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21. OBLIGATIONS OF OWNER:

21.1. The Owner hereby agrees and undertakes to fully co-operate with the Developer in the matter of the Developer obtaining all clearances, permissions, approvals and No Objections required for the project of development of the "said Property".

21.2. The Owner hereby agrees and undertakes to act in good faith towards the Developer and its authorized representatives, so that the Project can be successfully completed.

21.3. The Owner shall provide the Developer with any and all documentation and information relating to the "said Property" as may be required by the Developer from time to time.

21.4. The Owner shall not do any act, deed or thing whereby the Developer may be prevented from discharging its obligations under this Agreement.

21.5. The Owner hereby covenants not to cause any interference or hindrance in the construction of the Buildings by the Developer.

21.6. The Owner hereby covenants not to transfer, grant lease, mortgage and/or charge its right in respect of the "said Property" or any portions thereof, save in the manner envisaged by this Agreement.

21.7. The Owner shall cooperate and render all its assistance to the Developer in making requisite applications to the various Authorities for securing the required sanctions, permissions, clearances and approvals for construction of the buildings.

21.8. The Owners and/or the Occupiers of the areas under the Owners allocation of Block "A" shall pay the Extras as provided in the ***Sixth Schedule*** hereunder written i.e monthly Maintenance and Electricity charges to the Developer and/or the maintenance-in charge as the case may be.

22. INDEMNITY:

22.1. The Developer shall indemnify and keep the Owner saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil), which may be suffered by the Owner in relation to the construction of the proposed Buildings consisting of Blocks "A", "B" and "C" and/or due to any violation of any sanction permission, rules regulations or bye-laws or arising out of any accident

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or otherwise and/or for and on account of any of its representations and warranties being false or incorrect.

22.2. The Owner shall indemnify and keep the Developer saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer in the course of implementing the Project for any successful claim by any third party for and on account of any defect in title of the owner in respect of the "said Property" or any of its representations and the warranties being incorrect.

23. FORCE MAJEURE:

23.1. Neither of the Parties shall be liable to the other party in respect of any delay in performing or failure to perform any of its obligations hereunder if such delay or failure results from:

(i) Acts or intervention of Government or Government Agencies;

(ii) Fire, flood or explosion;

(iii) Acts of God;

(iv) Declare or undeclared war or riots or civil commotion;

(v) Any prohibitory orders of Court of Law or Government.

24. NO CANCELLATION:

24.1. Neither of the parties hereto shall be entitled either to cancel this Agreement or to dispute the legality and/or validity and/or enforceability of this Agreement and/or the terms herein recorded.

24.2. Neither of the parties shall be entitled unilaterally to cancel and/or rescind this Agreement and in the event of any default by either of the parties, the other party shall be entitled to apply for specific performance of this Agreement and for other consequential reliefs.

25. SPECIFIC PERFORMANCE:

25.1. In the event of there being any default or breach by either of the parties in respect of the terms of this Agreement, the other party shall be entitled to apply for specific performance of this Agreement and the terms herein recorded and also to obtain appropriate orders and/or directions in accordance with law.

26. DOCUMENTATION:

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26.1. All Agreements, Contracts, Deeds and documents for lease or sub-lease or otherwise disposal of the units and other spaces of the Building Block "A" shall be prepared by the Project Advocates, Messers B.K. Jain & Co., Solicitors & Advocates of No. 6A, Kiran Shankar Roy Road, Ground Floor, Kolkata-700 001.

27. ENTIRE AGREEMENT:

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

28. AMENDMENT/MODIFICATION:

28.1. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

29. NOTICE:

29.1. Any notice or other written communication given under, or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery, speed post, by facsimile transmission, E-mail or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time). So far as the Owner and Developer are concerned the notice should only be given to:

a) **In case of the Owner:**
To, The Chairman, Indian Church Trustees,
Bishop's House, 51, Chowringhee,
Kolkata, 700 071, West Bengal,
E-mail I.D.ictcalcutta@gmail.com

b) **In case of the Developer:**
To, The Director, Srijan Realty Pvt.Ltd.
36/1A, Elgin Road,
Kolkata-700 020,
E-mail I.D. cs@srijanrealty.com

29.1. Any such notice or other written communication shall be deemed to have been served:-

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

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(b) If sent by prepaid recorded delivery or speed post, registered post or courier service, on the 4th day of handing over the same to the postal authorities.

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

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

30. MISCELLENOUS:

30.1. The parties hereto have entered into this Agreement on principle to principle basis and as such nothing stated herein be deemed or construed to be a partnership between the parties nor the parties hereto shall constitute an association of persons.

