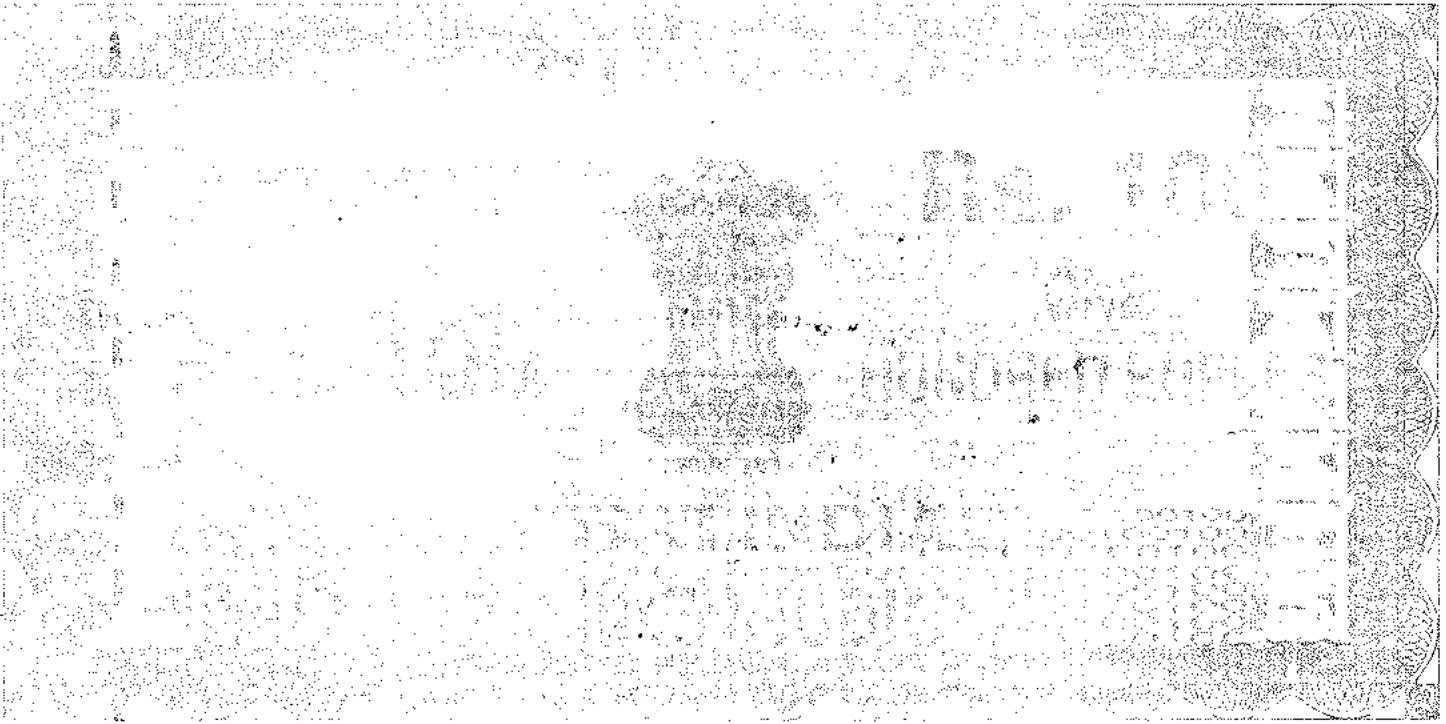


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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registration. The signature sheets and
endorsement sheets attached with this
document are the part of this document.


District Sub-Registrar-II
Alipore, South 24 Parganas

15 MAR 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this ^{15th} day of March Two
Thousand Twenty One **BETWEEN** **SMT. MITHU SHAW**, having **PAN**
CDUPS4805E, AADHAR No. 5249 6358 6946, wife of Tarun Shaw,
residing at premises No. 263/8, Raja Ram Mohan Roy Road, , Post
Office- Behala, Police Station- Behala, Kolkata-700 008, hereinafter
referred to as the **OWNER**(which expression shall unless excluded by
or repugnant to the context be deemed to mean and include her heirs,
executors, administrators, legal representatives and assigns) of the
ONE PART AND ANJANEYA REALESTATE DEVELOPER LLP, a
company incorporated under the Companies Act, 1956, having **LLPIN-**

ANJANEYA REALESTATE DEVELOPERS LLP

Designated Partner

Mithu Shaw

AAM-7303, having **PAN-ABMFA0041J** and having its Registered Office at Premises No.11, Ashoka Road, Post Office-Alipore, Police Station-Alipore, Kolkata-700 027, represented by one of its Directors, Mr. Aditya Dalmia son of Ramprakash Dalmia, having **DIN-_____**, having **PAN-AGLPDS450A**, son of by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Premises No.11, Ashoka Road, Post Office-Alipore, Police Station-Alipore, Kolkata-700 027, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and assign) of the **OTHER PART**:

W H E R E A S:

A. One Kartick Chandra Ghosh and Kushum Kumari Ghosh were jointly seised and possessed of amongst others All That the piece and parcel of land containing an area of 270 Sataks, be the same a little more or less, situate lying at Mouza-Muradpur, Pargana-Magura, J.L. No.13, Revenue Survey No.192, Touzi No.74/75/76/77/82, Police Station-Behala, District- the then 24 Parganas, and comprised in-

C.S. Dag Nos.	C.S. Khatian No.	Area (Sataks)
40	105	178
47	Do	42
49	Do	07
51	Do	28
52	Do	15
	TOTAL:	270

-hereinafter collectively referred to as **the said mother land**.

B. By a registered Bengali Kobala dated the 18th day of October, 1920 made between the said Kartick Chandra Ghosh and Kushum Kumari Ghosh therein jointly referred to as the Vendors of the One Part and one Kali Kanta Saha therein referred to as the Purchaser of the Other Part, the Vendors therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the said mother land containing an area of 270 Sataks, be the same a little more or less, more fully and particularly mentioned and described in the Schedule thereunder written, freely absolutely and forever.

C. The said Kali Kanta Saha a male Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him his two sons, namely, Panna Lal Saha and Binode Lal Saha, who jointly

inherited All That the said mother land containing an area of 270 Sataks, be the same a little more or less, in equal proportions each having undivided $\frac{1}{2}$ part or shares therein.

D. The said Binode Lal Saha a male Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him his two sons, namely, Santosh Kumar Saha and Loknath Saha, who jointly inherited the undivided $\frac{1}{2}$ part or share in All That the said mother land containing an area of 135 Sataks, be the same a little more or less, in equal proportions.

E. The said Lok Nath Saha a male Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him his three minor sons, namely, Bimal Kumar Saha, Amal Kumar Saha and Madhusudan Saha, who jointly inherited the undivided $\frac{1}{4}$ th part or share in All That the said mother land containing an area of 67 Sataks, be the same a little more or less, in equal proportions.

F. By an application made by the mother, namely, Sishu Bala Saha, of the afore-recited minor sons of the Late Loknath Saha under The Guardians and Wards Act, 1890 (Act-VIII of 1890) before the Learned District Judge 24Paragas at Alipore (Being Act-VIII Case No.124 of 1941) for grant of permission of the minors' undivided shares in All That the said mother land for the legal necessities mentioned therein.

