - Staircase & Passages - Marble finish
- **KITCHEN:**
 - Antiskid Vitrified Tiles on Floor
 - Granite Top
 - Stainless Steel
 - Tiles on top of counter up to 2ft.
 - Exhaust & Chimney point.

• **TOILETS:**

- Floor
 - Gado / Wall
 - W.C
 - Wash Basin
 - Fittings
 - Door
 - Window
- Anti Skid/ Mat Finish Tiles on Floor
 - Glazed Tiles
 - European type of Parryware
 - Parry ware/ Hind war or equivalent reputed branded.
 - C.P/UPVC
 - Solid Core Flush Door
 - Aluminium with glass louver.

• **DOOR:**

- Main Door- Sal wood frame with Solid core flush door with laminate both side with lock.
- Others Door - For bed room, Toilet Door and kitchen- Solid core flush door with laminate both side.

• **WINDOW:**

- Glazed sliding window with aluminium frame with glass. Entire building will be having aluminium frame with glass louver.

• **M.S. WINDOW & GRILL:**

- 10mm x 10mm M.S. square bar
- Stair railing: 10 x 10 mm M.S. Square bar and 20 mm x 20 mm post with S.S/M.S. hand rail cover.
- Veranda, balcony, and railing: 3' ht M.S. Grill square bar./ Hollow Bar
- M.S. Collapsible gate: Gr 11. Main door.

- U.G. reservoir
 - Overhead water tank
 - Plumbing:
 - Pump:
 - External passage:
 - Boundary wall:
 - Ground floor car parking:
 - Electrical:
- R.C.C. reservoir (As per drawing)
 - R.C.C. reservoir (As per drawing)
 - Supreme equivalent reputed branded
 - Submersible Pump (one no.) with motor (Reputed make) along with auto control system.
 - Paver Block or Crazy flooring.
 - As per drawing.
 - Cast in situ crazy mosaics finish over 100 mm thick P.C.C.
 - Finolex/Anchor/Havels make copper wire, concealed wiring in PVC conduct with ISI approved modular switches

| Item | Bed RM | Liv / Din RM | Kitchen | Each Toilet | Building Ent Gate | Stair case & roof | Bal./Ver | Garage |
|---|--------|--------------|---------|-------------|-------------------|-------------------|----------|--------|
| Light Point | 2 | 4 | 1 | 2 | 2 | 3/FI+5 roof | 1 | 7 |
| Fan Point | 1 | 1 | | | | | | |
| 16A Plug Point | 1 | 1 | 2 | | | 1 | | |
| 6A Plug Point | 2 | 1 | 1 | | | 1 | | 1 |
| A.C. Point(16A) | 1 | 1 | | | | | | |
| Fridge (16A) | | 1 | | | | | | |
| Exhaust Point | | | 1 | 1 | | | | |
| T.V. Antenna Point along with power point | 1 | 1 | | | | | | |
| Calling Bell/buzzer | | 1 | | | | | | |
| Geyser Point(16A plug) | | | | 1 | | | | |
| Washing M/c(16A plug) | | | | | | | 1 | |
| R.O. (6A plug) | | | 1 | | | | | |
| Chimney (16 A plug) | | | 1 | | | | | |

EXTRA WORK : any work other than specified above would be regarded as extra charges.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the Day, Month and Year first above written.

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

1. Manir U. Jaman
ON-10 Main Road
Kolkata - 700156

2. Supriya Bhattacharya
97/1A, Dr. Sudha Bose Road
Kolkata - 700023.

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

1. Manir U. Jaman

2. Supriya Bhattacharya

Draft Prepared by me:

MD. Manir U. Jaman
MD. MANIR UZ JAMAN

Licence No. DW- I - 33.