30.2. This Agreement records the terms and conditions for the project of development of the ""said Property"" and construction of the proposed buildings thereat by the developer and that by this Agreement, the Owner does not intend to sell or transfer its rights or title in respect of the "said Property" and/or the proposed buildings and that nothing stated herein shall be deemed or construed to be agreement for sale.

30.3. Notwithstanding anything to the contrary contained in this Agreement, the Parties have agreed that the building Block "A" proposed to be erected at the "said Property" shall be named with such name as the Parties may mutually agree and decide.

30.4. The parties have agreed that notwithstanding anything to the contrary contained in this Agreement, on expiry of the lease term of **99 (ninety-nine) years** from the date of completion of the buildings as also the **automatic** renewed term of the Lease for a further **99 (ninety-nine) years** as provided in *Clause 16.2* above, the Lease in respect of the various units, car parking and spaces forming part of the "Developer's

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Allocation" shall stand terminated/cancelled and thereupon the Developer and/or its transferees, lessees, sub-lessees and occupants of the Units, Car Parking and Spaces forming part of the "Developer's Allocation" shall vacate and further make over vacant possession of the same to the Owner in accordance with the law prevailing at the then material point of time.

30.5. The parties have agreed that notwithstanding anything to the contrary contained in this Agreement, the Developer shall have leasehold right in respect of the "Developer's Allocation" as stated hereinabove for the lease term of 99 (ninety-nine) years from the date of completion of the buildings as also the automatic renewed term of the Lease for a further 99 (ninety-nine) years at the enhanced lease rent as provided in *Clause 16.2* above.

30.6. This Agreement records all the terms and conditions between the parties and no oral representation or statement shall be considered valid and binding on either party nor shall any provision of this Agreement be waived except by written consent of the parties. All previous decisions and/or agreements and/or understandings and/or arrangements by and between the parties are superseded by this Agreement. The rights and obligations of the Parties shall be governed by the terms and conditions herein recorded.

30.7. The Owner and the Developer hereby agree and undertake to sign and execute all other Deeds and Documents, which may be required for the purpose of smooth implementation of this Agreement as and when so required.

31. <u>DISPUTE CONCILIATION AND ARBITRATION</u>:

31.1. In case of there being any confusion and/or misunderstanding and/or dispute between the parties hereto concerning and/or relating to and/or arising out of this Agreement and/or with regard to interpretation of this Agreement and/or the terms herein recorded and/or the project of development of the "said Property" and/or construction of the proposed buildings, the parties hereto shall make efforts to mutually settle and/or reconcile the same by holding joint negotiation meetings.

31.2. In the event of the parties hereto being not able to amicably clarify the confusions and/or misunderstandings and/or to resolve the disputes and/or differences as provided hereinabove within a fortnight, then and in that event, such disputes and/or differences between the parties hereto touching or concerning or arising out of or in respect of this

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agreement and/or with regard to interpretation of the terms herein recorded shall be referred for final adjudication to the arbitration in accordance with the Arbitration and Conciliation Act, 1996. The Venue of the Arbitration Proceeding shall be Kolkata. The Arbitral Tribunal shall have summary powers and may give interim award(s) and/or direction(s).

32. **JURISDICTION:**

32.1. Courts at Kolkata, West Bengal alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO

"said Property"

All That the piece or parcel of Plot of Land measuring about **7 (seven) Bighas, 9 (nine) Cottahs, 10 (ten) Chitaks and 22 (twenty two) Square Feet** more or less **Together With** existing three buildings in use by the Owner/Confirming Party and sheds and other structures whatsoever lying erected and/or built thereat and the same commonly known as "Bishop's College" situated lying at and being **Municipal Premises No.224, A. J. C. Bose Road, Ward No. 69, Police Station Karaya, Post Office Circus Avenue, Kolkata-700 017** and the same shown and delineated in **RED** borders in the map or plan marked **"X"** annexed hereto. The "said Property" is butted and bounded in the manner as follows: -

On the North	:	By partly A.J.C.Bose Road and partly Beckbagan Row;
On the East	:	By Ahiripukur First Lane;
On the South	:	By premises No. 67C, Ballygunge Circular Road;
On the West	:	By premises No. 224A, A.J.C. Bose Road, 67A, 68 and 68B, Ballygunge Circular Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

PART-I

DEVELOPER'S ALLOCATION

ALL THAT the **47% (Forty Seven percent)** of the total Units and constructed areas (excluding the roofs) of the buildings and the same to be allocated in the building Block "A" only **And Together With** the undivided proportionate impartible part or share in the Land beneath the said Building