G. By a Bengali Kobala dated the 4th day of December, 1945 made between the said Panna Lal Saha and Santosh Kumar Saha therein jointly referred to as the Vendors of the One Part and one Purnanko Mohan Sur therein referred to as the Purchaser of the Other Part, and registered with the Joint Sub-Registrar Alipore at Behala and recorded in Book No.1 Volume No.12 Pages 291 to 295 Being No.860 for the year 1945, the Vendors therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the undivided part or share in the said mother land containing an area of 203 Sataks, be the same a little more or less, more fully and particularly mentioned and described in the Schedule thereunder written, freely absolutely and forever.

H. By an order dated the 4th day of March 1946 the said Learned District Judge 24Paragas at Alipore granted permission to the said Sishu Bala Sahain the said Act-VIII Case No.124 of 1941 for sale of the minors' undivided shares in All That the said mother land.

I. By a Bengali Kobala dated the 18th day of March, 1946 made between the said Bimal Kumar Saha, Amal Kumar Saha and Madhusudan Saha therein jointly referred to as the Vendors being represented by their natural guardian mother the said Sishu Bala Saha, of the One Part and the said Purnanko Mohan Sur therein referred to as the Purchaser of the Other Part, and registered with the Joint Sub-Registrar Alipore at Behala and recorded in Book No.1 Volume No.22 Pages 124 to 129 Being No.808 for the year 1946, the Vendors therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the undivided part or shares in the said mother land containing an area of 67 Sataks, be the same a little more or less, more fully and particularly mentioned and described in the Schedule thereunder written, freely absolutely and forever.

J. Thus the said Purnanko Mohan Sur became absolutely sized and possessed of or otherwise well and sufficiently entitled to All That the said mother land containing an area of 270 Sataks, be the same a little more or less.

K. Subsequent thereto the said Purnanko Mohan Sur recorded his name in respect of the said mother land in the present L.R. Settlement Records and a new Khatian being L.R. Khatian No.679 was opened in his name the said mother land was mutated in his name in the records of the then South Sub-Urban Municipality being wrongly recorded as Premises No.269, Bama Charan Roy Road.

L. Thereafter the said Purnanko Mohan Sur disposed of certain properties and remained in possession in respect of All That the piece and parcel of land containing an area of 28 Sataks be the same a little more or less, out of the said mother land, situate lying at Mouza-Muradpur, Pargana-Magura, J.L. No.13, Revenue Survey No.192, Touzi No.74/75/76/77/82, comprised in C.S. Dag No.51 corresponding to L.R. Dag No.87 appertaining to C.S. Khatian No.105 corresponding to L.R. Khatian No.679, being wrongly recorded as Premises No.269, Bama Charan Roy Road under Police Station-Behala, District- South 24 Parganas, hereinafter referred to as **the said Purnanko's land.**

M. The said Purnanko Mohan Sur a male Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 5th day of October, 1962 leaving behind him his widow, namely, Radha Rani Sur, two sons, namely, Prosanta Kumar Sur and Susanta Kumar Sur

and one daughter, namely, Gouri Paul (since married) who jointly inherited All That the said Purnanko's land containing an area of 28 Sataks, be the same a little more or less, each having undivided equal part or share therein.

N. The said Radha Rani Sur died testate on the 12th day of January, 1999 after making and publishing her last Will and Testament dated the 13th day of December, 1990 registered with the Additional Registrar of Assurances-I, Calcutta and recorded in Book No.III, Being No.590 for the year 1990, whereby and whereunder he appointed her son, namely, the said Susanta Kumar Sur as the Executor thereof and she devised and bequeathed amongst others, All That her undivided part of share in the said Purnanko's land favouring her two daughters-in-law, namely, Uma Sur and Rita Sur.

O. Probate of the said Will and Testament dated the 13th day of December, 1990 was granted by the Hon'ble High Court at Calcutta on the 27th day of March, 2002 in Probate Case No.582 of 2001.

P. Thus the said Prosanta Kumar Sur, Susanta Kumar Sur, Gouri Paul, Uma Sur and Rita Sur became jointly seised and possessed of or otherwise well and sufficiently entitled to All That the said Purnanko's land containing an area of 28 Sataks, be the same a little more or less, each having respective undivided part or shares therein as afore-recited.

Q. By a Deed of Conveyance dated the 8th day of May, 2013 made between the said Prosanta Kumar Sur, Susanta Kumar Sur, Gouri Paul, Uma Sur and Rita Sur therein jointly referred to as the Vendors of the One Part and one Mithu Shaw, namely the Owner herein, therein referred to as the Purchaser of the Other Part, and registered with the Additional District Sub-Registrar at Behala and recorded in Book No.1 CD Volume No.14 Pages 1606 to 1622 Being No.04120 for the year 2013, the Vendors therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 7 Cottahs, be the same a little more or less, out of the said Purnako's land, in a demarcated manner, more fully and particularly mentioned and described in the Schedule thereunder written, freely absolutely and forever.

R. By another Deed of Conveyance dated the 10th day of May, 2013 made between the said Prosanta Kumar Sur, Susanta Kumar Sur, Gouri Paul, Uma Sur and Rita Sur therein jointly referred to as the

Vendors of the One Part and the said Mithu Shaw, namely the Owner herein, therein referred to as the Purchaser of the Other Part, and registered with the Additional District Sub-Registrar at Behala and recorded in Book No.1 CD Volume No.14 Pages 2575 to 2591 Being No.04192 for the year 2013, the Vendors therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 7 Cottahs, be the same a little more or less, out of the said Purnako's land, in a demarcated manner, more fully and particularly mentioned and described in the Schedule thereunder written, freely absolutely and forever.

S. By another Deed of Conveyance dated the 13th day of May, 2013 made between the said Prosanta Kumar Sur, Susanta Kumar Sur, Gouri Paul, Uma Sur and Rita Sur therein jointly referred to as the Vendors of the One Part and the said Mithu Shaw, namely the Owner herein, therein referred to as the Purchaser of the Other Part, and registered with the Additional District Sub-Registrar at Behala and recorded in Book No.1 CD Volume No.14 Pages 5559 to 5575 Being No.04263 for the year 2013, the Vendors therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3 Cottahs, be the same a little more or less, being the remaining of the said Purnako's land, in a demarcated manner, more fully and particularly mentioned and described in the Schedule thereunder written, freely absolutely and forever.

T. Subsequent thereto the Owner herein recorded her name in respect of her purchased land in the present L.R. Settlement Records and a new Khatian being L.R. Khatian No.2355 was opened in her name in respect of L.R. Dag No.87 (corresponding to C.S. Dag No.51).

U. The Owner herein thereafter tried to get her name mutated in the Assessment Records of the Kolkata Municipal Corporation in respect of her purchased land and old structures when it appeared that the number of the premises and the ward number were wrongly entered and/or maintained in the records of the Kolkata Municipal Corporation. Upon the same being pointed out Kolkata Municipal Corporation had on its own motion corrected and/or rectified and renumbered the same as Premises No.389/1, Bama Charan Roy Road under Ward No.121, Borough No.13 and henceforth for all meaning and purport the same is reckoned and read as Premises No.389/1,

Bama Charan Roy Road under Ward No.121, Borough No.13 within the ambit of The Kolkata Municipal Corporation under Police Station-Behala, District- South 24 Parganas.