Residence. Mahammadpur

Office: Block-AC, New Town

Tank No. 1, Kolkata - 700156

Mobile: 9830538095/8420729961

E-mail : manicircle2@gmail.com

[Signature]

SIGNATURE OF THE OWNER

MAOOLY REALCON PRIVATE LIMITED

[Signature]

SIGNATURE OF THE DEVELOPER

RECEIVED of and from within named Developer the within mentioned sum of **Rs 500000/- (Rupees Five Lakh only)** in full payment of the consideration money as per memo below :

MEMO OF CONSIDERATION

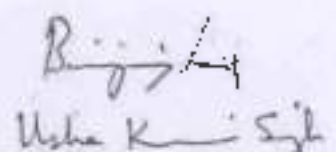
| Date | Cheque/Cash | Bank | Amount(Rs.) |
|------------|--------------|-------|-----------------|
| 15/03/2018 | 000224 | kotak | 225000 |
| 15/03/2018 | 000225 | kotak | 225000 |
| | TDS | | 50000 |
| | TOTAL | | 5,00,000 |

(Rupees Five Lakh only)

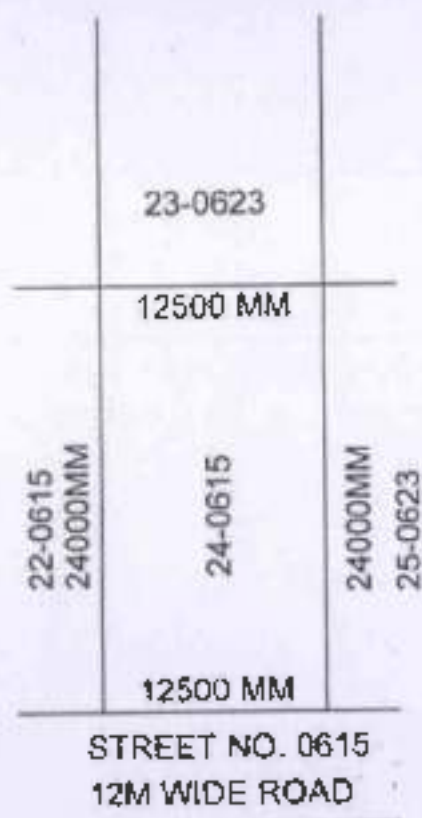
WITNESSES :

1. **Navid Ali**
Dhaka Capital Market
Room No. 303
Sector 4, Kolkata 700016

2. **Sunrise Rehabilitation**
34/1A, Dr Sudhir Bose Road
Bhikampur
Kolkata - 700029.


SIGNATURE OF THE OWNERS

SITE PLAN OF PREMISES NO. 24-0615, PLOT NO. 1325 IN AA-IIB
OF NEW TOWN, KOLKATA.
MOUZA-RECJUANI, J.L. NO.13, RAJARHAT-BISHNUPUR-I G.P.
UNDER NEW TOWN POLICE STATION
SCALE - 1:400
AREA= 300.00 SQM



ALL DIMENSIONS ARE IN MM

Heba K. Sgl.
Bijoy Lal
SIGNATURE OF OWNER

MOOLIN REALCON PRIVATE LIMITED

Chashi M
SIGNATURE OF DEVELOPER

Director

UNDER RULE 44A OF THE LR ACT 1909



আমার নাম
Debashis Roy
জন্ম তারিখ/DOB: 10/01/1979
পুং / MALE

7948 1996 4292



আমার আখার, আমার পরিচয়

ATTESTED :-

Signature

ATTESTED :-



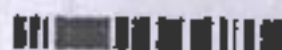
ভারতীয় বিজ্ঞান পরিষদ প্রাধিকরণ
INDIAN SCIENCE CONGRESS AUTHORITY OF INDIA

Download Date: 20/01/2017

ঠিকানা:
কম্পিউটার, সুনীল কুমার রায়, বিজ্ঞান
পারাম্পুর, পশ্চিম ২৪ পরগণা
পশ্চিম বঙ্গ - 743502

Address

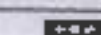
S/O: Sunil Kumar Roy,
Bijayganj Para,
Paranpukur, South 24
Parganas,
West Bengal - 743502



PMT
1800 100 1000



mailto:info@iscra.gov.in



www.iscra.gov.in

P.O. Box No. 1847,
Bangalore-560 001

ATTESTED :-

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

| | | | | | | |
|---|-----|---|---|--|---|---|
|  <i>Chakshi P</i> | LH |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *Chakshi P*

| | | | | | | |
|--|-----|---|---|--|---|---|
|  <i>Brigjy Raj</i> | LH |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *Brigjy Raj*

| | | | | | | |
|--|-----|---|---|--|---|---|
|  <i>Usha K Singh</i> | LH |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *Usha K Singh*