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Blocks "A" attributable thereto **And Together With** undivided proportionate share in all Common Areas, Facilities and Amenities of the Building Block "A" **Together With** the right to use in common with the owners and occupiers of the Units forming part of the Owner's allocation the common parts areas of the building Block "A" . The car parking shall be allocated in each block based on the proportionate space allocation in that block and as per Clause 16.3 herein above;

PART-II

OWNERS'S ALLOCATION

ALL THAT the **53% (Fifty Three percent)** of the total units and constructed spaces of the buildings and the same to be allocated in the building Block "B" and "C" in its entirety and remaining of the Units and Spaces in Building Block "A" **Together With** an undivided proportionate impartible part or share in the Land attributable thereto **And Together With exclusive share in the common areas of building blocks B and C and remaining** undivided proportionate share in all Common Areas, Facilities and Amenities of the building Block "A" as also entirety of the roofs of the Building Blocks "A", "B" and "C" **Together With** the right to use in common with the owners and occupiers of the Units forming part of the Developer's allocation the common parts areas of the building Block "A". The car parking shall be allocated in each block based on the proportionate space allocation in that block and as per Clause 16.3 herein above;

THE THIRD SCHEDULE ABOVE REFERRED TO

Common Areas, Facilities and Amenities

1. The foundation columns, beams, support, corridors, lobbies, stairs, stairways, landings, entrances, exits and pathways.
2. Entrance of the said Building and Ground floor lobby.
3. Staircases and landing and passage with stair cover on the ultimate roof of the said Building.
4. Concealed Electrical wiring and fittings and fixtures for lighting the staircase, lobby and landing and operating the lifts of the said Building.
5. Electrical / Equipment installations with main switch and/or meters.
6. Overhead water tank with water distribution pipes in the said Building.
7. Passenger lift make with all machineries accessories and equipments (including lift machine room).

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8. Paths, passages and driveways earmarked for ingress and egress by the Developer.
9. Water pump with motor and with water distribution pipes and space for installing the water pump and motor.
10. Drains and sewers from the buildings to the municipal duct / drains.
11. Main gate for entrance to the "said Property".
12. Fire fighting system including fire pumps and room for installing thereof and underground water reservoir.
13. Electrical sub-station with its panels and accessories and electrical room.
14. Generators with its panels and accessories and room thereof.
15. Garbage Vat.
16. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
17. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
18. Sub-station with electrical wiring, switches and points fittings and fixtures as allocated by the Developer.
19. Water pump and motor with installation and room therefore.
20. Tube well, water pump, overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
21. Transformer, electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular Unit) and spaces required therefore.
22. Windows/doors/grills and other fittings of the common area of the "said Property".
23. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the "said Property" and/or the building as are necessary for passage to or use and occupancy of the Units as are necessary.
24. Any other space in the "said Property" which may be declared to be a common area by the Developer with the consent of the Owner.

THE FOURTH SCHEDULE ABOVE REFERRED TO

COMMON EXPENSES

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1. Repairing, rebuilding, repainting, improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood, metal, stone and other work of the property and the external surfaces of all exterior doors of the building Block "A" and decorating and colouring all such parts of the building as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tidy condition and tending and renewing all lawns, flowers beds, shrubs, trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall, hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing, repairing, installing any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the building Block "A".
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the building as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
9. Cleaning as necessary of the areas forming parts of the building.
10. Operating, maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the building and providing such additional apparatus as the builder may think fit.
11. Providing and arranging for the emptying receptacles for rubbish.
12. Paying all rates, taxes, duties, charges, assessments and outgoings whatsoever (whether central, state or local) assessed, charged or imposed upon or payable in respect of the building or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
13. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with

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the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.

14. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing and contracting and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.

15. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.

16. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the building excepting those which are the responsibility of the owner/occupier of any unit/units.

17. Insurance of fire fighting appliances and other equipments for common use and maintenance, renewal and insurance of the common television aerials and such other equipment as the Builder may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.

18. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.

19. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Developer/Maintenance In Charge it is reasonable to provide.

20. In such time to be fixed annually as shall be estimated by the Developer/Maintenance In Charge (whose decision shall be final) to provide a reserve fund for items of expenditure referred to in this schedule to be or expected to be incurred at any time.

21. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Developer/Maintenance In Charge for the owners of the Units and shall only be applied in accordance with the decision of the Developer/Maintenance In Charge.