V. Thus the Owner became absolutely seised and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 17 Cottahs equivalent to 28 Sataks and on actual measurement containing an area of 14 Cottahs 9 Chittaks 1 Sq.Ft. be the same a little more or less, be the same a little more or less, together with the 10 years old dilapidated Tile structures having built up area of 200 Sq.Ft., thereon situate lying at Mouza-Muradpur, Pargana-Magura, J.L. No.13, Revenue Survey No.192, Touzi No.74/75/76/77/82, comprised in C.S. Dag No.51 corresponding to L.R. Dag No.87 appertaining to C.S. Khatian No.105 corresponding to L.R. Khatian No.2355 being Premises No.389/1, Bama Charan Roy Road under Ward No.121 within the ambit of The Kolkata Municipal Corporation under Police Station-Behala, District- South 24 Parganas, hereinafter referred to as **the said Premises**, more fully and particularly described in the **First Schedule** hereunder written free from all encumbrances, charges, liens, acquisitions, requisitions, attachments, trusts of whatsoever nature however subject to the existing tenancies and the pending litigations.

W. Now the Owner and the Developer have negotiated in between themselves and arrived at an agreement to develop the said Premises upon demolition of the structures standing thereon for their mutual benefit and have agreed to execute this agreement to record the terms and conditions mutually agreed upon by them.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. **DEFINITIONS:**

Unless in this Agreement there be something contrary or repugnant to the subject or context, the following words shall have the following meanings: -

ADVOCATES- shall mean **VICTOR MOSES & CO.**, Solicitors & Advocates, Temple Chambers, 6, Old Post Office Street, Kolkata - 700 001.

ALLOTTEE(S)- according to the context shall mean all the prospective or actual Allottee(s)/Purchaser(s) who would agree to acquire any Unit in the Project and for all unsold Unit and/or Units shall mean the Owner and the Developer in their respective allocations.

APARTMENT(S)-shall mean self contained Apartment(s) and car parking spaces and/or other space(s) in the Project capable of being held independent of each other.

ARCHITECT - shall mean such person or persons who may be appointed by the Developer in consultation with the Owner as the Architect for the Project.

ASSOCIATION- shall mean the registered Association under the West Bengal Apartment Ownership Act, 1972 or any other similar Act applicable thereto as may be formed by the Developer for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

BUILT UP AREA - shall mean carpet area plus (1) 100% area of the external walls which are not shared (2) 50% area of the external walls shared by the Apartment and the adjacent apartment, or (3) 50% area of the walls shared by the Apartment and the common facilities like lift lobbies stairs corridors and so on plus the balcony area or verandah, if any.

CARPET AREA- shall according to its context mean the net usable floor area of an Apartment excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah or open terrace area, but including the area covered by the internal partition walls of the Apartment.

CAR PARKING SPACE -shall mean the spaces in the portions of the ground floor level, whether open or covered, of the New Building expressed or intended to be reserved for parking of motor cars/two wheelers.

COMMON AREAS, FACILITIES AND AMENITIES- shall mean and include corridors, hallways, stairways, internal and external passages, passage-ways, pump house, car parking space, roof of the New Building, overhead water tank, water pump and motor, driveways, common lavatories, Generator, Fire Fighting systems and other facilities in the New Building, more fully and particularly mentioned in

the **Part-I** of the **THIRD SCHEDULE** hereunder written required for establishment, location, enjoyment, provisions, maintenance and/or management of the New Building as would be decided by Developer after sanction of plan.

COMMON EXPENSES/DEPOSITS/EXTRA CHARGES- shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the Allottee and all other expenses for the Common Purpose, more fully and particularly mentioned in the **Part-II** of the **THIRDSCHEDULE** hereunder written, to be contributed, borne, paid and shared by the Allottees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any Apartment shall be separately paid or reimbursed to the Maintenance in-charge.

COMMON PURPOSES - shall mean and include the purpose of managing, maintaining and up keeping the New building as a whole in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the Allottees and/or the occupants in any other capacity, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the Allottees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Apartments exclusively and the Common Areas, Facilities and Amenities in common.

COMPLETION NOTICE - shall mean the notice contemplated in clause 12.1 below.

DATE OF COMMENCEMENT OF LIABILITY- shall mean the date on which the Owner takes actual physical possession of her allocation after fulfilling all obligations in terms of clause 12.2 hereinafter or the date next after expiry of the notice of taking possession by the Owner after Completion, irrespective of whether the Owner takes actual physical possession or not, whichever is earlier.

DEVELOPER'S ALLOCATION-shall mean the 70% (Seventy percent) saleable spaces in the Project AND TOGETHER WITH the undivided proportionate impartible part or share in the said Premises attributable thereto TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities of the said New Building.

DEVELOPMENT RIGHTS - shall mean, in addition to what has been provided for, elsewhere in this Agreement, the entire development rights of the New Building on the said Premises and shall include (but not be limited to), inter alia, the right, power, entitlement, authority, sanction and permission to:

- (a) enter upon and take permissive possession of the said Premises and every part thereof after the Plan is sanctioned for the purpose of developing the same in the manner herein contained;
- (b) exercise full, free, uninterrupted, exclusive and irrevocable marketing or transfer rights in respect of the constructed spaces in the Developer's Allocation of the New Building by transfer or creation of third-party rights therein, have exclusive control in respect of the pricing of such constructed space to be constructed on the said Premises and enter into agreements with such Allottees as it deems fit and to receive the full and complete proceeds as per the terms herein and give receipts and hand over possession, use or occupation of such constructed space and proportionate undivided interest in the land underneath, that is, the said Premises;
- (c) carry out the construction/development of the New Building and remain in control of the said Premises or any part thereof, until the completion of development of the New Building and marketing or transfer of the constructed space in the Developer's Allocation of the New Building on the said Premises and every part thereof;
- (d) apply for and obtain from the relevant authorities all approvals, permissions, no objections for development and construction of the New Building that are required to be obtained by the Developer in terms of this Agreement at its own costs and expenses;
- (e) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons;
- (f) make payment and/or receive the refund of all such deposits, or other charges to and from all public or private or

Governmental Authorities relating to the development of the said Premises;

- (g) make applications to the Kolkata Municipal Corporation, Governmental or semi-governmental authority in respect of, and carry out, all the infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, boundary walls and all other common areas and facilities for the proposed New Building to be constructed on the said Premises as may be required or as the Developer deems fit;
- (h) deal with, appear before and file applications, declarations, certificates and submit/receive information, as may be required under the Applicable Law, any municipal corporation or Governmental Authority in relation to the New Building necessary for the full, free, uninterrupted and exclusive development of the said Premises, and construction of the New Building on the said Premises;
- (i) carry out and comply with all the conditions contained in the Approvals, permissions, no objections as may be obtained from time to time;
- (j) execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing, or transfer of the constructed space in the Developer's Allocation to be constructed on the said Premises as envisaged herein;
- (k) manage the said Premises and the facilities/common areas constructed upon the said Premises as may be required under the West Bengal Apartment Ownership Act, 1972 or under the West Bengal Housing Industry Regulation Act, 2017 or any other Applicable Laws and/or rules made thereunder and/or to transfer/assign right to maintenance to any third party and to retain all benefits, consideration etc., accruing from such maintenance of the New Building;
- (l) take appropriate actions, steps and seek compliances, Approvals and exemptions under the provisions of the applicable Laws;

(m) demarcate the common areas and facilities in the New Building, as per the lay out plan and applicable law and to file and register all requisite deeds and documents under the West Bengal Apartment Ownership Act, 1972 and the West Bengal Housing Industry Regulation Act, 2017 with the competent authority;

(n) generally any and all other acts, deeds and things that may be required for the exercise of the Development Rights,

FORCE MAJEURE – shall mean and include shall mean and include an event as defined under the West Bengal Housing Infrastructure Regulations Act, 2017 and any legislation, regulation, ruling or any relevant Government or Court orders and further an event preventing either Party from performing any or all of their obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of their/its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, epidemic, pandemic or other natural physical disaster, war, military operations, riot, terrorist action, civil commotion, and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

GROSS AREA- shall mean the built-up area plus the proportionate common area attributable thereto.

