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

M/C 2099/16
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MV-98766651-

[Signature]
Additional Registrar
of Assurances - Kolkata
- 8 SEP 2016

AGREEMENT FOR DEVELOPMENT

12 SEP 2016

Arghadeep Mondal.

[Signature]

THIS MEMORANDUM OF AGREEMENT is made on this the 7th day of September 2016 (Two Thousand and Sixteen) BETWEEN SMT. HEERA DAS (Pan No.AGUPD5680K) wife of Sri Arabinda Das, by faith Hindu, by Nationality Indian, by occupation House wife, residing at K-9/4, Karunamoyee Housing Estate, Sector-II, Salt Lake City, Police Station Bidhannagar East, Post Office Sech Bhawan Kolkata 700091, hereinafter called and referred as the "OWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include heirs, successors, executors, legal representatives, administrators and assigns) of the ONE PART:

200/-
750/-
1000/-

Sl. No. 20202 DATE.....

05 SEP 2016

NAME.....

ADD.....

AMT. 1001

SUDIP BASU
Advocate
Delta House
Room No. - 11C, 11th Floor,
4, Govt. Place North,
Kolkata-700 001

Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



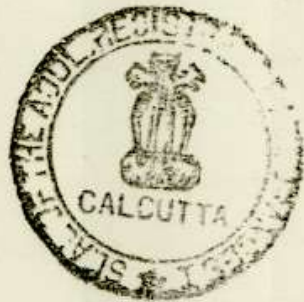
Arghadeep Mondal.
S/o - Subhas Mondal.
vill - Kamardanga.
P.O - Sangrampur.
P.S - Basirhat
Pin - 743422
Occupation - Service.

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AND

BIKASH AGARWAL (Pan No.AHAPA8484B) son of Rajendra Kumar Agarwal, by faith Hindu, by occupation business, Indian National, residing at Windsor Green, 26, Mahamayatala Mandir Road, Post Garia, and Police Station Sonarpur, District 24 Parganas (South), Kolkata 700084, hereinafter called and referred as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, legal representatives, administrators and assigns) the party of the OTHER PART;

WHEREAS at all material times and all intent and purpose one Rai Charan Ghosh was the owners of ALL THAT properties at Mouza Laskarhat, J. L. No.11 Police Station formerly Tollygunge at present Tiljala, District 24 Parganas now 24 Parganas (South) and while being seized and possessed of the said property said Rai Charan Ghosh made and published his last WILL/TESTAMENT and after the demise of the said Rai Charan Ghosh the said will was probated before the District Delegate at Alipore vide Probate Case No.153 of 1911 and in terms of the said will the legal heirs of said Rai Charan Ghosh got their properties and while had been in possession there of said legal heirs of said Rai Charan Ghosh amicably partitioned the said properties by metes and bounds in terms to their allocations and the said partitioned was duly registered at the office of the Sub registrar at Sealdah and in terms of the said partition one Kedar Nath Ghosh was exclusively allotted his properties and while being seized and possessed of the same the said Kedar Nath Ghosh died intestate leaving behind surviving his only son Santosh Kumar Ghosh to inherit the properties left by the said Kedar Nath Ghosh, since deceased.



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AND WHEREAS by virtue of the aforesaid inheritance the said Santosh Kumar Ghosh became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area 5.03 Acres comprised in Khatian No.56 at Mouza Laskarhat, J. L. No.11 Police Station formerly Tollygunge at present Tiljala, District 24 Parganas now 24 Parganas (South) and while being seized and possessed of the same the said Santosh Kumar Ghosh with a view to sell, transfer and convey the said property entered into an agreement for sale dated 9th May 1951 with Prabhabati Biswas which was duly registered at the office of the Sub Registrar at Alipore and recorded in Book No.1, Volume No.57, Pages from 116 to 120, Being No.2952 for the year 1951 on such terms and conditions interalia stated therein and during subsisting of the said agreement said Santosh Kumar Ghosh died intestate leaving behind surviving his wife and four sons namely Saraswati Ghosh, Ajit Kumar Ghosh, Mohit Kumar Ghosh, Ranjit Kumar Ghosh and Sujit Kumar Ghosh (Minor) to inherit the property left by the said Santosh Kumar Ghosh, since deceased and in accordance with the provision of the Hindu Law of Succession said Saraswati Ghosh, Ajit Kumar Ghosh, Mohit Kumar Ghosh, Ranjit Kumar Ghosh and Sujit Kumar Ghosh (Minor) became the joint owners of the property left by the said Santosh Kumar Ghosh, since deceased and thereafter by and under a Decree passed by the District Judge at Alipore dated 12th February 1954 the said Ajit Kumar Ghosh was appointed as legal guardian of the said minor Sujit Kumar Ghosh and the Ld. District Judge at Alipore also directed by an order and/or decree dated 9th August 1954 to the said Ajit Kumar Ghosh to sell out the said property in favour of Prabhabati Biswas in terms of the said agreement for sale and thereafter the said legal heirs of said Santosh Kumar Ghosh by and under a deed of sale dated 16th August 1954 registered at the office of the Sub Registrar at Alipore Sadar and recorded in Book No.1, Volume No.91, Pages from 272 to 277, Being



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No.5722 for the year 1954, sold, transferred and conveyed the said property unto and in favour of Prabhavati Biswas, for the consideration therein mentioned.

AND WHEREAS by virtue of the aforesaid inheritance said Prabhavati Biswas became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area 5.03 Acres more or less at Mouza Laskarhat, J. L. No.11 Police Station formerly Tollygunge at present Tiljala, District 24 Parganas now 24 Parganas (South) and as such being the owner she got her name mutated in the Revisional settlement operation vide R. S. Dag No.388 under R. S. Khatian No.56 at Mouza Laskarhat, J. L. No.11 and in order to sell out the entire property to the different buyers said Prabhavati Biswas made out a scheme to develop having been divided and demarcated into several plots of land having their descriptive numbers with road facilities and thereafter said Prabhavati Biswas by and under two separate deed of sale dated 10th July 1985 and 30th July 1985 respectively sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area 04 Cottahs 14 Chittaks 24 Square feet more or less unto and in favour of Smt. Heera Das, the owner herein and the said two deeds were duly registered at the office of the Sub Registrar at Alipore and recorded in Book No.1, Being No.5781 for the year 1985 and Book No.1, Being No.6509 for the year 1985 respectively.

AND WHEREAS by virtue of the aforesaid purchase said Smt. Heera Das wife of Sri Arabinda Das became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area 04 Cottahs 14 Chittaks 24 Square feet more or less comprised in R. S. Dag No.388 under R. S. Khatian No.56 at Mouza Laskarhat, J. L. No.11 within the limits of the Kolkata Municipal Corporation Ward No. 107 and as such



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being the owner she got her name mutated and amalgamated being Premises No. 1558, Laskarhat and has been possessing and enjoying the same by making kancha structure thereon and paying tax regularly.

Relying on the aforesaid representations of the Owner and believing the same to be true and correct and being acquainted with and satisfied with the right, title, interest and possession of the owner, the Developer/Builder has agreed to undertake the development work of the said property/premises on the terms conditions hereinafter appearing.,

AND WHEREAS the owner has decided to develop the same by erecting multistoried building thereon after obtaining sanction plan from the Kolkata Municipal Corporation. But due to paucity of funds and inexperience regarding development, the owner herein is searching for a suitable Developer, who will carry out the said project and the owner hereby represents the following:

- i) The Owner is the absolute Owner of the said property more fully mentioned in the First Schedule hereunder written.
- ii) The said property are free from all encumbrances and the same are in khas and vacant possession of the Owner and no person or persons other than the Owner has any right of occupancy or otherwise in the premises.
- iii) There are no suits litigations or legal proceedings pending in respect of the said premises or any part thereof.
- iv) No person other than the Owner has any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- v) The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities and the same



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are not affected under any proceedings of Urban Land (Ceiling and Regulations) Act, 1976.

- vi) The Owner has not in anyway dealt with the said premises whereby the right, title and interest of the Owner as to the Ownership are and/or maybe liable to be affected in any manner whatsoever.

AND WHEREAS the Owner herein of the One Part is not in a position to execute the work of development all by them and as such she has decided to execute the said work of development through a Developer/Builder. And the Party of the other Part herein having come to learn that intention and/or desire of the Owner and then the party of the other Part being fully satisfied with the right, title, interest and possession of the owner, approached the Owner herein for the execution of the entire work of the development of the said property morefully mentioned in the First Schedule hereunder written as Builder/Developer under terms and conditions as mutually agreed upon by and between the Parties herein.

