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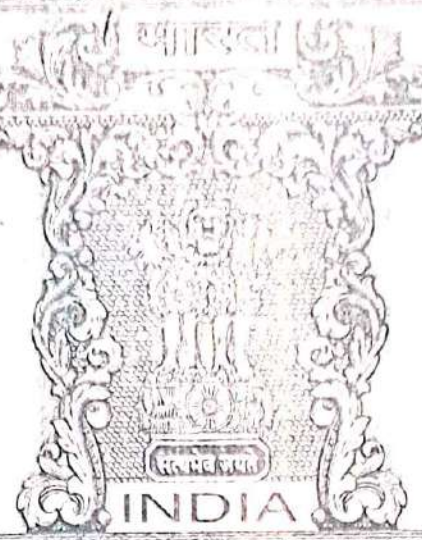
1. 26.6/2021

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

₹.20



TWENTY RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

25AA 742278

Certified that the documents is admitted to registration. The Signature sheet/s and the enclosures sheets attached with this document are the part of this document.

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

29 JAN 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 29th the day of " January " in the year , Two Thousand Twenty One (2021).

B E T W E E N

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(1). DR. SUBODH CHANDRA ROY (PAN NO AEWPR7359P)
 Aadhar No 451544031292 Mobile No 7003937924 Son of Dr S. M. Roy, by
 faith - Hindu, by Occupation - Business, by Nationality - Indian,
 residing at 2A, Hastings Park Road, P.S Alipore, Kolkata - 700 027,
 Managing Director of ROY TECH EXIM PRIVATE LIMITED (PAN
 NO AABCR 2617Q) a registered Company, having its office at
 PREVIOUSLY Kamalalaya Centre of 156A, Lenin Sarani, Kolkata -
 700 13, NOW AT PRESENT OFFICE ADDRESS 25/2A, P.G.MD.SHAN ROAD,
 3RD FLOOR, P.S JADAVPUR KOLKATA - 700 045 (2). SRI. NIRMAL
GANGULY (PAN ANEPG 3049E) Aadhar No 861456226571 Mobile
 No 8902556664, Son of Late Manotosh Ganguly, by faith -
 Hindu, by Nationality - Indian, (3). SRI. ASOKE GANGULY
KUMAR @ Ashoke Kumar Ganguly (PAN ACYPG4163E) Aadhar No
 513435592272 Mobile No 9830508984 Son of Late Manotosh
Ganguly, by faith - Hindu, by Nationality - Indian, (4). SMT. BANI
GANGULY (PAN ASPPG8160G) Aadhar No 295867575109, Mobile No
 9231058799 daughter of late Manotosh Ganguly, by faith - Hindu,
 by Occupation - Housewife, by Nationality - Indian are
 residing at, 56C, Netaji Subhash Chandra Bose Road, P. S Jadavpur, P.
 O. Regent Park, Kolkata - 700 040, within K. M. C Ward No 97,
 hereinafter called and referred to as the " OWNERS OF THE
 PLOT " (which term or expression shall unless excluded by or
 repugnant to the subject or context said mean and include its

respective heirs, executors, legal representatives and assigns) of the
"ONE PART".

A N D

SRI. TAPAS ROY (PAN NO AEYPR 4795M) Aadhar No 690025625269
Mobile No 9836317095 Son of Late Mohit Kumar Roy, by faith -
Hindu, by Occupation - Business, by Nationality - Indian, residing
at, 140, Regent Colony, P. S Jadavpur, Kolkata - 700 040, hereinafter
called and referred to as the "DEVELOPER" (which term or
expression shall unless excluded by or repugnant to the context be
deemed to include his heirs, executors, administrators,
representatives and/or assigns.) of the 'OTHER PART.'

W H E R E A S :-

1. one Abdul Mondal (Ostagar) was sole and absolute owner
of the land recorded is C. S of record of right and said Abdul
Mondal (Ostagar) died intestate leaving behind his only son namely
Wajed Ali Mondal, only one daughter Nasimanees Bibi and his only
widow Goljam Bibi as his only legal heirs and successors. In
this manner Wajed Ali Mondal got 09 (Nine) Annas 06 (Six) Gonads
02 (Two) Kara and 2 (Two) Kranti Share. Nasimansea Bibi Got 04

(Four) Annas 13 (Thirteen) Gonda, 01 (One) Kara and 01 (One) Kranti share and Goljam Bibi got 02 (Two) Annas share in the property left by said Abdul Mondal and they possessed the said properties.

2. That said Nasimansa Bibi sold her share to her mother Goljam Bibi by way of a registered Deed dated 13. 06. 1322 B.S. In this manner the share of Goljam Bibi enhanced to 06 (Six) Annas 13 (Thirteen) Gondas 01 (One) Kara and 01 (One) Kranti which include 02 (Two) Annas share inherited from her husband Abdul Mondal and 04 (Four) Annas 13 (Thirteen) Gondas 01 (One) Kara and 01 (One) Kranti by purchaser from her daughter Nasimansa Bibi.

3. That said Goljam Bibi sold her entire share 06 (Six) Annas 13 (Thirteen) Gondas 01 (One) Kara and 01 (One) Kkranti in aforesaid property to her only Son namely Wajed Ali Mondal, by a registered deed in the year 1333 B.S and delivered possession to her said son. In this manner said Wajed Ali Mondal became the sole owner of the properties left by his father in the manner as stated hereinbefore. That thereafter the name of Wajed Ali Mondal was recorded in C.S in record of right in Khatian no 294 of tenant in respect of 0.95 decimil of within P. S Tollygung of Mouza

- Chandpore and finally published the record of right in correct name of Wajed Ali Mondal.

4. That said Wajed Ali Mondal thereafter mortgaged the property to his nephew Abdul Aziz Mondal and Abdul Latif Mondal who happened to be son of his sister Nasimansea Bibi and the principal amount and interest swelled up to a big figure for which Wajed Ali Mondal had no capacity to pay out and finding no other alternative the said Wajed Ali Mondal sold by registered Deed to one Makhan Lal Sengupta about 0.155 ^{Acres} ~~Acres~~ of land out of 0.31 Acre in Dag No 1801 in Khatian No 294 out of entire land in said Khatian measuring 0.95 Acre. In this manner Makhan Lal Sengupta became owner of 0.155 Acre equivalent to 09 (Nine) Cottahs 06 (Six) Chittaks and 10 (Ten) Sq. ft. together with easement right of common passage on south side of the said land and Wajed Ali Mondal lost all his right, title and interest by transferring and giving delivery of possession the 0.155 of land to Makhan Lal Sengupta. The said sale Deed executed by said Wajed Ali Mondal in favour of Makhan Lal Sengupta and the said Sale Deed registered before the Sub registry office at Behala and has been recoded in Book No 1 Volume No 20, Pages No 50 - 54, being No 1218 for the year 1934. Sub registry office Behala.

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5. That said Makhan Lal Sengupta after purchase the said property enjoyed the same by constructing a house thereon by Sanction from the Municipality and by mutating his name before the K. M. C and the said plot is number as premises no 56A, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040.

6. That said Makhan Lal Sengupta for making improvement to the building, sold out about 02 (Two) Cottahs and 12 (Twelve) Chittaks of land on east side by demarcating a wall and by way of a registered Deed dated 14.02.1968 to one Santosh Kumar Pathak and delivered possession to the said Purchaser namely Santosh Kumar Pathak. The said Deed was registered before the Sub registry office at Behala and recorded in Book No 1, Volume No 19 Pages No 85 89 being no 840 for the year 1968. The said Purchase Deed had two lots one "Red" border portion of 02 (Two) Cottahs and 10 (Ten) and 33 (Thirty Three) sq ft and in other lot in "yellow" colour measuring 01 (One) Chittak and 12 (Twelve) Sq. ft as shown as passage total 02 (Two) Cottahs 01 (One) Chittaks but it revealed that there was 50 sq ft of land in excess in possession of said Santosh Kumar Pathak and an agreement was executed on 28.05.1968 by and between said Makhan Lal Sengupta and Sri Santosh Kumar Pathak herein. Makhan Lal Sengupta accepted the right, title and interest and ownership in favour of Santosh Kumar Pathak and said Santosh Kumar Pathak became the owner of 02 (Two) Cottahs

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13 (Thirteen) Chittaks and 05 (Five) sq. ft of land and started to enjoy the property by mutating his name by paying rents and taxes and rents to the appropriate authority by constructing house on sanctioned plan at K.M.C Premises No . 56A, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040.