आयकर विभाग

INCOME TAX DEPARTMENT

USHA KUMARI SINGH

PRATAP CHANDRA SINGH

09/09/1943

Permanent Account Number

AKRPS97820



Signature



भारत सरकार
GOVT. OF INDIA



0001111

Usha K. Singh.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीधे:

आयकर सेवा सेवा केंद्र, एन एस सी, प्लॉट नं. 341, सर्वे नं. 997/8,

पॉस्ट नं. 341, ब्लॉक नं. 997/8,

मॉडल कॉलोनी, नई दूध बंगला चौक, पुणे - 411 016

पुणे - 411 016

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

Income Tax PAN Services Unit, NSCL,

5th Floor, Maruti Sterling,

Plot No. 341, Survey No. 997/8,

Model Colony, New Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8060, Fax: 91-20-2721 8081

e-mail: income@nscl.co.in

भारत सरकार
Government of India

Usha Kumar Singh

DOB: 09/09/1943
Female

6473 3450 9681

मेरा आधार, मेरी पहचान

Usha Kumar Singh

भारत सरकार
Government of India

Address: C/O. Brimj Narayan
Singh, oasis, flat no 060406,
30B, PANDITTYA ROAD, Sarai
Bose Road, Kolkata, Sarai Bose
Road, West Bengal, 700029

6473 3450 9681

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BRUJRAJ NARAYAN SINGH

HIRMALENDRA NARAYAN SINGH

23/11/1970

Partnership Firm of Brothers

ALBP51422J

Signature



100001714

Signature



इस कार्ड को खोने / पाने पर कृपया पुलिस को / अधिकारी को सूचित करें।
आपका बैंक लेखा इसकाई, एनएस सीएस
3 ही स्टोरीज, मही आर्किव पॉलिस 343, मही न 997/8,
मीडल कॉलोनी, नगर बंगलौर चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3th floor, Market Sterling,
Plot No. 343, Survey No. 997/8,
Model Colony, Near Deep Bangalore Chowk,
Pune - 411 016.

Tel: 91-20-2721 8088, Fax: 91-20-2721 8087
e-mail: nsdl@nsdl.co.in



ভারত সরকার
GOVERNMENT OF INDIA



নাম: নারায়ণ সিং
Name: Narayan Singh
পিতা: নিরমালা দেবী
Father: NIRMALA DEBI (NARAYAN SINGH)
জন্ম তারিখ: ১৯৬৫-০৮-০৫
Date of Birth: 05/08/1965



6232 9230 8712

স্বাক্ষর: সাধারণ মানুষের অধিকার

Signature



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪২, হাজরা রোড, বালিগুঞ্জ,
কলকাতা, পশ্চিমবঙ্গ,
৭০০০১৯

Address:
42 A, HAZRA ROAD,
BALLYGUNGE, Ballygunge
S.O, Ballygunge, Kolkata,
West Bengal, 700019



১৯৪৭
১৯৪৭ ১৯৪৭



help@uaid.gov.in



www.uaid.gov.in



Fax: ১৯৪৭ ১৯৪৭
Ballygunge ১৯৪৭ ১৯৪৭

Directorate of Registration & Stamp Revenue e-Challan

BRN Date: 16/03/2018 14:47:55
BRN: IK00NFKMK2

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 16/03/2018 14:47:55

DEPOSITOR'S DETAILS

Name: SUVANKAR DAS
Contact No.:
E-mail: dassuva1685@gmail.com
Address: 281 B H 51 KOL 36
Applicant Name: MS MURUGU JAMAN
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 3

Id No.: 15231000080644/3/2018
(Query No / Query Year)

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-----------------------|---|---------------------|------------|
| 1 | 15231000080644/3/2018 | Property Registration- Stamp Duty | 0030 001 15 003 -17 | 14001 |
| 2 | 15231000080644/3/2018 | Property Registration- Registration Fee | 0030 001 15 003 -18 | 500 |
| Total | | | | 24502 |

In Witness Whereof, the Director of Registration & Stamp Revenue has signed and affixed his official seal.