AND WHEREAS it has been reduced in writing on the basis of mutually agreed terms and conditions by and between the parties hereunder.

**NOW THIS INDENTURE WITNESSETH AND IN IS HEREBY AGREED
RECORDED DECLARED AND CONFIRMED BY THE ABOVE NAMED TO
PARTIES HERETO AS FOLLOWS:-**

ARTICLE - I DEFINITIONS

In these presents unless there is something repugnant to inconsistent with:-

- 1.1. **OWNER:-**



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SMT. HEERA DAS hereinafter called the "OWNER".

1.2. **DEVELOPER:-**

BIKASH AGARWAL, hereinafter referred to as the "**BUILDER / DEVELOPER**"

1.3 **PROPERTY (PREMISES):** shall mean ALL THAT piece and parcel of land measuring an area 04 Cottahs 14 Chittaks 24 Square feet more or less with R. T. shed structure standing thereon lying or situate at and being Municipal Premises No.1558, Laskarat, Police Station Tiljala comprised in R. S. Dag No.388 under R. S. Khatian No.56 at Mouza Laskarhat, J. L. No.11 within the limits of the Kolkata Municipal Corporation Ward No. 107, District 24 Parganas (South) TOGETHER WITH all easement rights benefits, facilities and other advantages attached therein , more fully and particularly mentioned and described in the First Schedule hereunder written.

1.4 **PLAN:** shall mean and include the maps and plans that will be sanctioned by the Kolkata Municipal Corporation for the purpose of construction into new building on the said property.

1.5 **BUILDING:** shall mean and include the Buildings inclusive of other structures in existent and thereafter any such construction would be made thereupon.

1.6 **COMMON FACILITIES & COMMON AMENITIES:** Shall mean and include Corridors, Stair-Ways, Stair Case Building, Passage, Path Ways, Hall Ways, Drainage, Sewerage, Septic Tanks, Septic Chamber, Sanitary Pipes, Pump House/Tube Well/ Deep Tube Well (if any), Overhead Water Pump and Motor (if any), **TOGETHER WITH ALL** appurtenances thereto the land or the land with building as well as other spaces and facilities whatsoever along with the easements, quasi-easements, attached therein or which may be mutually agreed upon between the



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parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building.

1.7 **TRANSFER:** shall mean and include with its Grammatical variation and transfer by delivery of possession and by other means so be adopted for affecting a transfer of space in a building under the Law.

1.8 **TRANSFeree/PURCHASER:** shall mean and include person or persons or any partnership firm limited company, Association of persons to whom any undivided portion of the said, land or any space on the proposed new building may hereinafter be agreed to be transferred and conveyed or on whose account any flat and/or other space in the proposed building may be erected of and/or constructed by the Developer as mentioned in the definition in the clause hereof.

ARTICLE -II : INTERPRETATIONS

2.1. Any covenant by the land owner and/or the developer not to act or to do any thing shall be deemed to mean and include their respective obligations not to perform the said Act or Thing to be done.

2.2. **SALEABLE SPACE:** shall mean flat or flats for Residential for exclusive use of Flat Owners in the Building available for independent use and occupation and garage excepting what is due to the owner and after making due provisions for common facilities and the space required therefore.

2.3. **ARCHITECT:** shall mean or construe such person or persons who may be appointed by the Developer for designing and planning the proposed building as the said premises as defined in clause 1. hereof.



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ARTICLE - III : DATE OF COMMENCEMENT

3.1. This Agreement shall be deemed to have commenced on and with effect from this the 07th day of September 2016.

ARTICLE - IV : LAND OWNER'S REPRESENTATION/ OBLIGATION

4.1. The land owner is seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said land and building more fully written and described in the First Schedule furnished hereunder free from all encumbrances, charges, liens, lispendens, claims, demands, liabilities, acquisition, requisition, whatsoever and the owner hereby declares that he will hand over and deliver the peaceful possession of the First schedule property to the Developer and thereafter the Developer will prepare plan for sanction from the Kolkata Municipal Corporation and from the date sanction building plan, the developer will deliver the owner in respect of owner's allocation within 24 (twenty four) months.

ARTICLE - V : DEVELOPER'S REPRESENTATION

5.1. The Developer herein relying upon the representation and assurances as hereinbefore recorded in Article IV and believing the same to be true has agreed to undertake the work of development on the said landed property.

5.2. The developer Company herein has sufficiently knowledge and expertise in the matter of development of immovable properties and construction of new building and has also arrangement of sufficient funds for carrying out the entire work of development of the said premises and the construction of the new buildings.

5.3 The Developer herein shall carry out the work of development into the said land and/or construction of the said new building as aforesaid in accordance with the sanctioned plan of the Kolkata Municipal Corporation.



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ARTICLE - VI : DEVELOPMENT WORK

6.1. The Land Owner do hereby entrust the work of development and/or making construction on the said land to the Developer herein for the consideration and on the terms and conditions contained in this Agreement herein.

6.3. The Developer shall carry out the work of development and/or making construction on the said land:-

- (A) By the completion of the construction work of the new buildings upon the said land consisting of residential flats, shop, garage and other spaces in or upon the said land in accordance with the sanctioned plan within 24 months there from the date of plan to be sanctioned by the Kolkata Municipal Corporation .
- (B) during the period of construction of the said project the Developer is entitled to enter into agreements for sale or other documents and to register the same before the registering authority and to receive money and /or consideration from the intending buyers and /or purchasers
- (C) With the execution of this agreement the owner hand over and deliver the vacant possession of the First Schedule property unto and in favour of the Developer herein.

ARTICLE - VII: OWNER'S ALLOCATION

7.1. In consideration of the said land and in consideration of the land owner already permitted and permitting and/or allowing the Developer here in to develop the said land in the manner and on the terms and conditions herein agreed and recorded the developer herein shall at it's own cost and expenses erect and/or construct new



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building or buildings thereon in or on the said land in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and the owner's Allocation shall mean ALL THAT 50% of the total constructed area as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and to be constructed at the first Schedule property complete in all respect and together with proportionate share of land along with all other common facilities and share of the common areas thereto (hereinafter referred to as the OWNER'S allocation) which is more fully mentioned in the **Second Schedule Part -I.**

7.2 And also this has been agreed by and between the parties herein that the Developer the Party of the other Part herein will pay a sum of Rs.20,00,000.00 (Rupees twenty lacks) only to the owner herein towards the pecuniary benefit and /or non refundable security deposit and the said sum shall be paid by the Developer to the owner in the manner following;

- a) With the execution of this agreement a sum of Rs.50,000/- (Rupees fifty thousand) and the same doth hereby admit and acknowledge by the owner as per memo below;
- b) Within one month from the date of execution of this agreement a sum of Rs.9,50,000/- (Rupees nine lacks fifty thousand) and
- c) the balance amounting to Rs.10,00,000/- (Rupees ten lacks only) within 7 days from the date of sanction plan to be approved by the Kolkata Municipal Corporation.

ARTICLE - VIII : DEVELOPER'S ALLOCATION

8.1. In consideration of the Costs and Expenses with regard to the construction and developing the aforesaid building in accordance with the sanctioned plan by the Kolkata Municipal Corporation. The Developer shall be entitled to hold, occupy, possess and enjoy the entire constructed area of the said new buildings excluding the OWNER'S ALLOCATION, along with the proportionate land appurtenant to the said



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new building which more fully has been written and described in Second Schedule Part-II hereunder written and the Developer shall be entitled to deal with and/or dispose the same in any manner whatsoever together with the said land and the Building.

8.2. The Developer shall be entitled to accept and receive advances and/or earnest money with regard to transfer of Developer's allocation from the Intending Purchasers but in no case the developer will be entitled to handover the possession to the intending purchaser from the Developer's allocation unless handover and deliver the possession to the owner in respect of owner's allocation first.

ARTICLE - IX : DEVELOPER'S OBLIGATIONS

9.1. The Developer herein at its own costs and expenses will apply to obtain the sanctioned building plan from The Kolkata Municipal Corporation, for the purpose of development and/or construction of new buildings in or upon the said property.