MAINTENANCE-IN-CHARGE – shall mean the Association after it is formed or any outside agency to be appointed by the Developer till the formation of such body and handing over charge of the New Building by the Developer to such body for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

MARKETING – shall mean marketing, selling, leasing, letting out or otherwise dealing with any space of the Owner's Allocation and Developer's Allocation by the Developer to any Allottee for owning or occupying any flat, unit, apartment, and/or constructed space.

NEW BUILDING - shall mean the complete residential buildings in two Blocks containing ground plus four or more storeys by availing maximum FAR to be constructed, erected and completed by the Developer in terms of this Agreement and the Plan.

OCCUPANCY CERTIFICATE - shall mean the occupancy certificate or such other certificate by whatever name called, issued by the competent authority permitting occupation of any building, as provided under local laws, which has provisions for civic infrastructure such as water, sanitation and electricity.

OWNER'S ALLOCATION - shall mean the agreed 30%(Thirty percent) of the sanctioned areas and/or spaces reserved or allocated to the Owner in the proposed New Building to be constructed on the Said Premises AND TOGETHER WITH the undivided, proportionate, impartible part or share in the said Premises attributable thereto TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities of the said New Building.

PARKING SPACE - shall mean all the spaces in the portions on the ground floor, whether open or covered or stilted, of the Project expressed or intended to be reserved for parking of motor cars/two wheelers as per the Developer's and Owner's respective Allocations.

PLAN - shall mean the plan to be sanctioned by Kolkata Municipal Corporation Together-With all modifications and/or alterations thereto from time to time made or to be made by the Developer either under advice or on the recommendation of the Architect from time to time and approved by the sanctioning authorities.

PROJECT - shall mean the development of the said Premises, construction of the New Building thereon in two blocks and the common areas, amenities and facilities therein in terms of this Agreement by the Developer at its costs and expenses.

PROPORTIONATE OR PROPORTIONATELY - according to the context shall mean the proportion in which the built up area of any Unit or Units may bear to the built-up area of all the Units in the Project and where it refers to the share of the Owner in the Project, shall mean 30% (Thirty percent) and where it refers to the share of the Developer in the Project, shall mean 70% (Seventy percent).

SAID PREMISES - shall mean ALL THAT the piece and parcel of land containing an area of 17 Cottahs equivalent to 28 Sataks and on

actual measurement containing an area of 14 Cottahs 9 Chittaks 1 Sq.Ft. be the same a little more or less, be the same a little more or less, together with the 10 Years old dilapidated tile structures having built up area of 200 Sq. ft. thereon situate lying at Mouza-Muradpur, Pargana-Magura, J.L. No.13, Revenue Survey No.192, Touzi No.74/75/76/77/82, comprised in C.S. Dag No.51 corresponding to L.R. Dag No.87 appertaining to C.S. Khatian No.105 corresponding to L.R. Khatian No.2355 being Premises No.389/1, Bama Charan Roy Road under Ward No.121 within the ambit of The Kolkata Municipal Corporation under Police Station-Behala, District- South 24 Parganas, more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

SAID SHARE- shall mean the undivided, variable, proportionate, and indivisible part or share in the land comprised in the said Premises attributable to either party's allocation as in the context would become applicable.

SPECIFICATION - shall mean the specification for the said Project as mentioned in the **Second Schedule** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect or Civil Engineer.

TITLE DEEDS- shall mean the documents of title of the said Premises as referred to herein.

TRANSFER- with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to the transferees thereof as per Law.

UNITS/SALEABLE AREAS- shall mean flats, apartments, car parking spaces, or any other saleable areas comprised in the New Building with common areas, facilities and amenities capable of being held independent of each other.

2. **INTERPRETATION:**

In this agreement save and except as otherwise expressly provided

- i) all words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties

require and the verb shall be read and construed as agreeing with the required word and pronoun.

- ii) the division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.
- iii) when calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- iv) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or Section thereof.
- vi) Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.

3. **OWNER'S REPRESENTATIONS:**

3.1 The Owner has represented and warranted to the Developer as follows:-

- a) The Owner is seized and possessed of the said Premises, free from all encumbrances, charges, encroachments, litigations, trusts, liens, attachments, acquisitions, requisitions and liabilities and no person other than the Owner has any right, title and/or interest, of any nature whatsoever in the said

Premises or any part thereof save and except the existing tenancies and litigations.

b) The Owner shall not do nor permit any one to do any act, deed, matter or thing which may affect the development, construction and marketability of the proposed New Building or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the said Premises or on the proposed New Building.

c) The Owner has marketable title to the said Premises free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, liabilities, trusts of whatsoever nature.

d) The Owner has not entered into any other Agreement for sale or transfer or development or lease etc., in respect of the said Premises or any part thereof.

e) The Owner shall provide the urban land ceiling clearance and necessary clearances from the concerned authorities at the costs and expenses of the Developer.

f) The said Premises or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owner and the said Premises is not attached under any Decree or Order of any Court of Law or for dues of the revenue or any other Public Demand.

g) All rates, taxes and impositions in respect of the said Premises shall be duly paid and discharged by the Owner upto 4th quarter 2022.

h) The Owner shall not transfer, alienate, encumber, mortgage, lease, create any charge and/or deal with the said Premises or part thereof in any manner whatsoever till the completion of the Project.

i) Save and except hereinabove mentioned, the said Premises not occupied by any other tenant or thika tenant.

- j) Save and except hereinabove mentioned, no other suit and/or any other proceedings and/or litigations are pending against the Owner or in respect of the said Premises or any part thereof and that the said Premises is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Owner or in respect whereof the Owner are liable to indemnify any person and as far as the Owner is aware, there are no facts likely to give rise to any such proceedings.
- k) No portion of the said Premises is affected by any notice or scheme or alignment of any Local Development Authority or the Government or any other Public or Statutory Body or Authority.
- l) The said Premises is not affected by any requisition or acquisition or vesting or alignment or scheme of any authority or authorities under any law and/or otherwise.
- m) The Owner shall be liable to produce all original title documents as and when would be required by the Developer.
- n) The Owner has not done and shall not do, nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the sole and exclusive appointment of and grant of rights to the Developer under this Agreement.
- o) The Owner shall not do nor permit any one to do any act, deed, matter or thing which may affect the development, construction and marketability of the New Building or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the said Premises but the Owner can enter into any Agreement for Sale in respect of sell of the Owner's Allocation in the New Building.
- p) There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said Premises and there are no facts, which may give rise to any such dispute.

q) The Owner shall give the Developer full and free licence in peaceful and vacant possession of the said Premises at Developer's costs and expenses for the purpose of causing development thereof as per the terms of this agreement.

r) The Owner shall at her own costs and expenses clear all types of ambiguity regarding her title to the said Premises, if any found by the Developer herein.

4. **COMMENCEMENT:**

4.1 This Agreement commences and shall be deemed to have come in force on and with effect from the date of execution, mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the parties towards each other stands fulfilled and performed or till this Agreement is terminated by either of the parties hereto.

5. **DEVELOPER'S REPRESENTATION:** The Developer has represented and warranted to the Owner that the Developer is carrying on the business of construction and development of real estate and has sufficient infrastructure, financial capability and expertise in this field.