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

23. Any other expense for common purpose.

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THE FIFTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION)

1. **STRUCTURE:**
R.C.C. framed structure on pile foundation with brick walls (external and internal). Basement with R.C.C. Retaining Walls

2. **FLOORING:**
Lobbies – Granite / Vitrified tiles / Italian Marble
Unit - Vitrified tiles
Toilet – Anti Skid tiles

3. **UNIT MAIN DOOR**
Rolling shutter or wooden shutter

4. **TOILETS DOOR**
Wooden Flush door finished with both side teak veneers.

5. **WALLS FINISH**
Plaster of Paris,
Toilets - Ceramic Tiles

6. **WINDOWS:**
Exclusive powder coated Aluminium casement / sliding window.

7. **TOILET FITTINGS:**
Designer ceramic tiles on walls upto full height. High quality Sanitary wares of Hindustan / Parryware or equivalent brand. Ultra modern CP fittings of sleek / jaquar or equivalent brand.

8. **ELECTRICALS:**
Unit - provided with main DB.
Toilet Area - complete with copper wiring.
For the Block B and C in its entirety the entire electrical fittings including Copper wiring, Main switches, switch-board and switches and plugs are to be provided as per the requirement of the Owner. With all safety measure.
Particularly for the use of the owners in Block A the same above mentioned facilities to be provided by the developer.
For the units for Commercial use of the Owners allocations, the Main DB is to be provided.

9. **LIFTS:**
New-generation fully automatic lifts of Otis/ Mitsubishi / Kone or of equivalent quality and make.

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10. **FIRE PROTECTION:**
Fire safety system as per recommendation of West Bengal Fire Service Department.

11. **LANDSCAPING:**
Landscaped compound and common areas.

12. **COMMUNICATION:**
Provisions for easy communication wiring direct from the ground floor to each office.
CCTV Camera aided vigilance for complete safety.
Intercom facility to each office connected to the reception/security.

13. **WATER SUPPLY:**
Corporation water supplemented with deep tubewell , subject to approval by Municipality.

14. **AMENITIES:**
Exquisite facade , structural glazing with Aluminium clading.
Standby power for common utilities in the building by D.G. Set.

15. **POWER SUPPLY & BACK UP:**
CESC HT / LT with standby power service for lifts, water pumps and common lighting by DG set.
100% power back up through DG set **for Common services.**

16. **PARKING:**
Adequate cover parking in the basement.
Adequate open and mechanical parking on the ground floor.
Multilevel car parking on basement and upper floors of Block "A".

17. The Developer shall make necessary provision for Rain Water Harvesting as also for installation of Solar Power Energy for use of the same by the Owner and Confirming Party.

18. The Developer shall install Sewage Treatment Plants (STP) in buildings "A", "B" and "C".

THE SIXTH SCHEDULE ABOVE REFERRED TO:

DEPOSITS/EXTRA CHARGES/TAXES

- Diesel Generator Charges.
- Electricity & Transformer Charges
- **Common Expenses/Maintenance Charges/Deposits**: proportionate share of the common expenses/maintenance charges/Sinking fund/Maintenance deposit as may be levied.

Additional Sub-Registrar, Sealdah, District South 24 Parganas

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

SIGNED SEALED AND DELIVERED by the said **OWNER** at Kolkata in the presence of: -

1. Jijal Surya Sarkar
36/1A, Elgin Road.
Kolkata -700020
2. Bradley Richard Samuel
15A/L Linton Street
Kolkata 700014

Trustee
INDIAN CHURCH TRUSTEES

(Revd. Abir Adhikari)

Terence Hamilton Ireland
Trustee
INDIAN CHURCH TRUSTEES

(Terence Hamilton Ireland)

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

1. Jijal Surya Sarkar
2. Bradley Richard Samuel.

Srijan Realty Private Limited
Director / Authorised Signatory

(Ram Naresh Agarwal)

SIGNED SEALED AND DELIVERED by the said **CONFIRMING PARTY** at Kolkata in the presence of: -

1. Jijal Surya Sarkar
2. Bradley Richard Samuel

Principal
Bishop's College
(Dr. Sunil Michael Caleb)

Prepared & Drafted By:
B.K.Jain & Co. (Advocates)
6A,K.S.Roy Road, Kolkata-700001
Sandeep Jain, Advocate
Enrolment No. F-961/1373/96

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SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	**Fore**	**Middle (Right Hand)**	**Ring**	**Little**

Terence Hamilton Ireland

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	**Fore**	**Middle (Right Hand)**	**Ring**	**Little**

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	**Fore**	**Middle (Right Hand)**	**Ring**	**Little**

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SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
1						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

		Little	Ring	Middle (Left Hand)	Fore	Thumb
3						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