9.2. The Developer shall at its own costs and expenses defend or contest all or any suits, appeals, and all legal proceedings and/or litigations if there by any in connection with the said land and development thereof and/or constructions of the proposed new building either against the Owner of the Developer or any party concerned.

9.3. It is agreed and made clear that the Owner herein shall not in any manner be liable and/or responsible for the costs, charges and expenses for the development of the said premises and/or the construction of the proposed new building and in this regard, the Developer hereby agrees to keep the Owner absolutely indemnified and harmless.



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9.4. The Developer herein shall keep the owner absolutely indemnified and harmless against all actions, claims and demands, which may arise due to any deviation and/or violations of the Municipal Laws.

9.5. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remunerations of all Mistries, Masons, Supervisions, Architects, Contractors, Engineers, Chowkidars, Darwans and other employees and staffs as may be retained appointed and/or employed the Developer and in this Developer and in this regard the owner shall not in any manner be responsible.

9.6. The Developer herein shall be responsible to arrange finance and/or moneys as may from time to time be required for the work of development and/or construction of the proposed new Buildings. The Developer shall not in any way create any encumbrances or charge over the said land.

9.7. Time is the main essence of this agreement and this has been agreed by and between the parties herein that after execution of this agreement the Developer will take necessary steps to obtain the sanctioned plan from appropriate authority and the developer will complete the entire construction work within 24 (twenty four) months from the date of sanction of the building plan.

ARTICLE - X : OWNER'S OBLIGATION AND COVENANTS.

10.1. The owner shall sign and execute all applications and other Papers and Documents as may be required for construction of new Building to be constructed at the First Schedule property.

10.2. The owner shall render her best co-operation and subsistence to the developer with regard to the development and construction as aforesaid as may from



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time to time be required if the Developer does not violates, ignores any of the agreed terms and conditions here in this agreement present.

10.3. The owner shall sign and execute all applications, Letters and other Papers and Documents as may be required for obtaining Telephone, Electricity and Water connection drainage connection as will or other Public services in or upon proposed New Buildings on the said land for habitable purpose.

10.4 The Land owner shall from time to time and all times execute and register appropriate Deed of conveyance, transferring and/or conveying undivided proportionate share and/or interest in the said land in favour of the developer and/or its nominees/assignees and for the intending purchasers in relation to the respective flats/car parking space, and other spaces in regard to and out of the Developer's Allocation which such intending purchasers would agree to acquire the identified portion from the Developer's Allocation but the same will be done just after getting the possession by the owner towards the owner's allocation.

10.5. The Land Owner herein shall not permit other than the Developer, to anyone to do any act, deed, matter, thing which may in any manner cause hindrance or obstruction in the matter of development of the said lad and/or construction of the new building proposed by the Developer.

10.6. The Land Owner herein shall not in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said land and/or the said land or any portion thereof, pending this agreement and/or the development work.

AND THE OWNER HEREBY FURTHER AGREES AND COVENANTS

WITH THE DEVELOPER as follows:



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- a) Not to cause any interference in the construction work of the proposed building at the said premises by the Developer provide the proposed building is constructed in accordance with the specification of work mentioned in the Third Schedule hereunder written.
- b) To empower and authorize the Developer inter alia to do, exercise, execute and perform all and every act, deed and thing and purpose for and on behalf of the owner in connection with the development of the said premises, as lawful constituted attorney on behalf of the owner, in the manner are as follows:
 - i. to sign, execute and submit all papers, documents for the purpose of proposed building plans, undertaking and declarations as may be required to be submitted for sanction of requisite building plan or plans or modifications thereof by the Kolkata Municipal Corporation or other competent authorities.
 - ii. To appear and represent the owner before various authorities and departments of the Kolkata Municipal Corporation namely drainage, water survey, valuation, assessment, fire brigade, law collection and Revenue Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority and all other authorities concerned having jurisdiction over the said premises and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charges in the appropriate departments and withdraw and receive documents and money.
 - iii. To negotiate on terms for and to enter into and conclude and execute from time to time agreement or agreements for sale or transfer of flats, rooms and



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space concerning developer's allocation reserved by and under this agreement with the intending purchaser or purchasers such prices and/or consideration as the developer in it's absolute discretion think best and proper and also to cancel and repudiate such agreement or agreements.

- iv) To receive from the intending purchaser or purchasers earnest money and/or advance and also the balance purchase money in completion of such sales and give receipts thereof.
- v) To represent the owner before any Notary Public, ADSRO, District Registration office at Alipore, Registrar of Assurances, Kolkata for registration and acknowledge and register sale deeds, instruments and writings in respect of developer's allocation in the proposed building for and on our behalf of the owners and to admit the execution thereof and to do all other acts and deeds in that behalf as may be to the developer may seem necessary and expedient.
- c) The owner hereby further declares, to execute a separate register general power of attorney in favour of the Developer or its nominated person to sell, transfer and convey the Developer's allocation and necessary deeds, writings and instruments executed and registered in favour of the prospective purchaser or purchasers concerning the said Developer's allocation provided that the developer performs on it's part all the obligations under this agreement.

ARTICLE -XI : DEVELOPER'S RIGHT.

11.1. The Developer herein shall be entitled to represent the land owner before the Kolkata Municipal Corporation, Police Authorities as well as all other Government Authorities as may from time to time be necessary or required for the purpose of



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carrying out the development work and/or construction of the proposed new buildings at the said premises.

11.2. The Developer herein shall be entitled to apply for and obtain all necessary sanctioned permission and/or no objection certificate from the Appropriate Govt. Authorities and/or Departments as may from time to time be necessary or required.

11.3. The Developer herein shall be entitled at its discretion to retain appoint and employ such persons, mistries, architects, engineers, contractors, manager, supervisors, durwans, and other employees for the purpose of carrying out the work of development of the constructions of new building the Developer shall at its discretion as desire.

11.4. The Developer shall be entitled from time to time to obtain necessary modification and/or Rectification duly sanction from the Kolkata Municipal Corporation or other appropriate Govt. Authorities and or departments for the purpose of completion of the development work and/or construction of New Building.

11.5. The Developer herein shall be entitled to erect and/or construct the said New Buildings and/or the several Residential Flats and other spaces of the new building pertaining to the Developer's Allocation for and on account and on behalf of the intending Buyers and/or Transferee or on its account at its sole discretion.

11.6. The intending purchasers and/or Transferees of the Developer's Allocation in respect of the residential flats and other spaces of the new buildings shall be entitled to proportionate undivided share and/or interest of the said land.

11.7. The Developer herein shall be at liberty and at its discretion to negotiate with the intending Buyers/Transferees and further to enter into Agreement for Sale and/or transfer of the Developer's Allocation in respect of the residential flats, shop, garage and other space of the proposed new Buildings and to receive and/or realize



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the Earnest Moneys, Part Payments and other consideration Moneys and appropriate the same without any objection by or on behalf of the owner.

11.8. The Developer herein shall be at liberty and at its own discretion has the right to give mortgage/Lien/hypothecate with the interested parties exclusively from the part and portion of Developer's Allocation only without infringe the right of the owner as well as the first schedule property.

ARTICLE XIII : RATES AND TAXES

13.1. Henceforth, The Developer and/or Buyer and/or Transferee of flats and other spaces in the New Building in respect of Developer's allocation shall bear and pay the proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings and the owners also will pay proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new building in respect of owner' allocation.

ARTICLE -XIV : POSSESSION TO THE LAND OWNER

14.1. This has been agreed by and between the parties herein that the Developer will give the Land Owner the possession of the Owner's Allocation in a ready and tenable condition within 24 (twenty four) months from the date of sanctioning of the building plan from the Kolkata Municipal Corporation and other authority concern and after giving the possession to the owner the Developer shall be entitled to handover the possession to the purchasers from the Developer's allocation.

ARTICLE -XV : TRANSFER

15.1. The Land Owner hereby agrees to transfer and convey the Developer's Allocation in the said Building and/or in said land and/or its rights, title and interest



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respect thereof in favour of the developer and/or its transferee(s) and/or Buys of land/flat or other spaces in respect of the Developer's Allocation in the new buildings, who may recommended for the purpose by the Developer; at or for the consideration as hereinbefore stated, provided Land Owner gets her Allocation in time with full satisfaction as per the terms agreed upon.

It is pertinent to mention that if the Developer fails to perform its part in terms of the agreement and/or fails to handover the possession to the owner in time as per specification and design hereafter written, the owner shall have full right and absolute authority to seek justice and to get protection of her property, the Owner can terminate this agreement and claim cost and interest from the Developer.