6. **POSSESSION:**

6.1 The Developer shall be entitled to be in permissive possession of the said Premises upon the sanction of building plan being obtained by the Developer and shall be entitled to retain such permissive possession during the subsistence of this agreement.

6.2 It is made clear that making over possession of the said Premises by the Owner to the Developer shall not be under section 53A of the Transfer of Property Act or under the Income Tax Act, 1961. The right to transfer by conveyance of the Developer's allocation shall only arise after handing over Owner's Allocation to the Owner.

7. **STEPS FOR DEVELOPMENT OF THE SAID PREMISES:**

7.1 The Parties have mutually decided the scope of the Project, that is, the development of the said Premises by construction of a New Building thereon and commercial exploitation of the same.

- 7.2 The Parties hereby accept the Basic Understanding between them as recorded above and all other terms and conditions mentioned in this Agreement. In consideration of the Developer, agreeing to construct and deliver to the Owner, the Owner's Allocation, the Owner agrees that upon receipt of possession of her allocation in the New Building complete in every respect with completion/occupation certificate from the Developer, she shall transfer, convey and assure the residue of the New Building, that is, the Developer's Allocation to the Developer or its nominee or nominees in such part or parts as the Developer may desire.
- 7.3 By virtue of the rights hereby granted the Developer is authorized to build upon and exploit commercially the said Premises by-
- (i) demolishing the existing structure,
 - (ii) constructing the New Building, and
 - (iii) dealing with its allocation in the New Building with corresponding undivided proportionate share in the said Premises.
- 7.4 Upon construction and/or development of the New Building, the saleable spaces therein and all other spaces shall be shared between the Parties in the manner and on the terms and conditions recorded in this Agreement.
- 7.5 The Owner shall have a choice to get the mutation of the said Premises in her own name at her own cost and expenses or alternatively authorize the Developer to get the same mutated in the name of the Owner at the cost and expenses to be borne by the Owner.

8. **SANCTION AND CONSTRUCTION:**

- 8.1 The Developer shall at its own costs and expenses apply for and obtain registration and permission to construct the New Building under the West Bengal Housing Industry Regulation Act, 2017 and the Rules framed thereunder.
- 8.2 The Developer shall, at its own costs and expenses have the plan for the New Building prepared by the Architect and approved by the Owner. The Developer shall, at its own costs and expenses have the said plan sanctioned by the Kolkata

Municipal Corporation and shall make its best endeavor to have it sanctioned at the earliest.

- 8.3 All permissions, approvals, no objections and other requisites for such sanction and construction of the New Building shall be obtained by the Developer in the name of the Owner at its costs and expenses.
- 8.4 The Owner shall bear and discharge the dues and liability, if there be any, of the Kolkata Municipal Corporation or CESC Ltd., in respect of the said Premises till the date the possession of the same is made over by her to the Developer.
- 8.5 The Owner shall, however, sign and execute all lawful papers, documents, plans, declarations, affidavits and other documentations whatever required for such sanction and construction relating exclusively to the development of the said Premises as and when required by the Developer without any objection of whatsoever nature and within the 7th day of the request being made and the documents being made available to the Owner.
- 8.6 Demolition of the existing old dilapidated 200 sqft structures on the said Premises will be borne by the Developer and the Developer shall be entitled to the sale proceeds of the debris.
- 8.7 The Owner hereby authorizes the Developer to appoint Architect and other consultants to complete the New Building. All costs charges and expenses for pre or post sanction of the plan in this regard including professional fees and supervision charges shall be discharged and paid by the Developer and in this regard the Owner shall have no liability or responsibility.
- 8.8 The Developer shall, at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owner, construct, erect and complete the New Building pursuant to the plan to be sanctioned by the Competent Sanctioning Authorities and as per the specifications mentioned in the **SECOND SCHEDULE** hereunder and/or as be recommended by the Architect from time to time (collectively Specifications). The decision of the Architect regarding all aspects of construction including the quality of materials shall be final and binding on the Parties.

- 8.9 The Developer shall start the demolition work, that is, commencement of work of the New Building at the site within 15 (Fifteen) days from the date of receiving the final sanction of plans and other approvals from Government Authorities which are required for commencement of the construction and/or obtaining vacant possession of the existing building from the occupiers thereof, whichever is later (commencement of construction) and the Developer shall construct, erect and complete the New Building within a period of 30(Thirty)months from the date of sanction of plan by the Kolkata Municipal Corporation with a grace period of 6 (Six) months subject to Force Majeure., as and by way of liquidated damage for the delay till such time the Owner's Allocation in the New Building is handed over to the Owner, complete and habitable in all respects.
- 8.10 The Developer shall obtain the Completion Certificate from the Kolkata Municipal Corporation and make over a copy thereof to the Owner at the time of delivery of Owner's Allocation. It is made clear that the Developer shall not handover or part with possession of the Developer's Allocation till such time the Owner's Allocation is handed over to the Owner.
- 8.11 The Developer shall at its own costs, install and erect in the New Building, pump, water storage tank, overhead reservoir, water and sewage connection, common electric connection and all other necessary amenities and facilities.
- 8.12 If the Owner fails to vacate and handover possession of the said Premises within 15 (Fifteen)days from the date of execution hereof, then this agreement shall at the option of the Developer and cancelled and the amounts paid by the Developer shall be refunded to the Developer with interest on mutually agreed terms and conditions.
- 8.13 The Developer is authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 8.14 The costs, charges and expenses for providing any additional facility and/or utility and/or up-gradation of building materials at the request of the Owner in or relating to the Apartment(s) belonging to the Owner's Allocation shall be borne by the Owner in full. It is further clarified that if by reason of such additional

work any delay is caused in completion of construction of the said Apartment(s) ultimately resulting in delay in the delivery of possession of the said Apartment(s) by the Developer to the Owner, the Developer shall not be liable for any interest, damage, compensation, etc.

9. **DEPOSITS AND FINANCIALS:**

- 9.1 Amount to be paid as Security Deposit by the Developer to the Owner is **Rs.30,00,000/-** (Rupees Thirty Lakhs only) as interest free security deposit (hereinafter referred to as the **Deposit Amount**) and the same shall be deposited in the manner following:-
- a) At or before signing of this Agreement- Rs.20,00,000/- (Rupees Twenty Lakhs only) (The receipt whereof the Owner doth hereby as also by the receipt hereunder written admit and acknowledge).
 - b) After obtaining sanctioned Plan - Rs.10,00,000/- (Rupees Ten Lakhs only).
- 9.2 The said Security Deposit of Rs. 30,00,000/- (Rupees Thirty Lakhs only) shall become non-refundable premium upon sanction of the Plan and upon obtaining all other approvals from Government Authorities which are required for commencement of the construction and/or obtaining vacant possession of the existing building from the occupiers thereof, whichever is later.
- 9.3 As security for the said Security Deposit, the Owner has simultaneously with the execution of these presents deposited with the Advocates her original documents of title in respect of the said Premises which shall be held by the Advocates and unless default is committed by either party, shall be made over to the Association upon its formation.
- 9.4 The Owner or her Allottees and the Allottees of the other Apartments in the New Building shall pay or deposit the extras and deposits as applicable for the Apartment(s) to be acquired by them, to the Developer.

9.5 The GST required to be paid in respect of the Owner's Allocation in the event of transfer of the same would be paid by the Owner as and when payable and GST required to be paid in respect of the Developer's Allocation would be paid by the Developer and the parties shall keep each other indemnified in respect thereof.