Major Information of the Deed

| | | | |
|--|---|---------------------------------|--|
| Deed No.: | 1-1523-03268/2018 | Date of Registration | 16/03/2018 |
| Query No / Year | 1523-1000080644/2018 | Office where deed is registered | A.D.S.R. RAJARHAT, District: North 24-Parganas |
| Query Date | 15/03/2018 3:36:12 PM | | |
| Applicant Name, Address & Other Details | MANIR UZ JAMAN MOHAMMADPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830538095, Status : Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 5,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 1/- | Rs. 1,33,15,519/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 20,021/- (Article:48(g)) | Rs. 5,021/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area) | | |

Land Details :

District North 24-Parganas, P.S:- Rajarhat, Mouza H.doo(II) - B

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | Set Forth Value (in Rs.) | Market Value (in Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|--------------|--------------|--------------------------|-----------------------|--|
| L1 | RS-1325 | | Bastu | Shali | 3228 Sq Ft | 1/- | 1,33,15,519/- | Width of Approach Road: 40 Ft. Adjacent to Metal Road. |
| Grand Total : | | | | | 7.3975 Dec | 1/- | 133,15,519/- | |

Land Lord Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | <p>Shri BRIJRAJ NARAYAN SINGH Son of NIRMALENDU NARAYAN SINGH 42A, HAZRA ROAD BALLYGUNGE, P.O:- BALLYGUNGE, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALBPS1422J, Status: Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place : Pvt. Residence</p> |
| 2 | <p>USHA KUMARI SINGH Daughter of Late PRATAP CHANDRA SINGH PANDITIYA ROAD SARAT BOSE ROAD, Flat No 060406 36B, P.O:- RASHBEHARI AVENUE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKRPS97B2Q, Status: Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018, Place : Pvt. Residence</p> |

Major Information of the Deed :- 1-1523-03268/2018-16/03/2018



Address, Photo, Finger print and Signature

NAOOLIN REALCON PVT. LTD.
MERLIN MATRIX, UNIT NO 203 DN 10, SEC V 2ND FL., P.O:- SECH BHAWAN, P.S:- East Bidhannagar, District:-
North 24-Parganas, West Bengal, India, PIN - 700091, PAN No.: AAFCN0116N, Status: Organization, Executed
by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

1 Shri DEBASHIS ROY (Presentant)
Son of Shri SUNIL KUMAR ROY PANAPUKUR, P.O:- BHANGAR, P.S:- Kashipur, District:- South 24-
Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, PAN No.: AOPPR3859H Status: Representative, Representative of: NAOOLIN
REALCON PVT. LTD. (as DIRECTOR)

Identifier Details :

Name & address

Md MANIR UZ JAMAN
Son of Md NURUL ALAM
MOHAMMADPUR, P.O:- KADAMPUR, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135.
Sex: Male, By Caste: Muslim, Occupation: Deed Writer, Citizen of: India, Identifier Of Shri BRIJRAJ NARAYAN SINGH,
USHA KUMARI SINGH, Shri DEBASHIS ROY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|---------------------------------------|
| 1 | Shri BRIJRAJ NARAYAN SINGH | NAOOLIN REALCON PVT. LTD -3.69876 Dec |
| 2 | USHA KUMARI SINGH | NAOOLIN REALCON PVT. LTD -3.69876 Dec |

Endorsement For Deed Number : 1 - 152303268 / 2018

On 15-03-2018

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

Presented for registration at 22:45 hrs on 15-03-2018, at the Private residence by Shri DEBASHIS ROY.

Major Information of the Deed : 1 - 1523 03268/2018-15-03-2018

28/03/2018 Query No:- 15231000080644 / 2018 Deed No : 1 - 152303268 / 2018, Document is digitally signed.

Page 39 of 41



of Registration under section 60 and Rule 69.
entered In Book - I
ume number 1523-2018, Page from 117229 to 117269
ng No 152303268 for the year 2018.



43

Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.03.28 12:23:50 +05:30
Reason: Digital Signing of Deed.

basish Dhar) 28-03-2018 12:23:44 PM
DITIONAL DISTRICT SUB-REGISTRAR
FICE OF THE A.D.S.R. RAJARHAT
st Bengal.

(This document is digitally signed.)