ARTICLE -XVI -.STAMP & REGISTRATION FEES

16.1. The developer and/or transferees and/or buyers of flats and other spaces in respect of the developer's allocation in the new building shall bear and pay stamp duty and registration charges and other costs expenses for and on account of the execution and registration of the proposed Deeds of Transfer by the land owner in respect of the proportionate undivided share in land and/or super structure.

ARTICLE -XVII : DOCUMENTATION

17.1. All transfer, deeds as may from time to time required to be signed, executed, and registered by the Owners conveying and/or transferring their rights, title and interest in or in respect of the said land and/or the said premises and all other deeds, documents, and instruments shall be prepared by the Ld. Advocate as may be decided upon by the Developer.

17.2. All fees, costs, charges and expenses for proportionate of the proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer



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and/or the Transferee of flats including the proportionate share of Land and other spaces in the Building in respect of developer allocation.

17.3. In all transfer deed from time to time should be required to execute and should be registered against the Developer's Allocation. The Developer shall join or caused to be joined as confirming Party, if so be advised.

ARTICLE -XVIII: ARBITRATION

18.1. In case of any dispute of differences between the parties hereto the same shall be transferred to joint arbitrations of both the parties for adjudication under the provisions of the Indian Arbitration Act, 1940 and subsequent amendments thereof will be applicable herein.

ARTICLE -XIX: JURISDICTION

19.1. The Courts at Kolkata alone actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE -XX: FORCE MAJURE

20.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" and shall be suspended from the obligation during that duration of the "FORCE MAJURE".

20.2. "FORCE MAJURE" shall mean flood, Earthquake, Riot, War, Strom, Tempest, Civil commotion, strike and/or any other Act or Commission beyond the control of the parties hereto.

ARTICLE -XXI: MISC. CONDITION AS AGREED UPON

21.1. The Developer shall put the Owner in undisputed possession of Owner's Allocation together with the rights, in common to the common facilities and amenities



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within the time limit as specified in Article XIV and simultaneously the Developer is liable to handover and deliver the completion certificate to be obtained from the Kolkata Municipal Corporation, failing compliance the Developer is liable to pay compensation till it is handed over.

21.2. The Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building.

21.3. The Developer is also exclusively entitled to its Developer's Allocation in terms of this contract within this, building with exclusive Right to transfer or otherwise deal with or dispose of the same without any right, claim, or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the peaceful possession of the Developer's Allocation.

21.4. The Developer shall be entitled to invite parties for purchase of flats to the building to be constructed by the developer and receive Call Money and such other moneys as would be offered by such party or parties for purchase of flats or flat from the developer allocation and shall also be entitled to have a Registered Power of Attorney to be executed by the Owner at the cost of the Developer authorizing the developer to sell the undivided interest in the schedule mentioned plot proportionately to the flat owners on taking full consideration Money from each Buyer or Buyers and execution proper Deed of Conveyance.

21.5. The developer shall install and erect in the said building at its own costs, pump, tube-well, submersible pump, motor, water storage, tanks, overhead reservoirs, septic tank, electrifications, temporary electric connection from the authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a



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residential building having self-contained apartments and for sale of flats therein on "Ownership" and as mutually agreed.

21.6. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

21.8. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the developer is delivered by hand or sent by prepaid Regd. Post to the last known address of the developer.

21.9. The developer shall frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owner hereby agrees to abide by all the Rules and Regulations to be formed by any Society/Association/Holding Association and/or any other Organization who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulation.

21.10. As and from the date of completion of the Construction of the building the Developer and/or it's transferees shall each and/or either party be liable to pay and bear proportionate charges on account of Ground Rent and other Taxes payable in respect of their respective spaces.

21.11. The Building is to be constructed by the Developer in accordance with the specification hereunder written.



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21.12. The Name of the building will be finalized later on with the consent and concurrence of the parties".

ARTICLE - XXII : OWNER'S INDEMNITY

22.1. The Owner doth the hereby undertake that the Developer shall entitled to the said construction and shall enjoy his allocated space without any interference or disturbances, provided the developer performs and fulfills all the terms and conditions herein contained and/or on his part to be observed and performed.

ARTICLE - XXIII : DEVELOPER'S INDEMNITY

23.1. The Developer hereby undertake to keep the owner indemnified against all Third Party claims viz. all supplier or Building Materials and actions arising out of the Developer's actions with record to the Development of the said premises and/or in the matter of construction of the said Building and/or for any defect therein.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 04 Cottahs 14 Chittaks 24 Square feet more or less with R. T. shed structure measuring an area 200 Square feet more or less standing thereon lying or situate at and being Municipal Premises No.1558, Laskarat, Police Station Tiljala comprised in R. S. Dag No.388 under R. S. Khatian No.56 at Mouza Laskarhat, J. L. No.11 within the limits of the Kolkata Municipal Corporation Ward No.107, District 24 Parganas (South) TOGETHER WITH all easement rights benefits, facilities and other advantages attached therein and the said property is butted and bounded in the manner following ;

ON THE NORTH BY : Other's Property.

ON THE SOUTH BY : Plot No.14.

ON THE EAST BY : 16' Wide Municipal Road.

ON THE WEST BY : Other's property.



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THE SECOND SCHEDULE ABOVE REFERRED TO

PART-I

(OWNER'S ALLOCATION)

ALL THAT 50% of the total constructed area as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and to be constructed at the first Schedule property complete in all respect TOGETHER with proportionate share of land more fully mentioned in the First Schedule hereunder written along with all other common facilities and share of the common areas thereto.

7.2 And also this has been agreed by and between the parties herein that the Developer the Party of the other Part herein will pay a sum of Rs.20,00,000.00 (Rupees twenty lacks) only to the owner herein towards the pecuniary benefit and/or non refundable security deposit which shall be paid as per clause No.7.2 supra.

PART-II

(DEVELOPER'S ALLOCATION)

ALL THAT remaining 50% constructed area in the building to be constructed at the aforesaid premises save and except the owner's allocation TOGETHER with proportionate share or interest into and over the land more fully mentioned in the First Schedule herein above written along with all other common facilities and share of the common areas thereto.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Specification of Construction in respect of New Proposed Building in General)

Lift to be provided.

GENERAL : The Building shall be R.C.C. framed structure as per design of the consulting engineer.



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ADDITIONAL REGISTRAR
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- BRICK WALL** : All exterior walls (thickness 8"/10") and interior walls /thickness shall be of quality bricks approved by the Engineer (the owner old bricks may be used for the inner walls).
- FLOORING, SKIRTING** : Marble.
- PLASTER** : The outside of the building will have plaster (average). Inside plaster will be 1/4" thick (Average)
- DOORS & WINDOWS** : **1. Main Entrance Door:**
- a) Single leaf panel door approved by the Engineer.
 - b) Wood doorframe as approved by the Engineer.
 - c) 8" long tower bolt from inside.
 - d) Peep-hole and number plate.
 - e) Brass handle from outside.
 - f) Door Lock.
- 2. Other Doors :**
- a) 35mm thick commercial flash door finished Painted on both sides.
 - b) Wood frame as approved by the Engineer.
 - c) 6" long tower bolt from inside.
- 3. Windows :**



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Open windows with grill.

- TOILET FITTINGS : a) Tiles for 6"-0" height above the skirting level.
b) W.C. European type in both toilet (nyecer).
d) Shower & Tap in both Toilet.
e) Wash basin with tap in European type toilet.
f) One tap near each W.C.
- KITCHEN FITTINGS : 1. Kitchen will have one precast R.C.C. slab with black stone.
2. Situ Silver Grey Mosaic for 3"-0" height above the cooking table.
3. One sink with water tap.
- STAIRCASE LANDING : 1. Step and landing shall have cast-in-situ Grey cement mosaic finish.
2. Hand Railling made of M.S. Balauster and post with wooden hand rail.
- ROOF : 1. Over the R.C.C. roof slab concrete screening with water proofing compound and neat on top.
2. 3"-0" height parapet wall plastered on both sides shall be provided all round the roof slab.
3. Suitable asbestos cement rain water pipe for proper drainage of water from roof.
- ELECTRICAL : 1. 2 Light Point in bed room and drawing and



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dining. One additional plug point to be provided in each board. One fuse with visual indication per board shall be provided.