10. **POWERS AND AUTHORITIES:**

10.1 The Owner shall grant to the Developer, a registered Power of Attorney, simultaneously with the execution of this Agreement, inter alia, for the following purposes :-

- i) All purposes for obtaining sanction of plan including addition/ alteration/modification thereof;
- ii) For obtaining various necessary permissions and sanctions from different authorities in connection with or related to the sanction of plan and construction and completion of the development and also pursuing and following up the matter with all authorities in this regard;
- iii) For obtaining temporary and permanent connections of water, electricity, drainage, sewerage, gas, lifts, etc., in the said Premises.
- iv) For executing Agreements for Sale, Deeds of Conveyance etc., in respect of the saleable spaces in respect of Developer's Allocation under this agreement.

10.2 While exercising powers and authorities under the Power of Attorney to be granted by the Owner in terms hereof, the Developer shall not do any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owner and/or go against the spirit of this agreement. The said Power of attorney shall be specific and valid for the purposes they would be given and shall not be revoked during the subsistence of this agreement, subject however, the Attorney not committing any breach and acting strictly in terms thereof.

10.3 The Owner hereby agree to ratify and confirm all acts, deeds and things lawfully done in the interest of the New Building by the Developer and persons nominated by the Developer in pursuance of the rights and authorities granted as aforesaid.

11. DEALING WITH SPACES IN THE NEW BUILDING:

- 11.1 The Owner and the Developer shall demarcate between themselves their respective allocations in the said New Building to be constructed on the said premises on the basis of the plan sanctioned or revised for the New Building and also agree to execute a Supplementary Agreement amongst themselves annexing an extract or true copy of the ultimate sanctioned Building Plan clearly demarcating or depicting their respective allocation of areas and/or spaces, as also car parking spaces, in the newly constructed building.
- 11.2 The parties hereto have decided to sell and/or dispose of their respective allocations through THE DEVELOPER, the marketing agency in such manner as it deem fit and proper, and the parties hereto further agree to bear their respective tax liabilities separately.
- 11.3 The Developer and the Owner shall execute and register with the appropriate registering authorities, Deeds of Conveyance for transferring of respective allocated constructed areas and other areas of the New Building as aforesaid, unto and in favour of the intending Allottee(s) and the cost of stamp duty and registration charges in respect thereof shall be borne by the intending Allottee(s) as the case may be.
- 11.4* All Agreements for Sale of the Developer's Allocation shall be signed by the Developer who has been so authorized by the Owner and the Owner may not be made party to such agreements.

12. POST COMPLETION MAINTENANCE:

- 12.1 On and from the date of expiry of the period to be specified in the written notice of possession upon issuance of completion certificate by Kolkata Municipal Corporation, to be given by Developer to the Owner (Possession Date), the Parties shall become liable and responsible for the payments of rates and taxes in the ratio of their respective allocations irrespective of the fact whether actual physical possession was taken or not.
- 12.2 The Parties or their respective Allottee(s) shall pay or deposit the following proportionate costs for their allocation:-

- a) All costs for obtaining electricity connection(s).
- b) All deposits required to be made with CESC Ltd.
- c) Proportionate costs for LT connection charges, switchgear, cables and allied installations.

12.3 The Parties and their respective nominees/Allottee shall punctually and regularly pay the rates and taxes for their respective allocations to the concerned authorities and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others

12.4 Till such time the management, maintenance and administration of the New Building is not made over to the Association, the Developer shall be responsible for the same or at its discretion and appoint an agency to do the same. The Owner and Developer hereby agree to abide by all the rules and regulations to be framed for the management of the affairs of the New Building.

12.5 The Developer or the Agency to be appointed shall manage and maintain the Common Portions and services of the New Building and shall collect the costs and service charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the New Building, tax for water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.

13. COMMON RESTRICTIONS:

13.1 The New Building shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the New Building, which shall include the following:-

- (a) No occupant of the New Building shall use or permit to be used, his Apartment or any portion thereof, for any obnoxious, illegal and immoral trade or activity or for any

purpose which may cause any nuisance or hazard to the other occupiers of the New Building.

- (b) No occupant of the New Building shall demolish or permit demolition of any wall or other structures in his Apartment or any portions, major or minor, without the written consent of the Developer or Association, after its formation.
- (c) No occupant of the New Building shall transfer or permit transfer of his Apartment or any portion thereof unless all terms and conditions to be observed and/or performed have been observed and performed and the proposed Allottee gives a written undertaking to the effect that such Allottee shall remain bound by the terms and conditions of these presents and further that, such Allottee shall pay all and whatsoever shall be payable in relation to the concerned space.
- (d) All occupants of the New Building shall abide by all laws, bye-laws, rules and regulations of the Government and local bodies and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- (e) All occupants of the New Building shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc., in his Apartment in good working condition and repair and in particular, so as not to cause any damage to the New Building or any other space or accommodations therein and shall keep the other occupiers of the New Building indemnified from and against the consequences of any breach.
- (f) No occupant of the New Building shall do or cause or permit to be done any act or thing which may render void or voidable any insurance of the New Building or any part thereof and shall keep the other occupiers of the New Building harmless and indemnified from and against the consequences of any breach.
- (g) No occupant of the New Building shall leave or keep any goods or other items for display or otherwise in the

corridors or at other places of common use and enjoyment in the New Building and no hindrance shall be caused in any manner in the free movement and use of the corridors and other places for common use and enjoyment in the New Building.

(h) No occupant of the New Building shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the New Building or in the compound, corridors or any other portion or portions of the New Building.

13.2 For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, all occupants of the New Building shall permit the agency to be appointed as per clause 12.5, with or without workmen, at all reasonable time, to enter into and upon the concerned space and every part thereof.

13.3 It is agreed between the parties that the Developer, in consultation with the Owner, shall frame a scheme for the management and administration of the New Building and all the occupiers of the building shall perpetually in succession, abide by all the rules and regulations to be framed in connection with the management of the affairs of the New Building.

14. **OBLIGATIONS OF DEVELOPER:**

14.1 Construction and execution of the New Building shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government.

14.2 The Developer shall be responsible for planning, designing development and construction of the New Building with the help of professional bodies, contractors, etc.

14.3 The Developer has assured the Owner that it shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default.

- 14.4 The Developer shall construct the New Building at its own costs and responsibility. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the Allottee(s) and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owner against any claims, loss or damage for any default or failure or breach on the part of the Developer.
- 14.5 All tax liabilities in relation to the development shall be paid by the Developer. All taxes as may be payable on account of allocation of the Owner's Allocation shall however be paid by the Owner.
- 14.6 The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the laws and rules applicable to construction of the New Building.
- 14.7 The Developer shall be responsible for the construction made and any query regarding such construction raised by any authorities including Kolkata Municipal Corporation has to be explained by the Developer.

15. **OBLIGATIONS OF THE OWNER:**

- 15.1 The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the said Premises.
- 15.2 The Owner undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the New Building can be successfully completed.
- 15.3 The Owner shall provide the Developer with any and all documentation and information relating to the said Premises as may be required by the Developer from time to time.
- 15.4 The Owner shall not do any act, deed or thing whereby Developer may be prevented from discharging its functions under this Agreement.
- 15.5 The Owner hereby covenants not to cause any interference or hindrance in the construction of the New Building.

15.6 The Owner hereby covenants not to enter into any agreement, let out, grant lease, transfer, mortgage and/or charge the said Premises or any portions thereof save in the manner envisaged herein during the subsistence of this Agreement.