7. That said Santosh Kumar Pathak, while was in possession of the property sold the entire plot of 1 and measuring an area 02 (Two) Cottahs 13 (Thirteen) Chittaks and 05 (Five) sq. ft of land to one Smt. Bela Dev by way of a registered Deed of sale which was registered at the District Sub registry office at Alipore and recorded in Book No 1 Volume No 18, Pages No 150, 163 being No 512 for the year 1970. In this manner, the said Smt. Bela Dev was absolutely seized and possessed of otherwise well and sufficiently entitled to the property described in the schedule herein below by mutating her name and paying rents and tax to the appropriate authority or corporation which was numbered as 56A, Netaji Subhash Chandra Bose Road .

8. That while said Smt. Bela Dev was in possession over the said property measuring an area 02 (Two) Cottahs 13 (Thirteen) Chittaks and 05 (Five) sq. ft of land then due to urgent need of money said Smt. Bela Dev sold, transferred and conveyed ALL THAT 1 (One) Cottah 6 (Six) Chittaks and 25 (Twenty Five) Sq. Ft of land in favour of the present Owner of the Second Part herein namely

"ROYTECH EXIM PRIVATE LIMITED" on the Northern half portion of the property at Premises No 56A, N.S.C Bose Road with two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza - Chandpur, District 24 Parganas (South) for a valuable consideration mentioned therein and the said Deed of sale executed and registered on 16th day of July 1991 and the said deed of sale executed and registered before the District registry office at Alipore and recorded in Book No I Volume No 170 Pages No 304 - 318 being 10803 for the year 1991.

9. By an another Deed, while said Smt. Bela Dev in possession over the said remaining Southern half portion of the said plot measuring an area 1 (One) Cottah 6 (Six) Chittaks and 25 (Twenty Five) Sq. Ft of land out of total land 2 (Two) Cottahs 13 (Thirteen) 5 and sq ft Chittaks with two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprised in Dag No 1801, C.S Khatian No 294, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza-Chandpur, District 24 Parganas (South). due to urgent need of money said Smt. Bela Dev sold, transferred and conveyed in favour of the present owner Northern half portion of the property at Premises No 56A, N.S.C Bose Road. For a valuable consideration mentioned therein and the said

Deed of sale executed and registered on 16th day of July 1991 and the said deed of sale executed and registered before the District registry office at Alipore and recorded in Book No 1 Volume No 170 Pages No 304 - 318 being 10803 for the year 1991 then due to urgent need of money said Smt. Bela Dev sold, transferred and conveyed in favour of the present owner said remaining Southern half portion of the property at Premises No 56A, N.S.C Bose Road for a valuable consideration mentioned therein and the said Deed of sale executed and registered on 16th day of July 1991 before the District registry office at Alipore and recorded in Book No 1 Volume No 24, Pages No 185 - 200 being 1116 for the year 1991.

10. That after the said purchase the said two plots "ROYTECH EXIM PRIVATE LIMITED" becomes the owner of plot measuring an area 2 (Two) Cottahs 13 (Thirteen) Chittaks and 5 (Five) sq ft with two storied building has been enjoying and possession over the said plot then they duly mutated its name before the Kolkata Municipal Corporation and the said plot is numbered as Municipal Premises No. 56A, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, Assesse No 21- 097- 12- 0063 - 7.

11. That one Makahn Lal Sengupta was the father of the then the vendors who purchased the property described in the schedule

hereunder by way of a registered purchased Deed from one Wajed Ali Mondal.

12. That as the aforesaid Wajed Ali Mondal inherited the property described in the Schedule below along with other properties from his father Abul Mondal.

13 That Abdul Mondal inherited the property from his predecessor in - interest and was in possession of the same and rightful owner. On his death, his son Wajed Ali possessed the property including the property described in the schedule below as rightful owner.

14. That aforesaid Wajed Ali Mondal where in possession of the property described in the schedule below sold the same to Sri Makhan Lal Sengupta, the father of the Vendors therein by virtue of registered sale Deed registered in Book No 1 Volume No 20 Pages 50 - 54 being no 1218 for the year 1934 at the office of the District Sub registrar at Alipore at Behala

15. That said Makhan Lal Sengupta during his lifetime sold some portion of land, purchased from Wajed Ali Mondal to Smt Mira Devi measuring an area 02 (Two) Cottahs 02 (Two) Chittaks and 12 (Twelve) sq ft. Smt Nalini Bai measuring an area 01 (One) Cottah 04

(Four) Chittaks and 00 (Zero) sq fl and Sri Sanstosh Kumar Pathak measuring an area 2 (Two) Cottahs 13 (Thirteen) Chittaks and 05 (Five) sq fl by three separate deeds

16. That said Makhan Lal Sengupata executed a registered WILL on 12th February 1965 and after execution of said "WILL" and during his life time he sold some portion of land to the persons named above.

17. That the said Makhan Lal Sengupta, made some construction on the landed property described in the Schedule below which latter number as 56, N. S. C Bose Road, P. S Tollygung, Kolkata - 700 040. While in possessing the same Makhan Lal Sengupta died on 16. 04. 1976 leaving "WILL" which was duly probate by the District Delegate at Alipore in Ac. XXIX, Case No 8 of 1977 by the said WILL, the said Makhan Lal Sengupta devise all his immovable properties to his wife Amiya Bala Sengupta and thereafter on death of Amiya Bala Sengupta to his son namely Sri Arun Kumar Sengupta and two daughter namely Smt Dipali Dasgupta wife of Sri Subodh Kumar Dasgupta, Smt Puspali Dutta Gupta wife of Sunil Kumar Dutta Gupta respectively.

18. That said Amiya Bala Sengupta died intestate on 25. 05. 1988 and the property described in the Schedule below developed

upon the said Sri Arun Kumar Sengupta, Smt Dipali Dasgupta and Smt Puspali Dutta Gupta.

19. That said Sri Arun Kumar Sengupta, Smt Dipali Dasgupta and Smt Puspali Dutta Gupta thus became the sixteen annas owners and were absolutely seized and possessed or otherwise well and sufficiently entitled to the property being Premises No 56, N. S. C. Bose Road, P. S. Jadavpur Kolkata - 700 040, as absolute owner free from encumbrance.

20. That said Sri Arun Kumar Sengupta, Smt Dipali Dasgupta AND Smt Puspali Dutta Gupta sold, transferred and conveyed in favour of the present owner namely "ROYTECH EXIM PRIVATE LIMITED" ALL THE piece and Parcel of more or less 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft of Mokarari interest at Premises No 56, N.S.C Bose Road. For a Valuable Consideration mentioned therein and the said Deed of Sale executed and registered on 6th day of December 1991 and the said deed of sale executed and registered before the District registry office at Alipore and recorded in Book No 1 Volume No 292, Pges No 36 -47 being 17483 for the year 1991.

21. That after purchase the said plot, by way of said sale, said "ROYTECH EXIM PRIVATE LIMITED" has been enjoying and

possession over the said plot then they duly mutated its name before the Kolkata Municipal Corporation and the said plot is numbered as Municipal Premises No. 56, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, Assesse No 21- 097-12- 0062 - 5.

22 That One Wajed Ali Mondal Son of late Abdul Mondal was the sole and absolute owner and occupier All that the land measuring an area about .31 Satak in Dag No 1801, C.S Khatian No 291, Rayata Khatian No 294, J. L. No 41, R. S. No 40, Touzi No 56, Mouza - Chandpur, District : 24 Parganas (South).

23. That while said Wajed Ali Mondal was in possession and had been enjoying and possessing over the said land then said Wajed Ali Mondal sold, transferred and conveyed in favour of one Sri Makhan Lal Sengupta Son of late Anil Chandra Sengupta residinag at 1/20, Prince Golam Md. Shah Road , P.S Tollygung, Kolkata - 700 026 ALL THAT the land measuring an area 15 ½ Satak out of total land .31 Satak at Dag No 1801, C.S Khatian No 291, Rayata Khatian No 294, J. L. No 41, R. S. No 40, Touzi No 56, Mouza - Chandpur, District : 24 Pargahas. (South), by way of a Deed of Sale on 07.07.1934 and the said Deed of Sale executed and registered before the Sub registry office at Behala and recorded in Book No 1 , Volume No. 20 , Pages No 50 - 54 Being No 1218 for the year 1934 .