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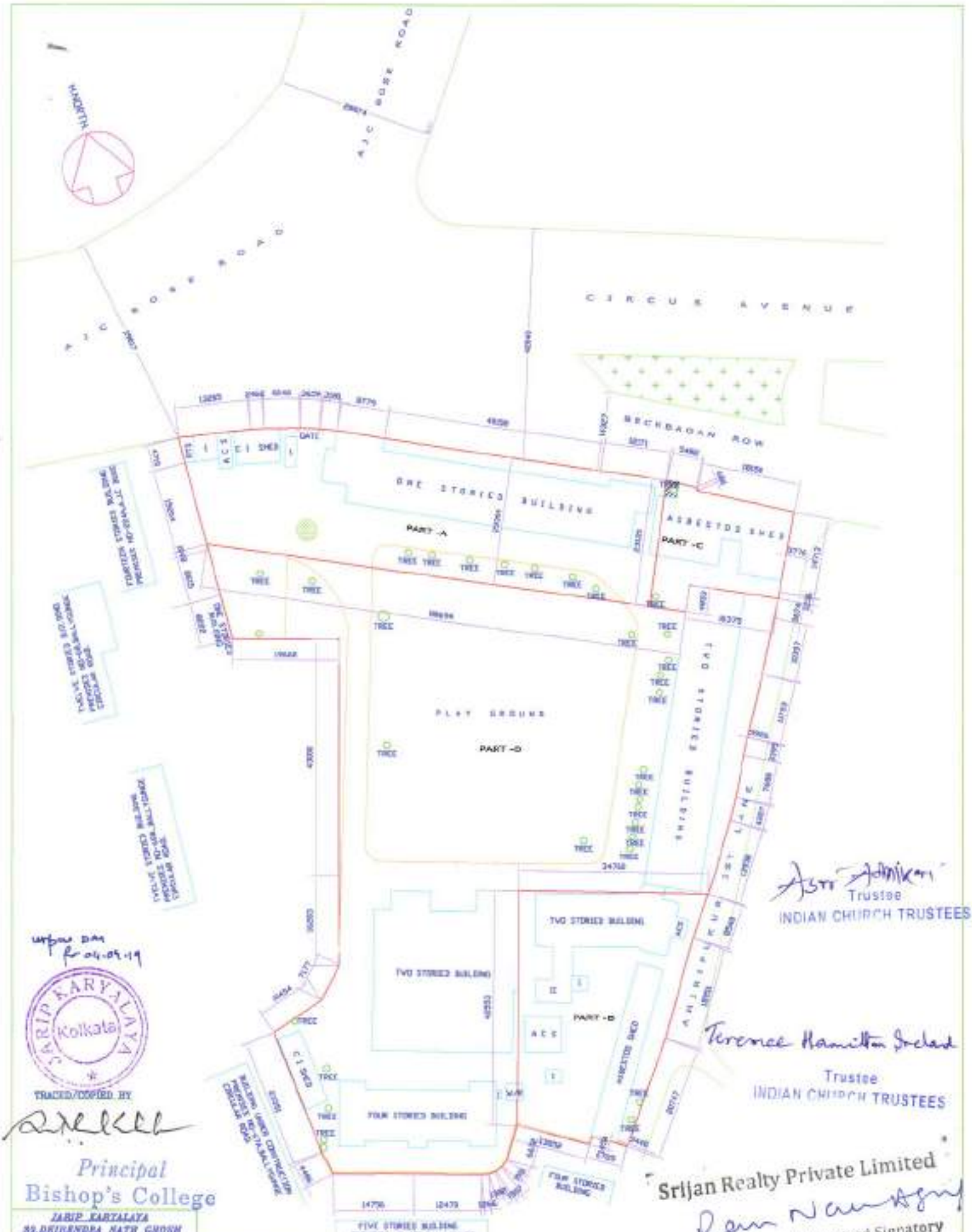

Asit Adhikari
Trustee
INDIAN CHURCH TRUSTEES

Terence Hamilton Sreland
Trustee
INDIAN CHURCH TRUSTEES

Srijan Realty Private Limited
Director / Authorised Signatory

urgent DM
for 04.09.19

JARIP KARYALAYA
Kolkata

TRACED/COPIED BY

Principal
Bishop's College

JARIP KARYALAYA 99,DHIRENDRA NATH GHOSH ROAD,KOLKATA- 700025. WEST BENGAL			
TITLE	SURVEY PLAN OF PREMISES NO.224, A.J.C BOSE ROAD KOLKATA-700017		
DRAWN	U.DAS.	DRAWING NO.	DATE
CHECKED	DEEP.	C/S48001/JK/2019	04.04.2019
SCALE	1:800.		