16. **INDEMNITY:**

16.1 The Developer shall indemnify and keep the Owner saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the construction of the New Building and those resulting from breach of this Agreement by the Developer.

16.2 The Owner shall indemnify and keep the Developer saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the said Premises or any of their Representations and the warranties being incorrect.

17. **MISCELLANEOUS:**

17.1 This Agreement entered into by and between the parties herein is and shall be on principal to principal basis.

17.2 The Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

17.3 Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

17.4 Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

17.5 The Developer will be entitled to seek financing of the Project (Project Finance) from a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of its allocation in the said Premises being developed and construction work-in-progress/receivables to the extent pertaining to Developer's Allocation. The Developer shall have

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17.5 The Developer will be entitled to seek financing of the Project (Project Finance) from a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of its allocation in the said Premises being developed and construction work-in-progress/receivables to the extent pertaining to Developer's Allocation. The Developer shall have

no right to mortgage the land in respect of the Said Premises for obtaining any such facility or pertaining to the Owner's Allocation in the project.

- 17.6 All benefits under the Income Tax Act for such borrowings made by the Developer would be available to the Developer and it would be entitled to claim all such benefits.
- 17.7 It is understood that from time to time to facilitate the uninterrupted construction of the New Building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to perform all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all additional applications and other documents, provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement.
- 17.8 The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 17.9 The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Developer's Allocation. Similarly, the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owner's Allocation.
- 17.10 The name of the building shall be **"BALAJI PEARL"** as decided by the Developer.

18. **DEFAULTS:**

18.1 The following shall be the events of default:-

- a) If the Owner fails to comply with any of her obligations contained herein.
- b) If the Developer fails to construct, erect and complete the New Building.
- c) If the Developer fails to comply with any other obligations contained herein.

18.2 If this Agreement is terminated for any of the aforesaid events or reasons then the Owner shall be liable to refund the entire sum paid till then by the Developer without any interest or deduction within 30 days of demand for refund by the Developer.

18.3 In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with its obligation in default within 30 (Thirty) days and in the manner to be mentioned in the said notice.

18.4 Upon receipt of such notice, the defaulting party shall rectify the said event of default and/or breach within the time and in the manner mentioned herein.

18.5 If the default continues for a period of over 60 (Sixty) days after expiry of such notice and there is no remedy provided for herein, the notice of termination may be served by the aggrieved party at their/its sole discretion.

19. **FORCE MAJEURE:**

19.1 If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the

continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to recommence its affected operations in order for it to perform its obligations. Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

19.2 In the eventuality of Force Majeure circumstances, the time for compliance of the obligation shall stand extended by such period being the time of commencement of force majeure condition to the completion thereof and 7 (Seven) days thereafter.

19.3 The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.

20. **NOTICE:**

20.1 Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or by electronic mail or registered post or speed post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time).

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

i) If delivered personally, at the time of delivery.

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

iii) If sent by electronic mail, at the time of sending (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of sending.

20.3 In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of an electronic mail, that an activity or other report from the sender's mailbox can be produced.

21. **ENTIRE AGREEMENT:**

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

22. **AMENDMENT/MODIFICATION:**

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

23. **SPECIFIC PERFORMANCE:**

23.1 In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach.

24. **ARBITRATION:**

24.1 The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual

interests and attempt to reach a just and equitable settlement satisfactory to both Parties. If the Parties have not settled the Disputes by negotiation within 30 (Thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to, and finally resolved through, arbitration by an Arbitrator jointly appointed by the parties hereto in terms of the Arbitration and Conciliation Act, 1996 and Rules and amendments made there under. The arbitration proceedings shall be conducted at Kolkata and in English.

25. **JURISDICTION:**

25.1 The courts at Kolkata alone shall have jurisdiction to entertain or try any action or proceeding arising out of this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 17 Cottahs equivalent to 28 Sataks and on actual measurement containing an area of 14 Cottahs 9 Chittaks 1 Sq.Ft. be the same a little more or less, be the same a little more or less, together with the 10 old dilapidated Tile structures having built up area of 200 sq. ft., thereon situate lying at Mouza-Muradpur, Pargana-Magura, J.L. No.13, Revenue Survey No.192, Touzi No.74/75/76/77/82, comprised in C.S. Dag No.51 corresponding to L.R. Dag No.87 appertaining to C.S. Khatian No.105 corresponding to L.R. Khatian No.2355 being Premises No.389/1, Bama Charan Roy Road under Ward No.121 within the ambit of The Kolkata Municipal Corporation under Police Station-Behala, District- South 24Parganas, butted and bounded in the manner following:-

ON THE NORTH	:	By R.S Dag No 46;
ON THE EAST	:	By Land of Mouza Mondal Para;
ON THE SOUTH	:	By 16' Wide Common Passage; and
ON THE WEST	:	By R.S Dag No 51;

THE SECOND SCHEDULE ABOVE REFERRED TO:

SET OUT

Structure : R.C.C. frame structure

Flooring :

Toilets :

Doors :

Windows :

Paintings :

Electricals :

Telephone / Intercom :

Lift :

Back-up Generator :

Security System :

THE THIRD SCHEDULE ABOVE REFERRED TO:

PART-I

(Common Areas, Facilities and Amenities)

(SET OUT)

PART-II
(Common Expenses/Deposits/Extra Charges)

Upgradation of fixtures and fittings: If any buyer's request, any improved specifications of construction, any internal change made in the layout and/or upgradation of fixtures and fittings of any Apartment over and above the Specifications described.

Maintenance Charges: Proportionate share of the common expenses/maintenance charges as may be levied.

Transformer and allied installation: Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.

Taxes: Deposits towards Municipal rates and taxes, etc. and G.S.T. or any other tax and imposition levied by the State Government, Central Government or any other authority or body payable on the transfer of the Owners' Allocation by the Developer to Owners shall be paid by the Owners.

Electricity Meter: Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said New Building, at actual.

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

SIGNED SEALED AND DELIVERED

by the **OWNER** at Kolkata in the presence of:

1. Amit Guha Borkhori

Mithu Shaw

2. Anil Ghosh.

15/8, R. R. Mahan Roy Road
KOL - 8.

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata in the presence of:

1. Amit Guha Borkhori

ANANEYA REAL ESTATE DEVELOPERS LLP

Designated Partner

2. Anil Ghosh.

RECEIVED of and from the within-named Developer the within-mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lakhs only) being the security deposit as per Memo below:-

MEMO OF CONSIDERATION

Name of the Vendor	Cheque No.	Date	Bank's name	Amount in Rupees
Mithu Shaw	000247	22.01.2021	Kotak Bank/ New Alipore	10,00,000.00
Mithu Shaw	000248	20.02.2021	Kotak Bank/ New Alipore	10,00,000.00
			TOTAL:	Rs. 20,00,000/-

(RUPEES TWENTY LAKHS ONLY).