24. That after purchased the said property said Makhan Lal Sengupta duly constructed a house thereon by mutating his name before the Kolkata Municipal Corporation.

25. That the said Makhan Lal Sengupta for making improvement to his said land with building sold out about 2 (Two) Cottahs 2 (Two) Chittaks and 12 (Twelve) sq ft of land on the North - East side of the premises with building by demarcating by a wall along with 3'ft and 4'ft common passage from south to west side at and being Premises No 56C, Netaji Subhash Chandra Bose Road, P. S. Jadavpur, P. O. Regent Park, Kolkata - 700 040, within K. M. C. Ward No 97, by a registered Deed of Sale dated 11.11.1964 to one Smt Mira Debi wife of Manotosh Ganguly and delivered possession of the said land to then the said Purchaser namely Smt Mira Debi. The said Deed of Sale was registered at Sub registry office at Alipore in Book No I, Volume No 132, Pages No 250 - 254, being no 8371 for the year 1964.

26. That after purchased the same, while said Smt. Mira Debi was in possession and had been enjoying and possessing over the said land measuring an area 2 (Two) Cottahs 2 (Two) Chittaks and 12 (Twelve) sq ft on the North - East side of the

premises with building along with 3'ft and 4'ft common passage from south to west side at and being Premises No 56C, Netaji Subhash Chandra Bose Road , P. S. Jadavpur, P. O. Regent Park , Kolkata - 700 040, within K. M. C Ward No 97 then suddenly said Mira Debi died intestate on 12th day of June 1990, leaving behind her three sons namely (a). Dipak Kumar Ganguly since deceased , (b). Sri. Nirnal Ganguly and (c). Sri Asoke Ganguly and four daughters namely (d) Miss. Bani Ganguly , (e). Smt. Ruby Chakraborty , (f). Smt. Jharna Chakraborty, since deceased and (g). Smt. Kalpana Chatterjee as her only legal heirs and successors to inherit her said plot of land with structure standing thereon

27. That after death of said Mira Debi, while her said three sons and four daughters were in joint possession over the said land with structure each having undivided $1/7^{\text{th}}$ share of land or 220 .286 sq. ft together with 100 sq ft structure over the said property then suddenly one son of said Smt Mira Debi namely Dipak Kumar Ganguly died on 10. 06. 2017 leaving behind his wife Smt Nivedita Ganguly as his only legal heirs and successors to inherit his share of land with structure on the said plot at and being Premises No 56C, Netaji Subhash Chandra Bose Road , P. S. Jadavpur, P. O. Regent Park , Kolkata - 700 040,

28. That one Daughter of said Mira Debi namely Jharna Chakraborty died on 26. 01. 2016 leaving behind her only son namely Sri Subhananda Chakaraborty.

29. That after death of said Jharna Chakraborty, her said Son Sri Subhananda Chakaraborty became the owner of undivided 1/7th share of land measuring an area 220.286 sq. ft together with 100 sq ft structure over the said property at premises no 56C, N. S. C Bose Road, Kolkata - 700 040, within K. M. C Ward No 97.

30. That on 16. 08. 2018, two married daughter of said Mira Debi namely Smt. Ruby Chakraborty and Smt. Kalpana Chatterjee gifted their undivided 2/7th share of homestead land measuring an area $220.286 \text{ sq. ft} \times 2 = 440.572 \text{ sq. ft}$ together with $100 \times 2 = 200 \text{ sq. ft}$ single storied structure of the said plot including 3'ft and 4'ft common passage from south to west side at and being Premises No. 56C, Netaji Subhash Chandra Bose Road, Kolkata - 700 040, within K. M. C Ward No 97, District - 24 Parganas (S), Comprised in Dag No 1801, from the total area 440.572 sq ft together with $100 \times 2 = 200 \text{ sq ft}$ single storied structure of the said plot including common passage at and being Premises No. 56C, Netaji Subhash Chandra Bose Road, Kolkata - 700 040 within K. M. C Ward No 97, J. L. No 41, R. S. No 40, Touzi No 56 in favour of their sister-in-law namely Smt Nivedita Ganguly wife of late Dipak Kumar Ganguly by way of a

Deed of Gift and the said Deed executed and registered at District Sub registry office at Alipore and recorded in Book No I, Volume No 1605-2018 Pages No 194056-194079 Being Deed No 160505860 for the year 2018.

31 Similarly, on 16.08.2018, the only son of late Jharna Chakraborty namely Sri Subhanandan Chakaraborty gifted his undivided 1/7th share of homestead land measuring an area 220.286 sq ft together with 100 sq.ft single storied structure of the said plot including common passage at and being Premises No.56C, Netaji Subhash Chandra Bose Road, Kolkata - 700 040, within K. M. C Ward No 97, District - 24 Parganas (S) Comprised in Dag No 1801, C.S Khatian No 291, Rayata Khatian No 294, J. L. No 41, R. S. No 40, Touzi No 56 in favour of Owners / First Part herein namely (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly, by way of a Deed of Gift and the said Deed executed and registered at District Sub registry office at Alipore and recorded in Book No... I Volume No 1605- 2018, Pages No 194032-19405 Being Deed No 160505859 for the year 2018

32. That after accept the said plot of land by way of said two separate Deed of gift, said Smt Nivedita Ganguly and (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly become the joint owners and occupiers of the plot measuring an area 2

(Two) Cottahs 2 (Two) Chittaks and 12 (Twelve) sq ft of land on the North - East side of the premises with building with 3' ft and 4' ft Common passage at and being Premises No 56C, Netaji Subhash Chandra Bose Road P. S Jadavpur, P. O. Regent Park , Kolkata - 700 040, within K. M. C Ward No 97.

33. That while said Smt Nivedita Ganguly and said (1). Sri. Nirmal Ganguly (2). Sri. Asoke Ganguly Kumar @ Ashoke Kumar Ganguly (3). Smt. Bani Ganguly were in joint possession over the said plot at Premises No 56C, N.S.C Bose Road , then they amicably partition their said plot of land with structure and after the said partition the said Smt Nivedita Ganguly become the owner of 3/7th share of the property measuring an area 660.858 sq ft of land excluding common passage with 300 sq ft building at and being Premises No 56C, N. S. C Bose Road, Kolkata - 700 040, within K. M. C Ward No 97 and the Owners of the First Part namely (a). Sri Nirmal Ganguly and (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly , become the joint owners of property remaining 4/7th share measuring an area about 881.144 Sq Ft land and 262 sq ft common passage and total land measuring 1143.144 sq ft (including common passage) with 550 sq .ft single storied building at and being Premises No 56C N. S. C Bose Road, Kolkata - 700 040, within K. M. C Ward No 97 , by way of a Deed of Partition on 07.09.2018 and the said Deed of Partition

executed and registered at Sub registry office at Alipore in Book No I Volume No 1605-2018 Pages No 205989- 206018 Being Deed No 160506182 for the year 2018.

34. That after the said Partition, while said (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly were in joint possession over the said plot then they duly mutated their name before the Kolkata Municipal Corporation and the said plot is re -numbered as Municipal Premises No. 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, Assesse No 21- 097-12- 3728 -4

35. That said "ROYTECH EXIM PRIVATE LIMITED" the owner no 1 herein are seized and possessed the plot measuring an area about 2 (Two) Cottahs 13 (Thirteen) Chittaks and 5 (Five) sq ft OR 2030 Sq Ft with 1200 sq ft (On the Ground Floor 600 sq ft and on the First Floor 600 sq ft) two, storied, building at Kolkata Municipal Corporation Premises No 56A, Notaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza - Chandpur District 24 Parganas (South) AND ALSO "ROYTECH EXIM PRIVATE LIMITED" Owner no 1 herein was seized and possessed the plot measuring an area about 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft OR 1624 Sq Ft with 400 sq ft single storied structure at Premises No 56, N.S.C Bose Road, P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S).