TOTAL LAND AREA
10010.437 SQ.METRE.
07B. 0NE 10CH. 22SFT.
(MORE OR LESS)

LAND AREA STATEMENT
PART-A 1976.352 SQ.MT=01B-00K-08CH-33 SFT
PART-B 1246.907 SQ.MT=00B-10CH-12 SFT
PART-C 430.712 SQ.MT=00B-07CH-01 SFT
PART-D 6336.466 SQ.MT=04B-13K-02CH-21 SFT
(MORE OR LESS)

NOTE:-
(1) ALL DIMENSIONS ARE IN MM
(2) PROPERTY LINE AS SHOWN BY THE PARTY SHOWN THUS.

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

GRN: 19-201920-005463135-1 | Payment Mode: Online Payment

GRN Date: 05/08/2019 14:00:07 | Bank : IDBI Bank

BRN : 226228610 | BRN Date: 05/08/2019 14:01:10

DEPOSITOR'S DETAILS

Id No. : 16060001254297/2/2019
[Query No./Query Year]

Name : SRIJAN REALTY PVT LTD

Contact No. : | Mobile No. : +91 9836016301

E-mail : debjyotighosh@srijanrealty.com

Address : 361A ELGIN ROAD KOLKATA 700020

Applicant Name : Mr Sandeep Jain

Office Name :

Office Address :

Status of Depositor : Others

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001254297/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	16060001254297/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	250021
		Total		325042

In Words : Rupees Three Lakh Twenty Five Thousand Forty Two only

Additional District Sub-Registrar, Sealdah, District South

Trustee
INDIAN CHURCH TRUSTEES

Trustee
INDIAN CHURCH TRUSTEES

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJPI3702Q

नाम / Name
TERENCE HAMILTON IRELAND

पिता का नाम / Father's Name
DOUGLAS IRELAND

जन्म की तारीख / Date of Birth
29/05/1952

हस्ताक्षर / Signature

Terence Hamilton Ireland

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लाट नं: 3, सेक्टर 11, सी.बी.डी. बेलापुर,
नवी मुंबई-४०० ६१४.

भारत सरकार
GOVERNMENT OF INDIA

টেরেন্স হ্যামিলটন ইরলান্ড

Terence Hamilton Ireland

জন্মতারিখ/ DOB: 29/05/1952

পুরুষ / MALE

8774 0315 7802

আধার -সাধারণ মানুষের অধিকার

Terence Hamilton Ireland

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৬৫, এ.জে. সি. বোস রোড, এন্টালী,
কোলকাতা,
পশ্চিম বঙ্গ - 700014

Address
165, A. J. C. BOSE
ROAD, Entally,
Kolkata,
West Bengal - 700014

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT
ABIR ADHIKARI
PROBHUDAN ADHIKARI
18/05/1966
Permanent Account Number
BADPA6705N
Signature
17012012

भारत सरकार
GOVT. OF INDIA

Abir Adhikari


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SRIJAN REALTY PRIVATE LIMITED
19/03/1996
Permanent Account Number
AAHCS5112K

Srijan Realty Private Limited

Director / Authorised Signatory

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

[redacted]

তালিকাভুক্তির আই ডি / Enrollment No.: 1062/30138/33873

To
অবীর অধিকারী
Abir Adhikari
38/5A JAMINAGAR ROAD
Serampore M
Mahesh -1
Hooghly Hooghly
West Bengal 712202

MA270007964IT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3904 9817 0020

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অবীর অধিকারী
Abir Adhikari
পিতা : প্রভুদান অধিকারী
Father : Prabhudan Adhikari
জন্মতারিখ / DOB : 18/05/1988
পুরুষ / Male

3904 9817 0020

আধার – সাধারণ মানুষের অধিকার

Abir Adhikari

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

আধার

ঠিকানা:
৩৬-এ-১, জানানগর রোড,
শ্রীরামপুর (সদর), হুগলী, মহাকুমা
-১, পশ্চিম বঙ্গ, 712202

Address:
36/5A, JANNAGAR ROAD,
Serampore M, Hooghly, Mahkuma
-1, West Bengal, 712202