2. Freeze point drawing-cum-dining.

3. One light point, one plug point and one point for exhaust fan in kitchen.

4. One light point and one exhaust fan point for each toilet.

5. All wiring shall be concealed/casing type with copper wire and switches on Board and the wire will be used by Havel or Finolex and main line will be 4mm and interior 1.5 mm.

6. One light point in each landing of the staircase shall be provided.

7. One calling bell point each flat.

WATER SUPPLY

: 1. R.C.C. leak proof overhead reservoir will be provided- at top as per design.

2. suitable electric pump will be installed at ground floor to deliver water to overhead reservoir to ensure round the clock water supply. Both Corporation as well as Tube well water supply facility will be provided.

SEWERAGE DRAINAGE

AND : Septic tank of suitable size, soil link, outlets from toilets, alongwith catch pits for collecting rain



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= 3 SEP 2010

water and water from kitchen shall be provided.
Wherever necessary both soil and rain water lines shall be connected C.M.C. Sewer/Drainage lines.

COMPOUND : Compound will be paved whatever required and shall be round with wall all round. Alongwith a main gate for entrance.

WHITE WASH & : 1. The building shall be painted externally with
COLOUR WASH cement based coloured paint such as snowcem.
2. The inside of the building shall be finished with plaster of Paris alongwith one coat of primer finish.

BED ROOM :-(With Color)

1. One bracket light point.
2. One tube -light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 pin plug point on switch board.
6. Air conditioner plug point with MCB

LIVING/DINING:-

1. One tube -light point.
2. One bracket light point.
3. One ceiling fan point.
4. One 15 AMP. Fridge point.
5. Air conditioner plug point with MCB
6. One 5 pin plug point on switch Board.
7. One T. V. Antenna concealed pipe line layout only.
8. One Electric Call bell attached at Flat entrance.



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ADDITIONAL REGISTRAR
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TOILET & KITCHEN :-

One Ex-fan point.

One light point.

Electric plug point for Electric chimney and water filter

One electric plug point for Geyser in all Toilet

LIFT

Self operated elevated lift of reputed band having maximum capacity of 8 Passenger to be provided.

THE FOURTH SCHEDULE ABOVE REFERRED TO**(Common Parts/Common Areas and Facilities)**

1. Drains and sewers from the premises to the Municipal Duct.
2. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
3. The electrical wiring switches and points fittings and fixtures, (if any)
4. Boundary walls of the premises including outside of the walls of the building and main gates, stair, staircase, landings, and ultimate roof after construction of the additional floor by the developer.
5. Water pump and motor with installation and room therefore.
6. Water pump overhead tanks and pipes and other common plumbing installations and spaces required thereto.
7. Electrical wiring meters and fittings and fixture for lighting the staircases lobby and other common areas (excluding those as are installed for any particular unit and spaces required therefore.
8. Windows/doors/grills and other fittings of the common area of the premises.



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ADDITIONAL REGISTRAR
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9. Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said premises and/or building as are necessary for passages to or use and occupancy of the units as are easement of necessary.

A supplementary Agreement will be executed by and between the Parties just after getting Sanction plan for identification and demarcation of the respective allocations of the owner and developer.

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

SIGNED SEALED AND DELIVERED

by the above named parties at Kolkata in the presence of:

WITNESSES:

1. Arabinda Das
(ARABINDA DAS)
K-9/4, Karunamayee
Housing Estate, Salt Lake,
700 091
2. Angadeep Mondal.
Basirhat
Pin - 743422
3. Bikash Singh
Boral, Lakepally
Kolkata - 154,

Harra Das.

SIGNATURE OF THE OWNER

Bikash Singh
SIGNATURE OF THE DEVELOPER



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OF ASSURANCES
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MEMO OF CONSIDERATION

Received of and from the within named developer of the within mentioned sum of Rs.50,000.00 (Rupees fifty thousand) only towards the part payment of pecuniary benefits and non refundable security deposit as per memo below:

MEMO

By A/c payee cheque being NO. 000047 ----- RS. 50,000/-
dated 07.09.2016 drawn on HDFC Bank

(Rupees fifty thousand only)

WITNESSES:

1. Arebinda Das.
2. Anghad eap Mondal.
3. Bikesh Singh.

Hera Das.

SIGNATURE OF THE OWNER

Drafted & prepared
by me, at my office:

Sudip Basu.

[SUDIP BASU], (WB/1935/1999)

Advocate,
ALIPORE POLICE COURT
Kolkata 700027
Office:- DELTA HOUSE,
4, Govt. Place North, Room No.11C,
11th Floor, Kolkata 700001.



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ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
- 3 SEP 2019





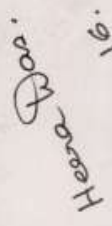

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19011000326497/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt HEERA DAS K-9/4, KARUNAMOYEE HOUSING ESTATE, SALT LAKE CITY, Block/Sector: II, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Land Lord		4642 	 Heera Das 16.9.16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	BIKASH AGARWAL 26, MAHAMAYATALA MANDIR ROAD, P.O:- GARIA, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Developer		 4643	 Bikash Agarwal 16.9.16



CP

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Arghadeep Mondal Son of Mr Subhas Mondal Kamardanga, P.O:- Sangrampur, P.S:- Basirhat, District:-North 24- Parganas, West Bengal, India, PIN - 743422	Smt HEERA DAS, BIKASH AGARWAL	<i>Arghadeep Mondal.</i> 7.9.16

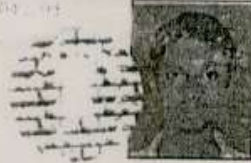

 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal



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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SKE1049295



নির্বাচকের নাম : আর্ঘদীপ মন্ডল
Electo's Name : Arghadeep Mondal
পিতার নাম : সুভাষ মন্ডল
Father's Name : Subhas Mondal
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 10/07/1996