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AND ALSO (a) Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly , Owners no (2 -4) herein were seized and possessed the plot measuring an area about 881.144 Sq. Ft land and 262 sq ft common passage and total land measuring 1143.144 sq ft (including common passage) OR 1 (One) Cottah 9 (Nine) Chittaks and 19 (Nineteen) sq ft with 400 sq ft single storied building at and being Premises No 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S) .

36. That while the Owner nos 1-4 herein had been enjoying and possessing over the said Three Plots and the said three plots are contiguous to each other and for better living , enjoyment and benefits and use of the said three plots be made a Single plot by way of Deed of Amalgamation / Exchange on 26th day of September 2019 and the said Deed of Amalgamation / Exchange executed and registered before the District registry office at Alipore and recorded in Book No I Volume No 1605 -2019 , Pges No 207618 - 207667 being 160506121 for the year 2019.

37. That the Owner No 1 - 4 herein decided to mutually exchange and /or transfer that is say that said " ROYTECH EXIM PRIVATE LIMITED " the Owner no 4 herein conveyed undivided two - third share of the plot measuring an area about 1335.33 sq ft land and 800 sq ft single storied structure out of total measuring an area 2 (Two) Cottahs 13 (Thirteen) Chittaks and 5 (Five) sq ft OR 2030 Sq Ft with 1200 sq ft (On the Ground Floor

400 sq ft and on the First Floor 400 sq ft) two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S. Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S. Khatian No 204, J. L. No. 41, R. S. No 40, Touzi No 56 291, Mouza - Chandpur, District 24 Parganas (South), AND "ROYTECH EXIM PRIVATE LIMITED" also conveyed undivided two - third share of the plot measuring an area 1082.67 sq ft with 262 sq ft single storied Pucca Structure out of his total land 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft. OR 1624 Sq Ft with 400 sq ft single storied structure at Premises No 56, N.S.C Bose Road P.S. Jadavpur Kolkata - 700 040, District - 24 Parganas (S) AND (a) Sri Nirmal Ganguly (b) Sri Asoke Ganguly and (c) Miss. Bani Ganguly, Owner nos (2 - 4) herein convey Undivided two - third share of the plot measuring an area about 762.51 sq ft land and 266.67 sq ft single storied structure out of total 381.144 Sq. Ft. land and 282 sq ft common passage and total land measuring 1143.144 sq ft (including common passage) OR 1 (One) Cottah 9 (Nine) Chittaks and 19 (Nineteen) sq ft with 400 sq ft single storied building at and being Premises No 56C/1, N. S. C Bose Road, P.S. Jadavpur, Kolkata - 700 040, District - 24 Parganas (S) .

38. That while the Owner nos 1-4 herein had been enjoying and possessing over their said Three Flats and the said three plots be made a Single plot by way of Deed of Amalgamation / Exchange on 26th day of September 2019 and the said Deed of Amalgamation / Exchange

executed and registered before the District registry office at Alipore and recorded in Book No 1 Volume No 1605 -2019 , Pges No 207618 - 207667 being 160506121 for the year 2019.

39. That after the said Amalgamation, the owners of the plot duly mutated the said plot before the Kolkata Municipal Corporation and the said plot re - numbered as Municipal Premises No 56, N.S.C Bose Road. P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S) , Asseese No 21 097 1200625.

40. That the Owners of the plot / First Part herein intended and/or decided to develop their /its said plot measuring an area about 4797 sq ft OR 06. (Six) Cottas 10 (Ten) Chittacks and 27 (Twenty Seven) Sq.ft be the same a little more or less together with 2000 sq ft two and single storied building at and being Kolkata Municipal Corporation Premises No 56, N. S. C Bose Road , by constructing a residential Cum Commercial building on the said plot as per plan to be Sanction by the Kolkata Municipal Corporation and have approached to the party of the Second part / Developer herein to construct the said building on the said plot .

41. That the Party of the Second part / Developer herein has agreed with the proposal of the party of the First Part / Owners herein

and has agreed to take up the said construction work on the said plot of land at and being Kolkata Municipal Corporation Premises No 56, N. S. C Bose Road, P. S Jadavpur, Kolkata- 700 040, as per plan to be Sanction by the K. M. C.

ARTICLE - I

: DEFINATIONS :

1. "OWNERS" : Shall mean. (1). DR. SUBODH CHANDRA ROY (PAN NO AEWPR7359P) Aadhar No 451544031292 Mobile No 7003937924 Son of Dr S. M. Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2A, Hastings Park Road, P.S Alipore, Kolkata - 700 027, Managing Director of ROY TECH EXIM PRIVATE LIMITED " (PAN NO AABCR 2617Q) a registered Company, having its office at PREVIOUSLY Kamalalaya Centre of 156A, Lenin Sarani, Kolkata - 700 13, NOW AT PRESENT OFFICE ADDRESS 25/2A, P.G.MD.SHAH ROAD, 3RD FLOOR, P.S JADAVPUR KOLKTA - 700 045 (2). SRI. NIRMAL GANGULY (PAN ANEPG 3049E) Aadhar No 861456226571 Mobile No 8902556664 Son of Late Manotosh Ganguly, by faith - Hindu, by Nationality - Indian,
- (3). SRI. ASOKE GANGULY KUMAR @ Ashoke Kumar Ganguly (PAN ACYPC4163E) Aadhar No 513435592272 Mobile No 9830508984 Son of Late Manotosh Ganguly by faith - Hindu, by Nationality - Indian. (4). SMT. BANI GANGULY (PAN ASPPG8160Q) Aadhar No

295867575109 , Mobile No 9231058799 daughter of late Manotosh Ganguly , by faith - Hindu, by Occupation - Housewife , by Nationality - Indian, all are residing at, 56C, Netaji Subhash Chandra Bose Road , P. S Jadavpur, P. O. Regent Park , Kolkata - 700 040, within K. M. C Ward No 97, including their legal heirs/ its heirs and representatives .

2. " DEVELOPER " : Shall mean SRI. TAPAS ROY Son of Late Mohit Kumar Roy , by faith - Hindu, by Occupation - Business , by Nationality - Indian, residing at, 140, Regent Colony, P. S Jadavpur, Kolkata - 700 040, including his heirs and legal representatives .

3. " PLOT " : Shall mean all that plot of land measuring an area about 6 (Six) Cottahs ^{10 Cottahs} and 27 (Twenty Seven) Sq ft together with structure standing at Premises No 56, N. S. C Bose Road , P. S Jadavpur, Kolkata - 700 040.

4. " TITLE DEED " - Shall mean all the documents in respect of Plot at and being Premises No 56, N. S. C Bose Road , P. S Jadavpur, Kolkata - 700 040, within K. M. C Ward No 97.

5. **ARCHITECT** : Architect shall mean Architect / Architects and /or Firm of Architect who the Director may appoint from time to time as Architect/Architects for the new building.
6. **COMMON EXPENSES** : Common expenses shall mean and include all the expenses to be incurred by the units owner for the management and maintenance of at and being Premises No 56, P. S Jadavpur, Kolkata - 700 040, within K. M. C Ward No 95, District - 24 Parganas (S).
7. **BUILDING** - Shall mean a Four storied residential cum commercial including shop / office / godown etc building to be constructed as per plan at and being Premises No 56, N. S C Bose Road, P. S Jadavpur, Kolkata 700 040, within K. M. C Ward No 97, District - 24 Parganas (S).
8. **COMMON PORTION** : Shall mean all the common area and installation to comprise after the development, morefully described in the Schedule "F" written hereunder.
9. **" OWNERS' ALLOCATION "** :- Shall mean the Developer herein shall deliver to the Owners

ALL THAT 5 (Five) nos Flats, Out of which

A.

- (i). ALL THAT One flat on the Third Floor, North - West Side measuring an area 796 sq ft built up area .
 - (ii). ALL THAT One flat F on the third Floor, North - East Side measuring an area 742 sq ft built up area
 - (iii). ALL THAT One flat on the Fourth Floor, North - West Side measuring an area 796 sq ft built up area
 - (iv). One flat on the First Floor South - East Side measuring an area $350 + 350 = 700$ sq ft built up area
 - (v). One Self Contained residential flat on the Second Floor North-West side admeasuring 350 sq ft build up area
- of the proposed building on the said plot as per plan to be Sanctioned by the koikata Municipal Corporation together with common uses on the said plot at and being Premises No 50 N.S . C

Bose Road, P. S. Jadavpur, Kolkata 700 040, within K. M. C Ward No
97. District - 24 Parganas (S).