3904 9817 0020

1947

help@uidai.gov.in

www.uidai.gov.in

Ram Naresh Agarwal

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

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

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

भारत सरकार
GOVERNMENT OF INDIA

Ram Naresh Agarwal
Father : NAND KISHORE AGARWAL
Year of Birth : 1957
Male

5948 8963 0890

आधार - साधारण मानुषेर अधिकार

Ram Naresh Agarwal

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

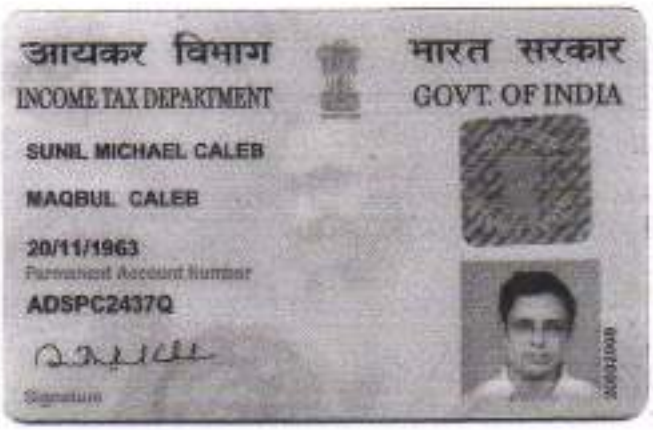
ঠিকানা:
[illegible]

Address:
F NO 5B 135C, S.P.
MUKHERJEE ROAD,
KALIGHAT, Kalighat S.O,
Kalighat, Kolkata, West
Bengal, 700026

Principal
Bishop's College

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने या कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIISL
प्लाट नं. 3, सेक्टर 11, सी.बी.डी. बेलापुर,
नवी मुंबई-४०० ६१४.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUNIL MICHAEL CALEB
MAQBUL CALEB
20/11/1963
Permanent Account Number
ADSPC2437Q
Signature

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrolment No.: 1040/19876/01883

17/10/2012

To

সুনীল মাইকেল কালেব

Sunil Michael Caleb

224 A.J.C.BOSE ROAD

Circus Avenue S.O

Circus Avenue Kolkata

West Bengal 700017

MN156558711DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

8701 6115 0145

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার

GOVERNMENT OF INDIA

সুনীল মাইকেল কালেব

Sunil Michael Caleb

পিতা : এম. কালেব

Father : M. Caleb

জন্ম সাল / Year of Birth : 1963

পুরুষ / Male

8701 6115 0145

আধার - সাধারণ মানুষের অধিকার

BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001
PHONES : 248-8956/7233

IDENTITY CARD

Name SANDEEP JAIN Advocate

Father's/Husband's Name BIJOY KUMAR JAIN

CHAIRMAN EX-COMMITTEE CHAIRMAN

Card No. A-6749

Address Recorded on the Roll 6/1C, Palm Avenue, 4th Floor, Calcutta-700 019

Present Address Same as above

Enrolment No F-961/1373/96

Date of Enrolment 09.04.99 Date of Birth 08.12.70

Date 07.5.99 Secretary/Assistant Secretary

Adv.

Additional District Sub-Registrar, Sealdah, District South 24 Parganas

Government of West Bengal

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

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16060001254297/2019

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
1	Revd Abir Adhikari 36/5/A, Jannagar Road, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Representative of Land Lord [INDIAN CHURCH TRUSTEES]			Abir Adhikari 07/8/2019

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Terence Hamilton Ireland 165, A.J.C. Bose Road, P.O:- Entally, P.S:- Entaly, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014	Representative of Land Lord [INDIAN CHURCH TRUSTEES]			Terence Hamilton Ireland 07/08/2019

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Ram Naresh Agarwal 135G, S.P. Mukherjee Road, Flat No. 5B, P.O:- Kalighat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Developer [SRIJAN REALTY PRIVATE LIMITED]			Ram Naresh Agarwal 7/8/19

Additional District Sub-Registrar, Sealdah, District South 24 Parganas

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Dr Sunil Michael Caleb 224, A.J.C. Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District:- South 24-Parganas, West Bengal, India, PIN - 700017	Representative of Land Lord [BISHOPS COLLEGE]			07/08/2019

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sandeep Jain Son of B K. Jain 6A, K.S. Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Revd Abir Adhikari, Mr Terence Hamilton Ireland, Shri Ram Naresh Agarwal, Dr Sunil Michael Caleb			07/08/19

(Kaushik Ray)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Additional District Sub-Registrar, Sealdah, District South 24 Parganas

Major Information of the Deed

Deed No :	I-1606-03202/2019	Date of Registration	09/08/2019
Query No / Year	1606-0001254297/2019	Office where deed is registered	
Query Date	01/08/2019 5:21:30 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sandeep Jain 5A, K.S. Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9874673130, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,00,000/-]	
Set Forth value		Market Value	
		Rs. 168,36,42,127/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 2,50,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: A. J. C. Bose Road, Road Zone : (Moulali -- Beck Bagan (On Road)) , , Premises No: 224, , Ward No: 069 Pin Code : 700017