Arghadeep Mondal

SKE1049295

স্বাক্ষর
কামারদাঙ্গা, সান্ধানপুর, বর্ধমান, পিন-741422

Address:
KAMARDANGA, SANCHANPUR,
GASHIHAH, NORTH 24 PARGANAS- 741422

Arghadeep Mondal

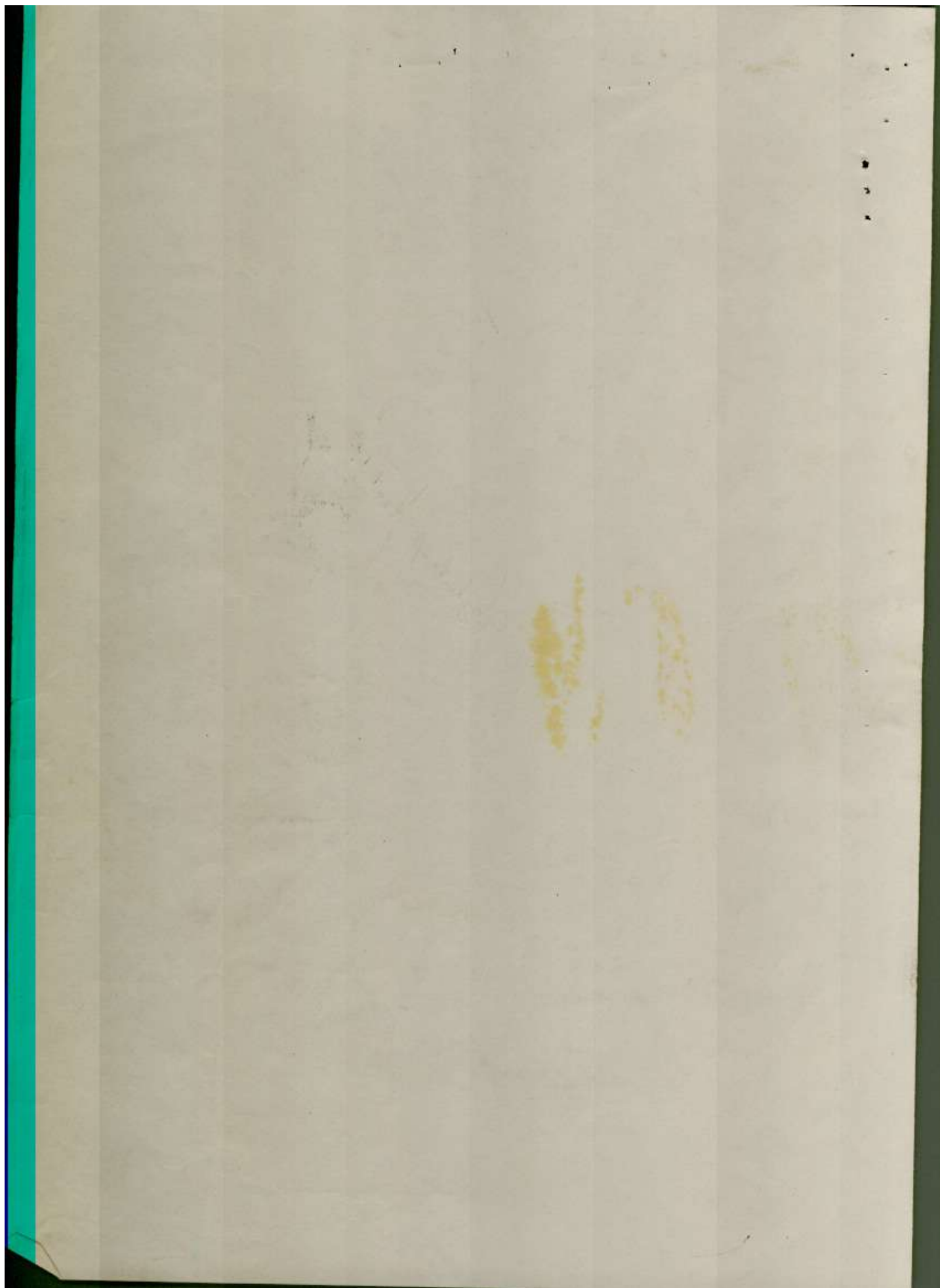
Date: 28/12/2014












124-বর্ধমান দক্ষিণ বিধান কেন্দ্রের নির্বাচক নিয়ন্ত্রক
অফিসের প্রতিনিধিত্ব
Facsimile Signature of the Electoral
Registration Officer for
124-Bardhaman Dakshin Constituency

এই কার্ড পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নিজে নাম লেখা করে
সংশোধিত ফর্মটি পরিচালককে প্রেরণ করে এবং নির্বাচক অফিসে
পরিচালককে লিখিত উপস্থাপন করবে।

In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.












01/01/01



		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

Name HEERA DAS.

Signature Heera Das

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

Name BIKASH ACHARUAL

Signature Bikash Acharual

Handwritten notes in the top left corner, possibly including the name "S. N. S. S. S." and other illegible scribbles.



Handwritten number '24' inside a hand-drawn circle.

Rectangular purple stamp containing the text:
ADDITIONAL MEMBER
OF ASSURANCE
- 3 SEP 2010

Major Information of the Deed

Deed No :	I-1901-06860/2016	Date of Registration	9/12/2016 12:28:54 PM
Query No / Year	1901-1000326497/2016	Office where deed is registered	
Query Date	31/08/2016 2:58:24 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUDIP BASU 4, GOVT PLACE NORTH, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830671772, 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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 98,76,665/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,100/- (Article:48(g))	Rs. 644/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, , Premises No. 1558, Ward No: 107

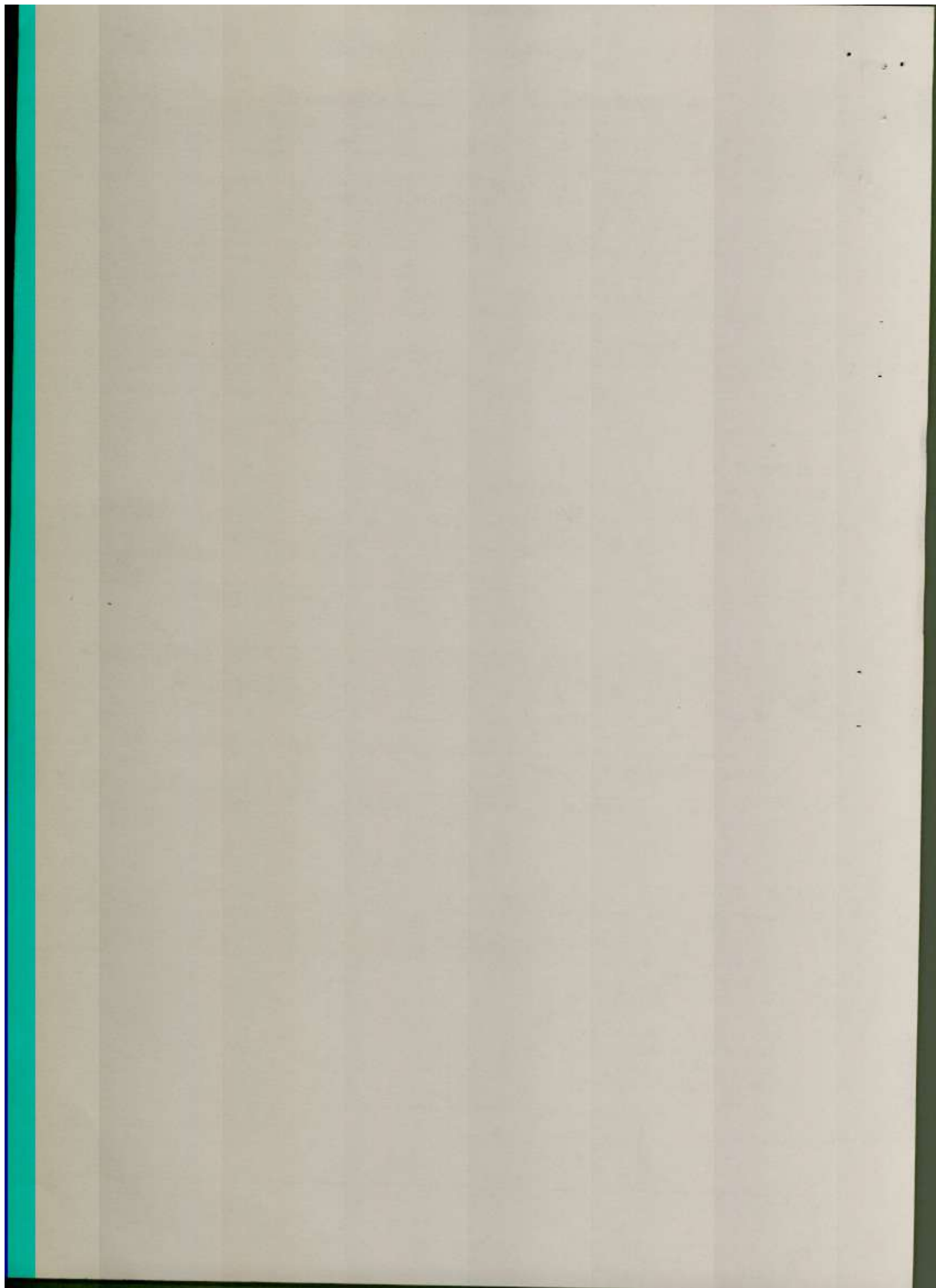
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 14 Chatak 24 Sq Ft	16,50,000/-	98,16,665/-	Width of Approach Road: 16 Ft.,
Grand Total :					8.0988Dec	16,50,000 /-	98,16,665 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt HEERA DAS Wife of Shri ARABINDA DAS Executed by: Self, Date of Execution: 07/09/2016 , Admitted by: Self, Date of Admission: 07/09/2016 ,Place : Pvt. Residence			



K-9/4, KARUNAMOYEE HOUSING ESTATE, SALT LAKE CITY, Block/Sector: II, P.O:- SECH BHAWAN,
P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091
Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AGUPD5680K,
Status :Individual

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BIKASH AGARWAL Son of RAJENDRA KUMAR AGARWAL 26, MAHAMAYATALA MANDIR ROAD, P.O:- GARIA, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8484B, Status :Individual

Identifier Details :

Name & address	
Mr Arghadeep Mondal Son of Mr Subhas Mondal Kamardanga, P.O:- Sangrampur, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743422, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt HEERA DAS, BIKASH AGARWAL	