B. That the Developer herein already paid to the Owner
no 1 - 4 herein a Sum of Rs. 43,00,000/- only (Rupees Forty Three
Lacs) only in addition of the said Flat by separate cheques /
RTGS and also Bank Draft and the Developer herein shall also
pay to the Owner no 1 - 4 herein a Sum of Rs . 10,00 000/-
(Rupees Ten Lacs) within Janauary 2021

10. " DEVELOPER'S ALLOCATION " - shall mean
ALL THAT remaining Flats, Floor/s/ constructed area of
the said proposed building on the said plot as per plan to be
Sanction by the Kolkata Municipal Corporation together with common
use on the said plot at and being Premises No 56, N. S. C Bose Road
P. S. Jadavpur, Kolkata 700 040, within K. M. C Ward No 95, District -
24 Parganas (S)

11. " COMMON FACILITIES AND AMENITIES " - shall include ways, stair case, underground water reservoir, overhead water tank, water pump, motor, septic tank, sewerage line, roof of the building and other facilities which may be mutually agreed upon and among parties as required for the establishment location enjoyment provision maintenance and/ or management of the building.
12. " SPECIFICATIONS " - Shall mean first class and good standard materials available in the market for construction and completion of the proposed building . The details of specifications are given in the Schedule hereto.
13. " FORCE MAJURE " : Shall mean and include flood earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, labor unrest and/or any other reacts of commission beyond the control of the Developer affected thereby and also non avaiability of essential materials like cement steel etc.
14. " ROOF OF THE BUILDING " : Ultimate Roof of the said proposed building will be the developer . The Developer shall have every

right to install Mobile Tower/ Antena etc on the roof of the said building and one one including the purchaser shall have no right for any objection

15. "MAINTENANCE CHARGES " : Shall mean all proportionate share maintenance of the common areas and facilities as hereunder written to be borne by the Purchasers with other flat owners .

ARTICLE - II

EXPLOITATION RIGHT ;

That the owners of the plot herein grant an exclusive right to the developer to build a residential building on the said plot of land at and being corporation premises no. No 56, N.S.C Bose Road. P.S Jadavpur, Kolkata - 700 040 within, Kolkata Municipal Corporation Ward No 97.

ARTICLE -III

THE OWNERS RIGHT AND REPRESENTATION AS FOLLOWS :-

- i. That the owners herein solely and absolutely seized and possessed or and/or other wise well and sufficiently entitled to the said land and premises mentioned herein above.

- ii. That the right, title and interest of the owners in the said land and premises mentioned hereinabove are free from all encumbrances and owners have a marketable title to the same.
- iii. That the entire said land and premises mentioned herein above are in actual physical possession of the owners.
- iv. That the owners have not received any notice of acquisition or requisition of the said land and premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- v. Neither the premises nor any part thereof have been attached and/or is liable to be attached under any decree or order of any court of law or due to Income Tax revenue or any other public demand.
- vi. That the owners have not entered into any agreement for sale, lease, development or otherwise for transfer and/or development of the said land mentioned hereinabove or any part or portion thereof in favor of any one other than in favor of the Developer herein.
- vii. That the owners are not aware of any impediment affecting the said land and premises mentioned hereinabove whereby they are in any way barred from entering into this agreement.
- viii. That the owners are fully and sufficiently entitled to sell with Developer and/or dispose of the said land and premises mentioned hereinabove and thus enter into this agreement.

ARTICLE - IV

: COMMENCEMENT :

This Agreement shall be in force for 30th months from the date of Sanctioned building Plan from the Kolkata Municipal Corporation . In the event , the said building is not completed within the period of 30 months for reasons beyond control then in that event the 6 months time limit will be extended by the owner as a grace period .

ARTICLE -V

THE OWNER'S OBLIGATION AS FOLLOWS :-

- a. That the owners hereby grant exclusive right to the Developer to undertake new construction in the land bounded by the walls only in accordance with the plan to be prepared by the Developer's Architect
- b. That the owners of the plot shall pay up to date K.M.C and C E S C Electric bills before handover the said plot to the developer for construction.
- c. That All applications, plans and other papers and documents as may be required by the Developer for the purpose of

construction of the building shall be prepared by the Developer on behalf of the owners .

d. That the owners shall grant to the Developer a registered general power of attorney as may be required in connection with the construction of the said building with such power and authority to do all acts things and matter relating to the construction

e. That upon completion of the new building the Developer shall put the owners in undisputed possession of the owner's allocation together with the rights in common to the common facilities and amenities ..

f. The owners and the Developer shall be exclusive entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claims or interest therein whatsoever of the their and the owner's shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's allocation.

g. That the Developer shall bear their own costs to construct a concrete new building at the said premises according to such specification as mentioned in the Schedule 'D' hereunder written and such may be recommended by the Architect from time to time appointed and it is hereby understood and agree that the materials used and to be used shall be final on the parties thereto.

h. This Agreement shall be deemed to have commenced on and with effect from the date of signing of the Agreement. That the existing terms of

shop / office of the said plot shall also arrange by the Owners of the plot

(j) At the time of signing this agreement, the owner of the plot shall handover to the developer herein all its original Deed/s and documents in respect of schedule " A " mentioned plot for the further process of all offices and concern for the said construction .

ARTICLE - VI

DEVELOPER'S RIGHT & OBLIGATION :-

1. (A). That the Developer herein shall also pay to the Owner no 1 - 3 herein a Sum of Rs. 42,50,000/- only (Rupees Forty Two Lacs Fifty Thousand) only in addition of the said Flat .Out of which a Sum of Rs 32,50,000 (only paid by the developer to the owners by separate cheques and RTGS and shall also pay a Sum of Rs . 10,00,000/- within January 2021

(B). That the developer herein already paid to the Owner no 2 - 4 herein of the plot a Sum of Rupees 10,50,000/- (Rupees Ten Lacs Fifty Thousand) only in addition of said flat .Out of which (i). Rs. 3,50,000/ by Demand Draft being No 283132 dated 13.08.2018 (ii). Rs. 3,50,000/ by Demand Draft being No 283133 dated 13.08.2018 (iii). Rs. 3,50,000/ by Demand Draft being No 283134 dated 13.08 2018 all are Bank of Baroda, Morore Avenue Branch , Kolkata - 700 040.

- (i) That after execution of this agreement as well as said mutation, a fresh registered memorandum of agreement will be made by and between the party of the first and second part herein, in details.
- (ii). That the developer shall complete the said construction work within a period of 30th months from the date of Sanctioned building Plan from the Kolkata Municipal Corporation . In the event , the said building is not completed within the period of 30 months for reasons beyond control then in that event the 6 months time limit will be extended by the owner as a grace period .
2. That the Developer shall pay proportionate share of the K.M.C taxes and other dues and outgoings to the K.M.C. in respect of the entire property from the date of receiving the vacant possession of the existing property till the handover the owner's allocation of flat .
3. That from the date of completion of the building , the Developer and /or their nominees shall also be responsible and / or liable to bear charges proportionately for maintenance of common facilities in the building with the owner/s.
4. That the Developer shall have the exclusive right to make construction in the said premises without any interference or obstructions but the owners of the plot or their nominee Shall appoint time to time an Engineer or Architect for inspection the said Construction Work.

5. That the existing building on the said plot will be the developer and the developer shall demolish it and to sell the debris of the said building after demolish it.
6. Further it is agreed by the Developer that the owner no 2 i.e Sri Ashoke Kumar Ganguly @ Ashoek Kumar Ganguly must be provide with Rs.3000/- only per month as shifting charges in lieu of accommodation during the period of construction or otherwisetill the date of handover thepossession of the owners allocation in theproposed building
7. That the owners /first part herein shall also execute a registered Agreement and also a General Power of Attorney in favour of the party of the second- part herein for smooth running the said construction work and also for execution and registration of their allocation of flat/s .
9. That all the due K.M.C and other taxes in respect of the said plot shall be borne by the owner of the pot
10. That all the liable and responsible for the existing tenant and the occupier namely " RAMTHAKUR HARDWARD" , " Smt. Kalayana Roy " and " Sri Samar Roy Chowdhury and Sri Bidyut Sengupta " shall be the Developer ant he owners shall not be liable for the same.