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Bigha 9 Katha 10 Chatak 22 Sq Ft		167,61,42,127/-	Property is on Road
	Grand Total :				246.9317Dec	0 /-	16761,42,127 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	0/-	75,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 10000 Sq Ft ,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	10000 sq ft	0 /-	75,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**INDIAN CHURCH TRUSTEES** Bishops House, 51, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAATI4775Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

2	**BISHOPS COLLEGE** 224, A.J.C. Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.:: AAAAB3059M,Aadhaar No Not Provided, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SRIJAN REALTY PRIVATE LIMITED** Srijan House, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCS6112K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Revd Abir Adhikari** Son of Late Probhudan Adhikari 36/5/A, Jannagar Road, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202, Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, , PAN No.:: BADPA6705N,Aadhaar No Not Provided Status : Representative, Representative of : INDIAN CHURCH TRUSTEES (as Trustee)
2	**Mr Terence Hamilton Ireland** Son of Late Douglas Ireland 165, A.J.C. Bose Road, P.O:- Entally, P.S:- Entaly, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, , PAN No.:: AAJPI3702Q,Aadhaar No Not Provided Status : Representative, Representative of : INDIAN CHURCH TRUSTEES (as Trustee)
3	**Shri Ram Naresh Agarwal (Presentant)** Son of Late Nand Kishore Agarwal 135G, S.P. Mukherjee Road, Flat No. 5B, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACYPA1903G,Aadhaar No Not Provided Status : Representative, Representative of : SRIJAN REALTY PRIVATE LIMITED (as Director)
4	**Dr Sunil Michael Caleb** Son of Late Maqbul Caleb 224, A.J.C. Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, , PAN No.:: ADSPC2437Q,Aadhaar No Not Provided Status : Representative, Representative of : BISHOPS COLLEGE

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandeep Jain Son of B.K. Jain 6A, K.S. Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Revd Abir Adhikari, Mr Terence Hamilton Ireland, Shri Ram Naresh Agarwal, Dr Sunil Michael Caleb			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	INDIAN CHURCH TRUSTEES	SRIJAN REALTY PRIVATE LIMITED-246.932 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	INDIAN CHURCH TRUSTEES	SRIJAN REALTY PRIVATE LIMITED-10000.00000000 Sq Ft

Endorsement For Deed Number : I - 160603202 / 2019

On 06-08-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 168,36,42,127/-

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

On 07-08-2019

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

Presented for registration at 20:45 hrs on 07-08-2019, at the Private residence by Shri Ram Naresh Agarwal ,.

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

Execution is admitted on 07-08-2019 by Revd Abir Adhikari, Trustee, INDIAN CHURCH TRUSTEES, Bishops House, 51, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr Sandeep Jain, , , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 07-08-2019 by Mr Terence Hamilton Ireland, Trustee, INDIAN CHURCH TRUSTEES, Bishops House, 51, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr Sandeep Jain, , , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 07-08-2019 by Shri Ram Naresh Agarwal, Director, SRIJAN REALTY PRIVATE LIMITED, Srijan House, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Sandeep Jain, , , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 07-08-2019 by Dr Sunil Michael Caleb, Principal, BISHOPS COLLEGE, 224, A.J.C. Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Indetified by Mr Sandeep Jain, , , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

On 09-08-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,50,021/- (B = Rs 2,50,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,50,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2019 2:01PM with Govt. Ref. No: 192019200054631351 on 05-08-2019, Amount Rs: 2,50,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 226228610 on 05-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 34569, Amount: Rs.100/-, Date of Purchase: 08/05/2019, Vendor name: S Chatterjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2019 2:01PM with Govt. Ref. No: 192019200054631351 on 05-08-2019, Amount Rs: 75,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 226228610 on 05-08-2019, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 125600 to 125675

being No 160603202 for the year 2019.

Digitally signed by KAUSHIK ROY
Date: 2019.08.26 11:11:52 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 26-08-2019 11:06:51

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.

(This document is digitally signed.)

~~~~~~

DATED THIS ...7th.... DAY OF ...August...., 2019

~~~~~~

BETWEEN

INDIAN CHURCH TRUSTEES

..... OWNER

AND

SRIJAN REALTY PRIVATE LIMITED

..... DEVELOPER

AND

BISHOP'S COLLEGE

..... CONFIRMING PARTY

DEVELOPMENT AGREEMENT

B.K.Jain & Co.

(Advocates)

6A, Kiran Shankar Roy Road,

Ground Floor, Kolkata-700 001