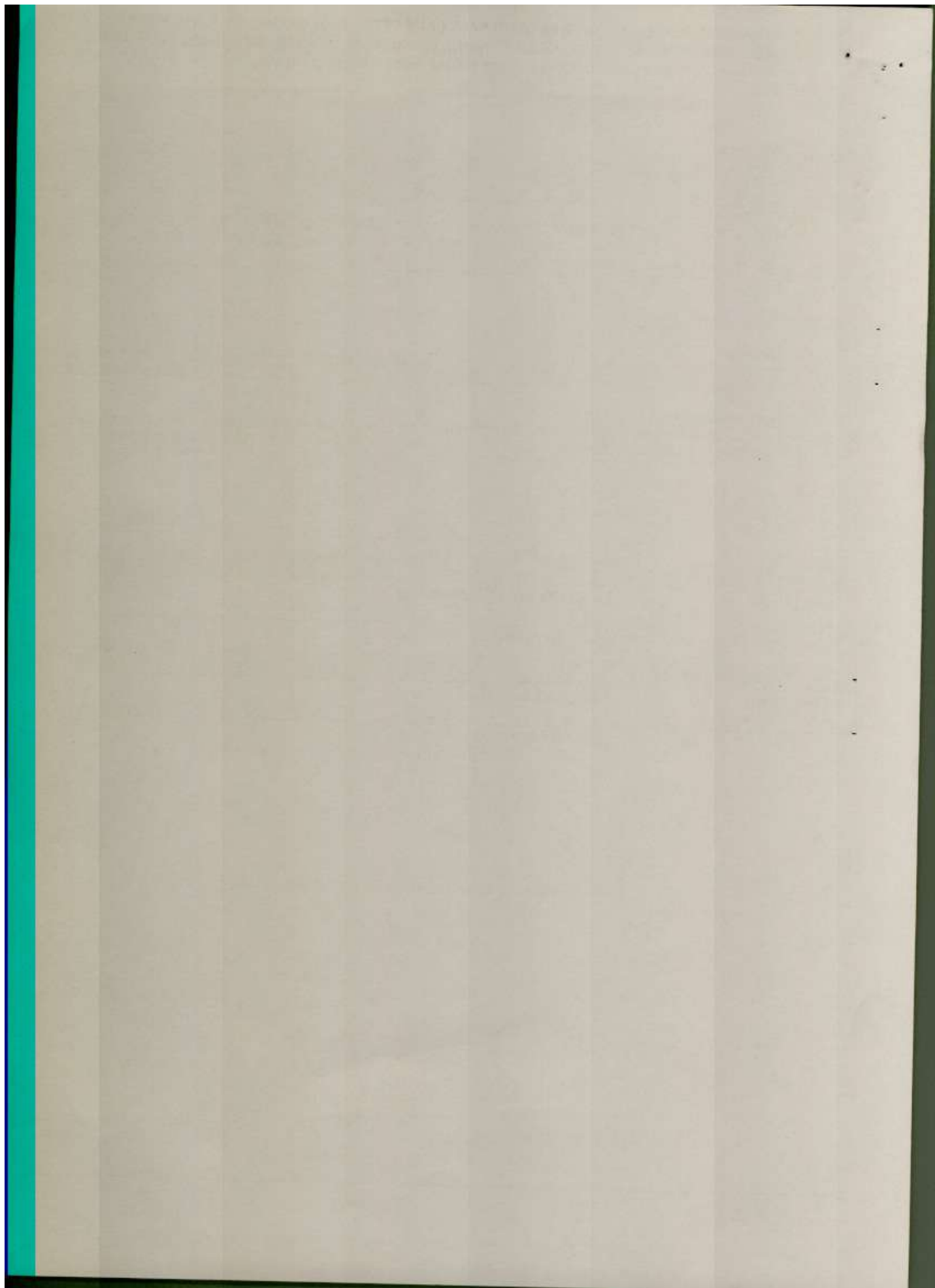
Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt HEERA DAS	BIKASH AGARWAL-8.09875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt HEERA DAS	BIKASH AGARWAL-200 Sq Ft

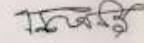
Endorsement For Deed Number : I - 190106860 / 2016



On 31-08-2016

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 98,76,665/-



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 07-09-2016

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

Presented for registration at 17:40 hrs on 07-09-2016, at the Private residence by Smt HEERA DAS ,Executant.

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

Execution is admitted on 07/09/2016 by 1. Smt HEERA DAS, Wife of Shri ARABINDA DAS, K-9/4, KARUNAMOYEE HOUSING ESTATE, SALT LAKE CITY, Sector: II, P.O: SECH BHAWAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 2. BIKASH AGARWAL, Son of RAJENDRA KUMAR AGARWAL, 26, MAHAMAYATALA MANDIR ROAD, P.O: GARIA, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Arghadeep Mondal, Son of Mr Subhas Mondal, Kamardanga, P.O: Sangrampur, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743422, By caste Hindu, By Profession Service

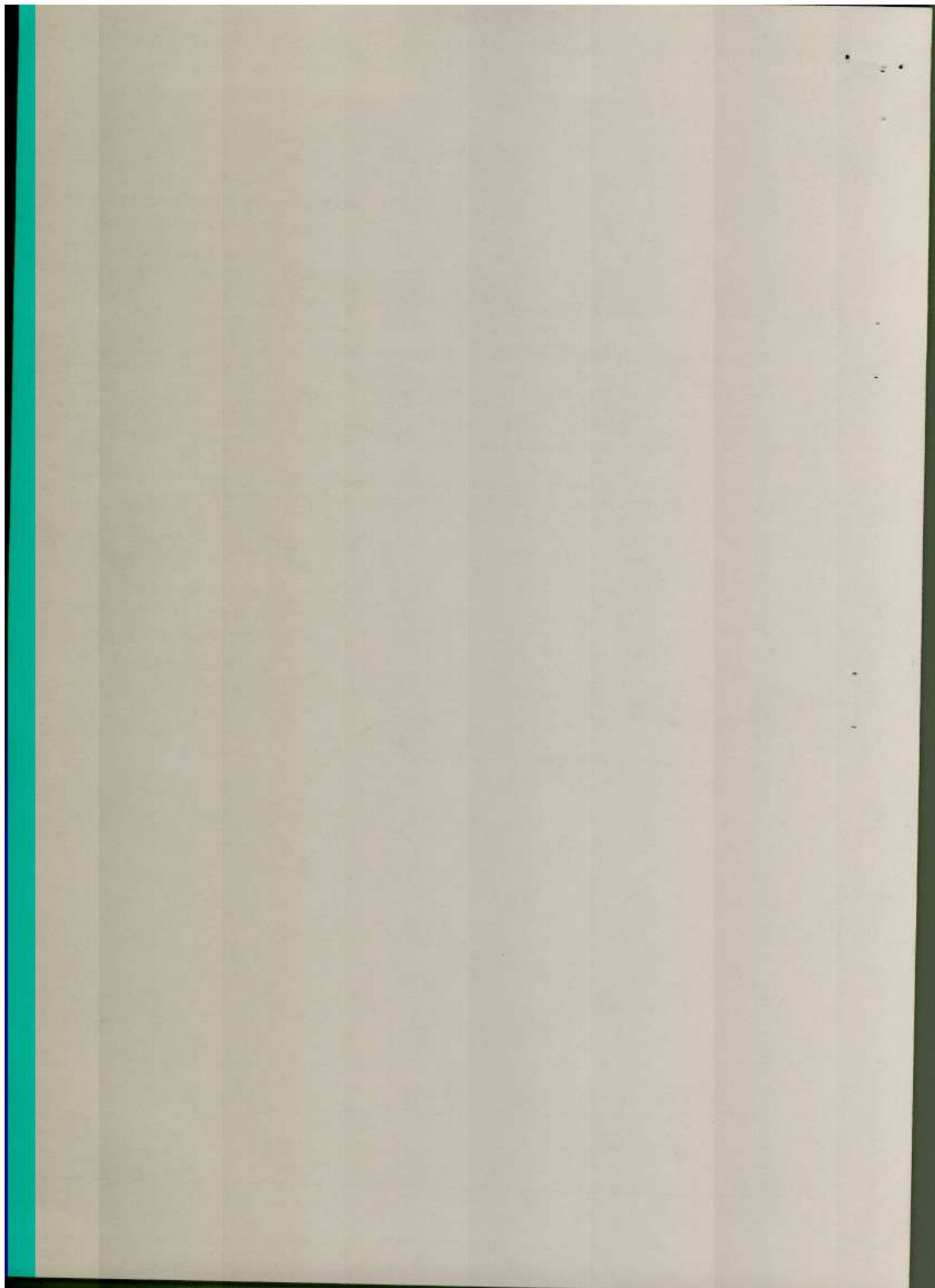


Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 08-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 644/- (B = Rs 539/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 644/-