ARTICLE - VII

IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS :-

1. That neither party shall make any structural alteration in their/ their allocation without the previous consent of the other HOWEVER such alterations shall always be made with approval of the appropriate authority as may be required for the purpose.
2. That the land owners would assist the Developer in submitting applications to the various authorities requisitions, permissions, approval, sanction, allotment, and all other matters in respect of the land mentioned in the Schedule without any financial assistance.
3. That the Developer will be entitled to receive all the consideration of the saleable flats from the respective purchasers or any other income incurred from the flats of the said project save and except land owner's allocation, in the proposed building.
4. That the Developer after completion of the said project shall be entitled to form any association for and on behalf of the prospective flat owner/s in the proposed building.
5. That the " name " of the said proposed building shall be decided by the Developer .
6. That the Developer herein shall handover to the owners of the plot their allocation along with possession letter

7. That the Developer herein shall deliver to the owners undisputed possession of owner's allocation

ARTICLE - VIII

RESTRICTIONS

1. That the developer during construction shall abide by the all laws, rules and regulation of Government, local bodies and / or other authorities and shall attained to answer and shall be responsible for any deviation, violation or breach of the said laws, buy laws, rules and regulations.

2. That the owners shall abide by all laws, rules and regulations of Association / society that may be formed in due course.

ARTICLE - IX


JURISDICTION :

Appropriate Courts at Alipore, District ; 24 Parganas (South) Court shall have the jurisdiction to entertain all disputes and action between the parties herein.

FIRST SCHEDULE OF THE PROPERTY

(Description of the Premises)

ALL THAT Piece and Parcel of land measuring an area 06 (Six) Cottahs 10 (Ten) Chittacks and 27 (Twenty Seven) Sq .ft OR 4797 sq ft be the same a little more or less together with 2000 sq ft two and single storied building within Kolkata Municipal Corporation Ward No 97 and being Premises No 56, N. S. C Bose Road , P. S Jadavpur, Kolkata 700 040, within K. M. C Ward No 95, District - 24 Parganas (S) , comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291/9, Mouza - Chandpur, District 24 Parganas (South), the said plot of land butted and bounded as follows :-

- 
- ON THE NORTH : 54, N.S. C Bose Road
- ON THE SOUTH : Partly 56C, Colony Road and Partly 56B, N.S.C Bose Road
- ON THE EAST : Regent Colony
- ON THE WEST : 40'-00" N.S.C Bose Road

SCHEDULE "B" ABOVE REFERRED TO :

(Owner's allocation)

A. That the Developer herein shall also deliver to the

ALL THAT 5 (Five) nos Flats, Out of which

- (i). ALL THAT One flat on the Third Floor, North - West Side measuring an area 796 sq ft built up area .
- (ii). ALL THAT One flat F on the third Floor, North - East Side measuring an area 742 sq ft built up area
- (iii). ALL THAT One flat on the Fourth Floor, North - West Side measuring an area 796 sq ft built up area
- (iv). One flat on the First Floor South - East Side measuring an area $350 + 350 = 700$ sq ft built up area
- (iv). One Self Contained residential flat on the Second Floor North-West side admeasuring 350 sq ft build up area

of the proposed building on the said plot as per plan to be Sanction by the Kolkata Municipal Corporation together with common use on the said plot at and being at and being Premises No 56, N. S. C Bose Road, P. S. Jadavpur, Kolkata 700 040, within K. M. C Ward No 95, District - 24 Parganas (S).

B. That the Developer herein already paid to the Owner no 1 - 4 herein a Sum of Rs. 43,00,000/- only (Rupees Forty Three Lacs) only in addition of the said Flat by separate cheques / RTGS and also Bank Draft and the Developer herein shall also pay to the Owner no 1 - 4 herein a Sum of Rs. 10,00,000/- (Rupees Ten Lacs) within January 2021.

10. "DEVELOPER'S ALLOCATION" - shall mean

ALL THAT remaining Flats, Floor/s/ constructed area of the said proposed building on the said plot as per plan to be Sanction by the Kolkata Municipal Corporation together with common use on the said plot at and being Premises No 56, N. S. C Bose Road P. S. Jadavpur, Kolkata 700 040 within K. M. C Ward No 95 District - 24 Parganas (S).

11

SCHEDULE "C" REFERRED TO ABOVE
(BUILDER'S ALLOCATION)

ALL THAT remaining Flat/s, Floor/s/ constructed area of the said proposed building on the said plot as per plan to be Sanction by the Kolkata Municipal Corporation together with common uses on the said plot at and being Premises No 56, N. S. C Bose Road ,P. S Jadavpur, Kolkata 700 040, within K. M. C Ward No 97, District - 24 Parganas (S) , except the Owners' allocation mentioned hereinabove.

SCHEDULE - "D" REFERRED TO ABOVE
(Construction Specification)

1. **FOUNDATION** : The foundation of the building shall R. C. C. structure with standard materials
2. **STRUCTURE** : The main structure of the building shall be of R.C.C. frame structure comprising of R. C . C. column, beam, slab etc.
3. **ELEVATION** : Attractive designed front elevation with exclusive finished
4. **WALLS** : The external walls of the building will be 200 mm thick brick & Partition walls and inside the flat shall be of 75mm & 125 mm thick both to be bonded with cement mortar.

5. **PLASTERING** : All internal surface shall be plastered with cement sand finished with Plaster of Paris . All external walls shall be plastered with cement and sand with d Snow cem paint cement paints of reputed branded company available in market
- 6 **FLOORING AND SKIRTING**: All the floor and skirting inside the flat including the balcony shall be made with marble finished
- 7 **DOOR** : All Doors frame will be made of Sal wood and all doors shall be commercial flushed door . Toile will have PVC frame & doors.
- 8 **WINDOW** : All windows shall be Glazed Aluminum Channel with Gill and fitted with glass.
- 9 **TOILET FITTINGS** : The toilet will be marble finish and walls shall have 6' -0'' ft Glazed Ceramic Tiles, All toilets will be Provided with concealed pluming for water . Each bathroom have One Anglo Indian or Western Commode with Cistern . Each Toilet will have concealed Stop cock along with one shower point and one tap points, Two basin point, one will be Provide in Dining Space .
- 10 **KITCHEN FITTINGS / FIXTURES** : The kitchen will have marble finish and shall have Cooking Platform with Black Stone along with matching Sink and 3'' height ceramic tiles on Cooking Slab. One exhaust fan point. One Water tap point for washing machine in Kitchen
11. **VERANDAH** ; Marble finish with Grill
11. **STAIRS** : All landing and steps of stair marble finish

12. ELECTRICALS : All electrical lines, to be concealed having first class copper wires of proper gauge, all switch boards to be sheet metals / plug / socket etc. are to be provided on all electrical points. Separate Electric meter for each flat. All the rooms will be provide one CFL light

13. ELECTRICAL POINTS : [1] BED ROOMS ----Three light points, One fan point, Two 5 amp plug point, One 15 amp plug point, One A/c point, [2] DINING ROOM----- Two light points, One fan point, Two 15 amps power point, one 5 amp plug point with One Calling Fan [3] TOILET : One light Point , one exhaust fan point , One Gyser point . (4) KITCHEN : One light Points , one exhaust fan point , Two 15 amp Plug Points, Two 5 amp Plug Points (5) VERANDAH : Two light Points , one 5 amp Plug Point and switch (6) STAIRS : One light point on each landing [7] ROOF - Adequate light points (8) GROUND --- Adequate light points .

14. WATER SUPPLY : One under ground Water Reservoir for storing the Kolkata Municipal Corporation supplied water and overhead Water Reservoir are to be provided with adequate Horse Power Capacity of Pump and Motor of a Reputed Branded Company available in the market
EXTRA WORK : Special fittings, flooring, fixtures in the flat will be Provided as extra cost to be deposited before execution of the s.

THE SCHEDULE - "C" ABOVE REFERRED TO
(THE COMMON AREAS AND FACILITIES)

1. The land described in the Schedule "A", hereinabove.
2. Staircase, having lighting, fixtures and fittings.
3. That the entire open sky roof of the said building will be used by the Owner of the plot and all the Purchasers jointly without any interruption by others.
4. Overhead and under ground water tanks and distribution pipes to the different Flats.
5. Electrical wiring from ground floor to the Flats to respectively and switches
6. Water and Sewerage evacuation pipes from the Flats to drains, sewer common to the said building
7. Septic tank,
8. Boundary Walls and Gate in respect of the said premises and all areas or part of the building required for egress and ingress to and from the respective Flats
9. Common Electric Meter Space under the Stair.
10. Common Pump space.

SCHEDULE - "D" REFERRED TO ABOVE

(COMMON EXPENSES TO BE BORNE BY THE PURCHASER).

- (a) Cost and Expenses for maintenance, repairing decorating etc, of the said building and the said common areas and facilities be enjoyed and need by the purchasers in common with the owners of other flats / apartments
- (b). Cost of cleaning and lighting of passage, landing, staircase and other parts of the said building to be enjoyed or need by the purchasers in common as aforesaid
- © Electricity charges for the pump, motor and common lights etc
- (d). Cost of working and maintenance of common services, such as line of filtered and unfiltered water, sewerage of drains, rain water and water pipes etc

(e). . Cost of Consumption of Water as may be charged by the Kolkata Municipal Corporation

(f). Cost of decoration of the exterior wall of the said building from time to time.

(h). Salaries of Darwan, Electrician, Sweepers etc

IN WITNESS WHEREOF the parties thereto set sealed and subscribed their respective hands and seal on this the day, month and year above first above written.

For Roytech Exim Pvt. Ltd.

Chairman & Managing Director

1. *[Signature]*
2. *Nirmal Ganguly*
3. *Bani Ganguly*
4. *Asoke Kumar Ganguly*

SIGNATURE OF OWNERS

WITNESSES.

1. Dipankar Bhattacharyay
146 - Regent Colony
KOL - 700040

2. Chhannoy Red
140 Regent colony
KOL - 700040

Tapan Roy

SIGNATURE OF THE DEVELOPER

Done by
Apurva
WB/332/88

MEMO OF CONSIDERATION

RECEIVED a Sum of Rs: 43,50,000/- Rupees For/For The above
Lacs) only from the above named Developer / Second Part
herein as full and Final Payment for the above purpose in
presence of the following witnesses and in the follow :

DR. SUBODH CHANDRA ROY , Managing Director of ROY TECH
EXIM PRIVATE LIMITED "

SL NO	DATED	CHEQUE NO /RTGS/B. D	BANK	AMOUNT
1.	25.04.2017	RTGS No BARBR 52017042500840445		10,00,000
2.	17.05.2017	Cheq no 000258	B.O.B.	05,00,000
3.	04.07.2017	Ch.No 000264	B.O.B	10,00,000
4.	7.03.2020	Ch.No 048912	All.Bank	01,50,000
5.	17.14.2020	rtgsno barb 202010170291890695		03,00,000
6.	01.11.2020	Ch.No 000378	B.O.B	03,00,000

To.

NIRMAL GANGULY , SRI. ASHOKE GANGULY AND BANI GANGULY

1.	13.08.2018	b.d no 283132	B.O.B	Rs. 3,50,000/-
2.	13.08.2018	b.d no 283133	B.O.B	Rs. 350,000/-

3. 13.08.2018 b.d no 283134 B.O.B 3,50,000/

For Roytech Exim Pvt. Ltd.

Chairman & Managing Director

1. *[Signature]*
2. Normal Ganguly
3. Bani Ganguly
4. Aseke Kumar Ganguly

WITNESSES.












1. Dyanakar Bhattacharyay
146 Regent Colony
10670040
2. Chinmay Roy
160 Regent Colony

SIGNATURE OF OWNERS

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....












Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

SCB

Name... *Dr. Subodh Chandra Roy*












Signature... *SCB*

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	left hand					
	right hand					

Nirm

Name... *Nirmal Ganguly*

Signature... *Nirmal*

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	left hand					
	right hand					

Ba

Name... *Bani Prasad*

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



Asst. Comm. Security

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left hand						
right hand						

Name... *Asst. Comm. Security*

Signature... *[Signature]*

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PHOTO	left hand					
	right hand					

Name... *TAPAC ROY*

Signature... *[Signature]*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

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

192020210204303071

Payment Mode Online Payment

Date: 15/01/2021 14:45:59

Bank : State Bank of India

CKP1480997

BRN Date: 15/01/2021 14:50:22

PAYOR'S DETAILS

Id No. : 3000034039/5/2021
[Query No./Query Year]

APARES PAL

Mobile No. : +91 9453183471

ALIPORE JUDGES COURT

Mr APARESH PAL

Advocate

Sale, Development Agreement or Construction agreement
Payment No 5

DETAILS

Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
3000034039/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	400.00
3000034039/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	5302.00
Total			9302.00

Rupees Ninety Three Thousand Forty Two only



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভপিকাতুকির আই ডি / Enrollment No. : 1040/19718/39202

To
সুবোধ চন্দ্র রায়
Subodh Chandra Roy
2A HASTINGS PARK ROAD
Alipore H.O
Alipore
Kolkata
West Bengal 700027

02/05/2013
21491869



MN214918694FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4515 4403 1292

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুবোধ চন্দ্র রায়
Subodh Chandra Roy
পিতা : সুধাগশু মোহন রায়
Father : SUDHAGSHU MOHAN ROY
জন্ম সাল / Year of Birth : 1952
পুরুষ / Male



4515 4403 1292

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEWPR7359P



नाम /NAME

SUBODH CHANDRA ROY

पिता का नाम /FATHER'S NAME

SUDHANGSHU MOHAN ROY

जन्म तिथि /DATE OF BIRTH

04-12-1952

हस्ताक्षर /SIGNATURE

Schandra Roy

Stahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCR2617Q



नाम /NAME

ROYTECH EXIM PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

14-12-1989

K. Das

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा नम्बर कार्ड
Permanent Account Number Card

AEYPR4795M

नाम / Name
TAPAS ROY

पिता का नाम / Father's Name
MOHIT ROY

जन्म की तारीख / Date of Birth
14/08/1968

Tapas Roy
हस्ताक्षर / Signature



0101201H



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভানিকড়কির নম্বর / Enrollment No : 1213/30024/19271

To
ভাপস রায়
Tapas Roy
S/O Mohit Kumar Roy,
140 REGENT COLONY
VTC Regent Park,
PO Regent Park,
Sub District Circus Avenue, District Kolkata,
State West Bengal,
PIN Code. 700040,
Mobile 9836317095
5870957 10/11/2012
5870957
UA045229204IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

6900 2562 5269

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



ভাপস রায়
Tapas Roy
জন্মতারিখ / DOB : 14/08/1968
পুরুষ / MALE

10/11/2012

6900 2562 5269

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India
Government of India

ভাণ্ডার/ইউআইডি/এইডি/Enrollment No.: 1040/20548/20826

To
বানী গঙ্গুলী
BANI GANGULY
56C N.S.C BOSE ROAD
Regent Park
Regent Park
Circus Avenue Kolkata
West Bengal 700040

03/11/2013
67754800



MN677548007FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2958 6757 5109

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

বানী গঙ্গুলী
BANI GANGULY
পিতা : মনতosh গঙ্গুলী
Father : MANATOSH GANGULY
জন্মতারিখ / DOB : 10/01/1960
মহিলা / Female



2958 6757 5109

আধার - সাধারণ মানুষের অধিকার

Bani Ganguly



Bani Ganguly.