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Draft Rs 10,000/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 20202, Amount: Rs.100/-, Date of Purchase: 05/09/2016, Vendor name: Mousumi Ghosh

Description of Draft

1. Draft(8554-16) No: 173029000443, Date: 07/09/2016, Amount: Rs.10,000/-, Bank: STATE BANK OF INDIA (SBI), Kamalgazi More

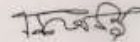


Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

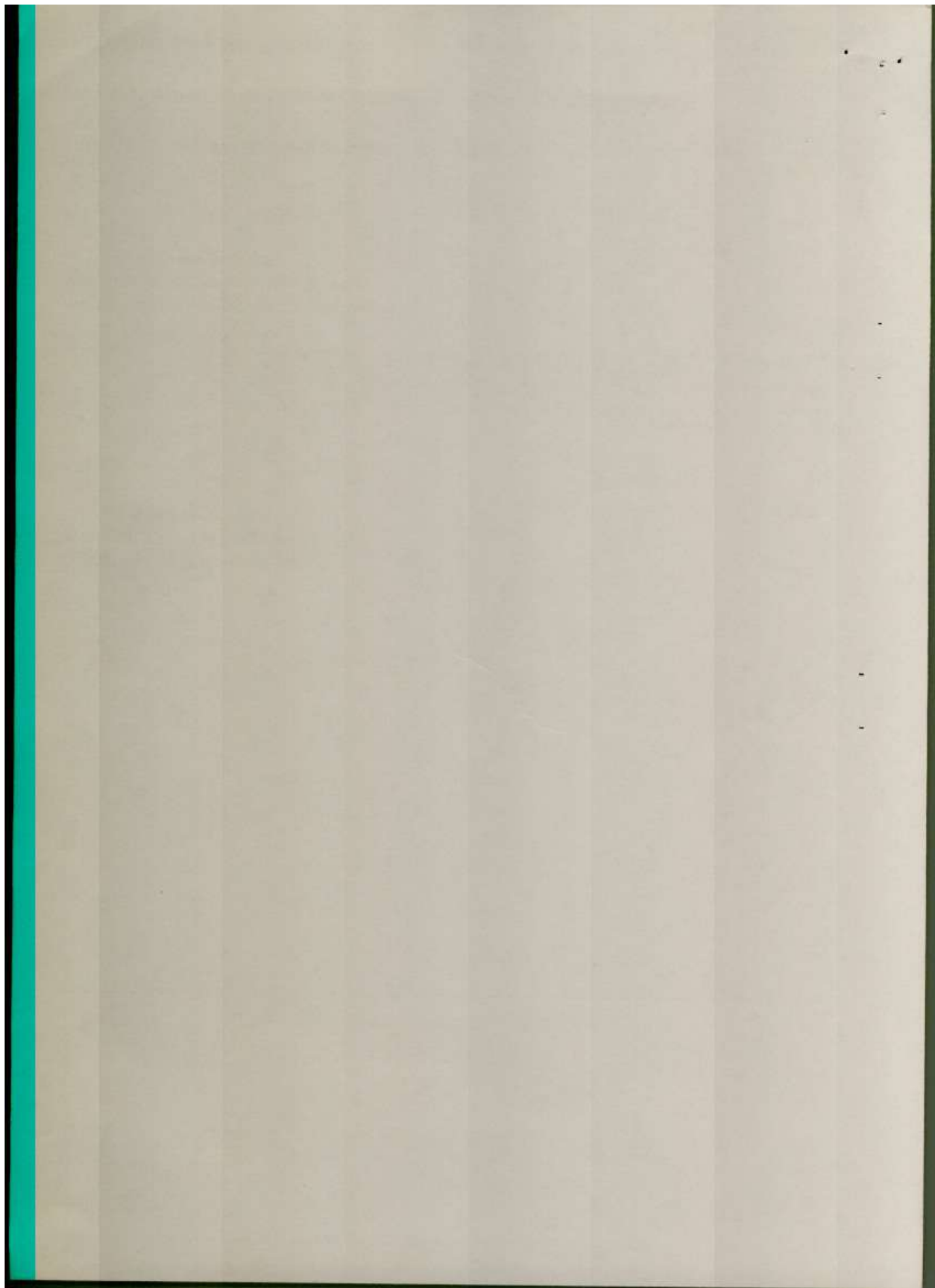
On 12-09-2016

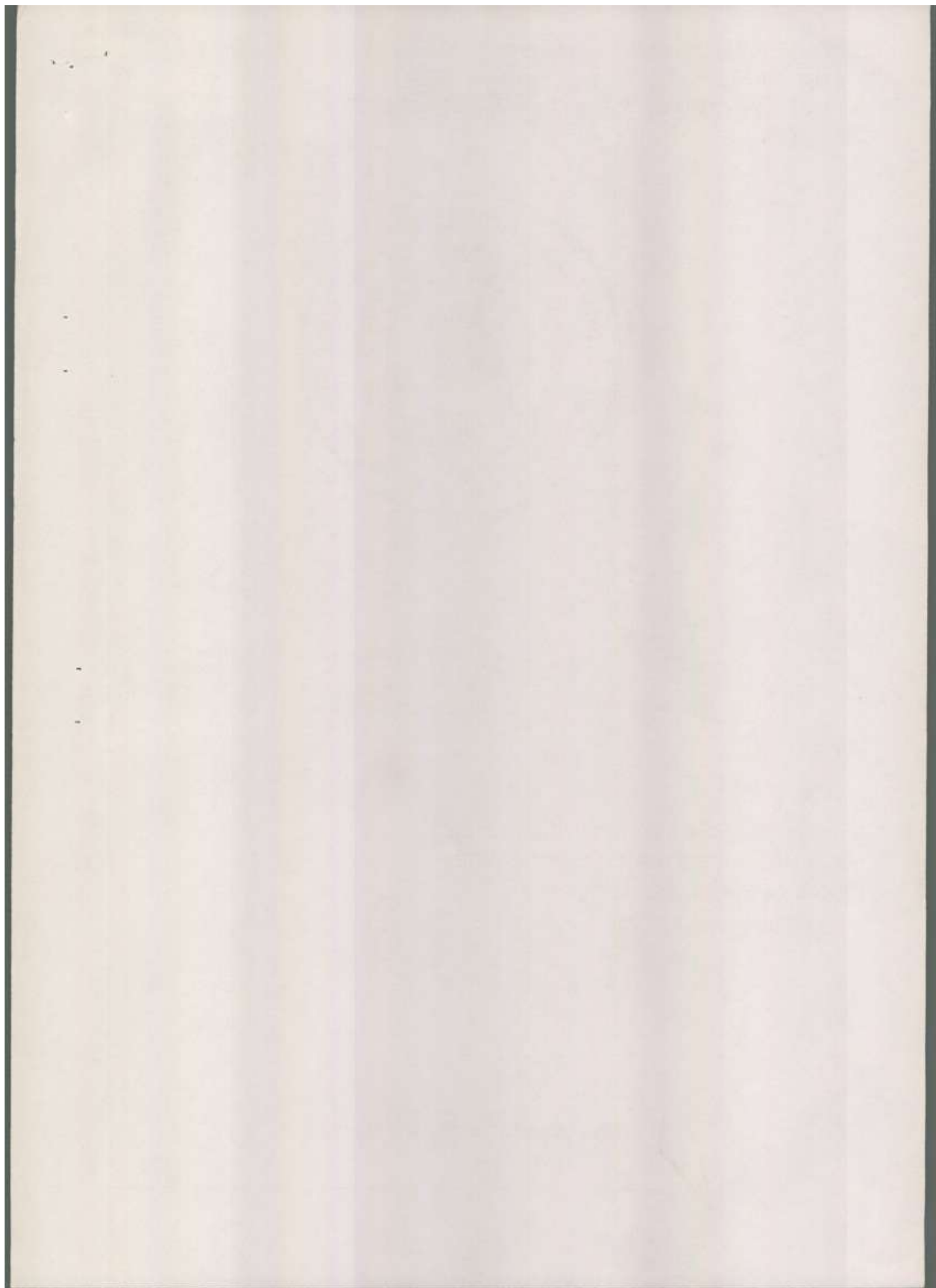
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 227715 to 227757

being No 190106860 for the year 2016.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2016.09.15 12:21:59 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 15/09/2016 12:21:58
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)