ভারত সরকার
Unique Identification Authority of India
GOVERNMENT OF INDIA

নথীভুক্তকরণ নং/Enrolment No.: 1190/60015/01273

To: Nirmal Ganguly
(নির্মল গাঙ্গুলী)
S/O Late Manatosh Ganguly
56/C, N S C, BOSE ROAD, TALLYGUNGE
Regent Park S O
Kolkata
West Bengal - 700040
Mobile : 9432544715

Date: 26/10/2011

Ref. No : 00009110-00118351-00090325-



UA 07818475 2 IN

আপনার আধার সংখ্যা/Your Aadhaar No. :

8614 5622 6571

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নির্মল গাঙ্গুলী
Nirmal Ganguly
জন্ম সাল / Year of Birth : 1955
পুরুষ / Male

8614 5622 6571



আধার – সাধারণ মানুষের অধিকার

Nirmal Ganguly



Nirmal Ganguly

Nirmal Ganguly

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ACYPG4163E



नाम /NAME

ASOKE GANGULKUMAR

पिता का नाम /FATHER'S NAME

MANOTOSH GANGULY

जन्म तिथि /DATE OF BIRTH

01-02-1951

हस्ताक्षर /SIGNATURE

Asoke Ku. Ganguly

(Handwritten Signature)

आसोक गंगुली, पंजी-11

COMMISSIONER OF INCOME-TAX, W.S. - II



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

নথীভুক্তকরণ নং/Enrolment No.: 1171/04205/09340

To: Asoke Kumar Ganguly
(অশোক কুমার গাঙ্গুলী)
S/O Monotosh Ganguly
57
BIDHAN PARK
BARANAGAR
Kolkata
Kolkata
West Bengal - 700090
Mobile

Date: 14/11/2011

Ref. No: 00002384-00118784-00090740.



UA 07830936 4 IN

আপনার আধার সংখ্যা/Your Aadhaar No.:

5134 3559 2272

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA

অশোক কুমার গাঙ্গুলী
Asoke Kumar Ganguly
জন্ম সাল / Year of Birth: 1951
পুরুষ / Male

5134 3559 2272



আধার - সাধারণ মানুষের অধিকার

Asoke Kumar Ganguly

Major Information of the Deed

Deed No :	I-1605-00366/2021	Date of Registration	29/01/2021
Query No / Year	1605-3000034039/2021	Office where deed is registered	
Query Date	06/01/2021 1:28:19 PM	1605-3000034039/2021	
Applicant Name, Address & Other Details	APARESH PAL ALIPORE JUDGES COURT, Thana Alipore, District South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No 9433183471, 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 : 53,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs 1,72,33,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 40,041/- (Article 48(g))	Rs 53,021/- (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 - Jadavpur, Corporation KOLKATA MUNICIPAL CORPORATION, Road N S C Bose Road, Road Zone (Ward No 97 & 95 -- Ward No 97 & 95) , Premises No 56, Ward No 097 Pin Code 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha 10 Chatak 27 Sq Ft	1/-	1,57,33,498/-	Property is on Road
Grand Total :				10.9931Dec	1 /-	157,33,498 /-	

Structure Details :



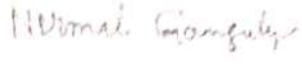
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	Structure Type Structure

Gr Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure 5 Years, Roof Type Pucca, Extent of Completion Complete



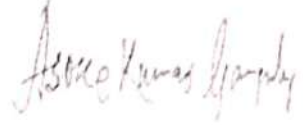
Total :	2000 sq ft	1 /-	15,00,000 /-
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Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROYTECH EXIM PVT LTD 25/2A, P G MD SHAH ROAD, P O - LAKE, P S - Jadavpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700045, PAN No : AAxxxxx7Q, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative, Executed by: Representative

Name	Photo	Finger Print	Signature
Mr NIRMAL GANGULY Son of Late MANOTOSH GANGULY Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office	 <small>29/01/2021</small>	 <small>LTI 29/01/2021</small>	 <small>29/01/2021</small>

56C, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx9E, Aadhaar No: 86xxxxxxxx6571, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office



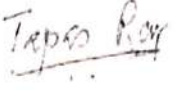
Name	Photo	Finger Print	Signature
Mr ASOKE GANGULY KUMAR, (Alias: Mr ASHOKE KUMAR GANGULY) Son of Late MANOTOSH GANGULY Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office	 <small>29/01/2021</small>	 <small>LTI 29/01/2021</small>	 <small>29/01/2021</small>

56C, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3E, Aadhaar No: 51xxxxxxxx2272, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office



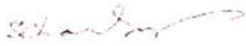
Name	Photo	Finger Print	Signature
Smt BANI GANGULY Daughter of Late MANOTOSH GANGULY Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office	 <small>29/01/2021</small>	 <small>LTI 29/01/2021</small>	 <small>29/01/2021</small>

56C, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx0Q, Aadhaar No: 29xxxxxxxx5109, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	
	Mr TAPAS ROY (Presentant) Son of Late MOHIT KUMAR ROY Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office	 <small>29/01/2021</small>	 <small>LTI 29/01/2021</small>	 <small>29/01/2021</small>
Son of Late MOHIT KUMAR ROY Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx5M, Aadhaar No: 69xxxxxxxx5269, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	
	Mr SUBODH CHANDRA ROY Son of Dr S M ROY Date of Execution - 29/01/2021, , Admitted by: Self, Date of Admission: 29/01/2021, Place of Admission of Execution: Office	 <small>Jan 29 2021 2:51PM</small>	 <small>LTI 29/01/2021</small>	 <small>29/01/2021</small>
2A, HASTINGS PARK ROAD, P.O:- ALIPORE, P S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx9P, Aadhaar No: 45xxxxxxxx1292 Status : Representative, Representative of : ROYTECH EXIM PVT LTD (as MANAGING DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APARES PAL Son of Mr A PAL ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S- Alipore, Kolkata, District:- South 24 Parganas, West Bengal, India, PIN - 700027	 <small>29/01/2021</small>	 <small>29/01/2021</small>	 <small>29/01/2021</small>

Identifier Of Mr NIRMAL GANGULY, Mr ASOKE GANGULY KUMAR, Smt BANI GANGULY, Mr TAPAS ROY, Mr SUBODH CHANDRA ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROYTECH EXIM PVT LTD	Mr TAPAS ROY-2 74828 Dec
2	Mr NIRMAL GANGULY	Mr TAPAS ROY-2 74828 Dec
3	Mr ASOKE GANGULY KUMAR	Mr TAPAS ROY-2 74828 Dec
4	Smt BANI GANGULY	Mr TAPAS ROY-2 74828 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ROYTECH EXIM PVT LTD	Mr TAPAS ROY-500 00000000 Sq Ft
2	Mr NIRMAL GANGULY	Mr TAPAS ROY-500 00000000 Sq Ft
3	Mr ASOKE GANGULY KUMAR	Mr TAPAS ROY-500 00000000 Sq Ft
4	Smt BANI GANGULY	Mr TAPAS ROY-500 00000000 Sq Ft

On 29-01-2021

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.

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

Presented for registration at 13 12 hrs on 29-01-2021, at the Office of the A.D.S.R. ALIPORE by Mr TAPAS ROY
Claimant

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 1,72,33,498/-

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

Execution is admitted on 29/01/2021 by 1. Mr NIRMAL GANGULY, Son of Late MANOTOSH GANGULY, 56C, N S C BOSE ROAD, P O REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 2. Mr ASOKE GANGULY KUMAR, Alias Mr ASHOKE KUMAR GANGULY, Son of Late MANOTOSH GANGULY, 56C, N S C BOSE ROAD, P O REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 3. Smt BANI GANGULY, Daughter of Late MANOTOSH GANGULY, 56C, N S C BOSE ROAD, P O REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Mr TAPAS ROY, Son of Late MOHIT KUMAR ROY, 140, REGENT COLONY, P O REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Identified by Mr APARES PAL, , Son of Mr A PAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-01-2021 by Mr SUBODH CHANDRA ROY, MANAGING DIRECTOR, ROYTECH EXIM PVT LTD (Private Limited Company), 25/2A, P G MD SHAH ROAD, P.O:- LAKE, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700045

Identified by Mr APARES PAL, , Son of Mr A PAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,021/- (B = Rs 53,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2021 2:50PM with Govt. Ref. No: 192020210204303071 on 15-01-2021, Amount Rs: 53,021/-, Bank State Bank of India (SBIN0000001), Ref. No. CKP1480997 on 15-01-2021, Head of Account 0030-03-104-001-16

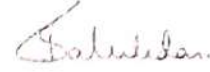
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 20/-, by
line = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7472, Amount: Rs 20/-, Date of Purchase: 09/11/2020, Vendor name: REKHA
NAG

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2021 2:50PM with Govt. Ref. No: 192020210204303071 on 15-01-2021, Amount Rs: 40,021/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKP1480997 on 15-01-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 36844 to 36914

being No 160500366 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.03.03 15:01:26 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/03/03 03:01:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)