WITNESSES:

1. *Amit Guha Bakshi*

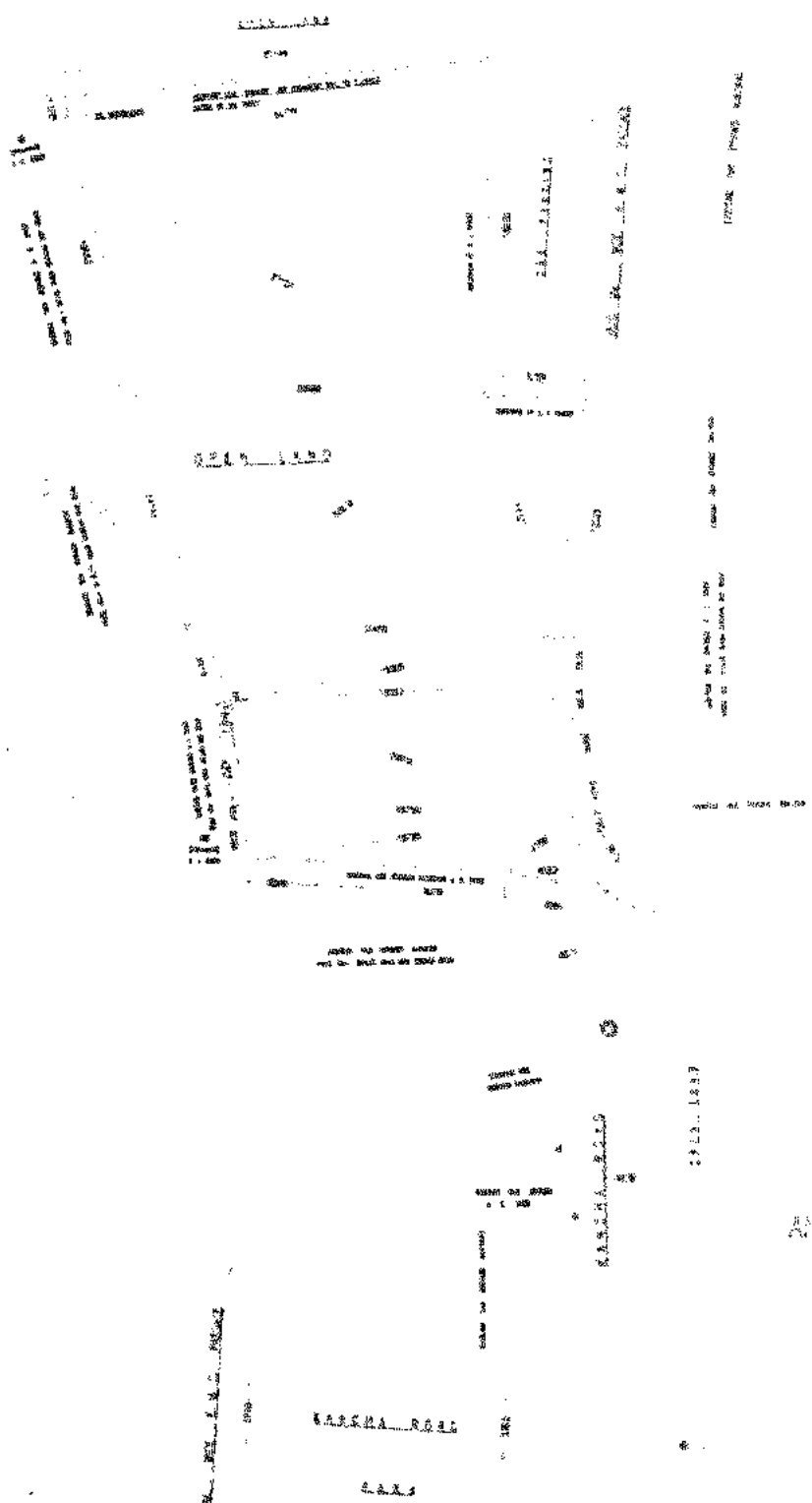
Mithu Shaw

2. *Amal Ghosh*

PLAN OF
 S. NO. :- 389/1, BAMA CHARAN ROY ROAD
 KOLKATA :- 700008

AREA OF LAND :- 975.161 sqm. = 14.10 9 ch 10 sq

1/1/14



Mithun Shaw

ANANEYA REAL ESTATE DEVELOPERS LLP
 Designated Partner

PREPARED BY
 DATE - 15.01.2021
 P&T ASSOCIATES
 PLOT NO. 1/1/14

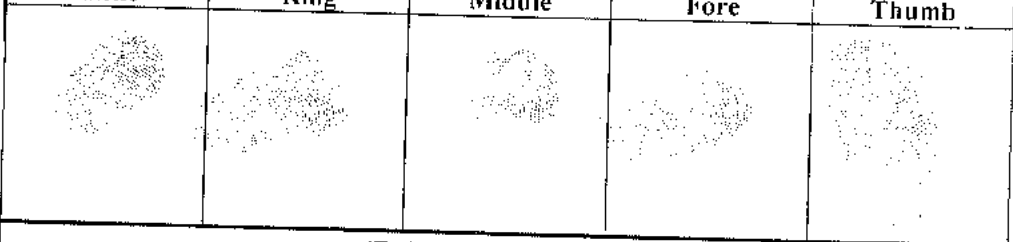
SCALE
 1 CM = 10 METERS

Sl. No.

Signature of the executants/ and/ or purchaser

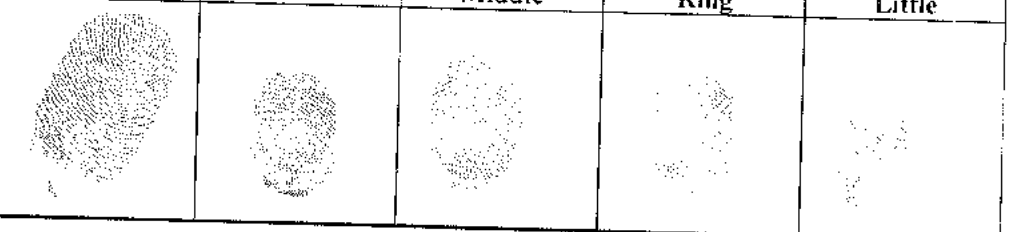
(Left Hand)

Little Ring Middle Fore Thumb



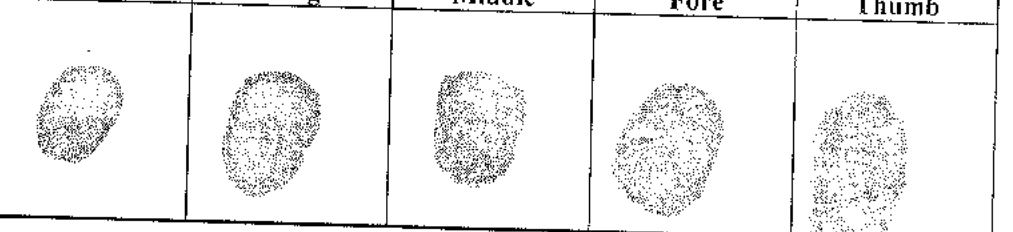
(Right Hand)

Thumb Fore Middle Ring Little



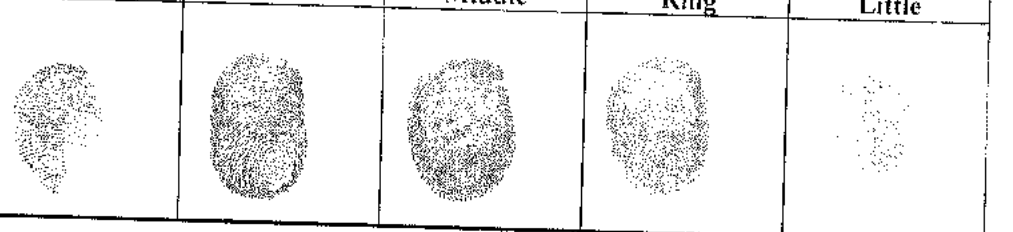
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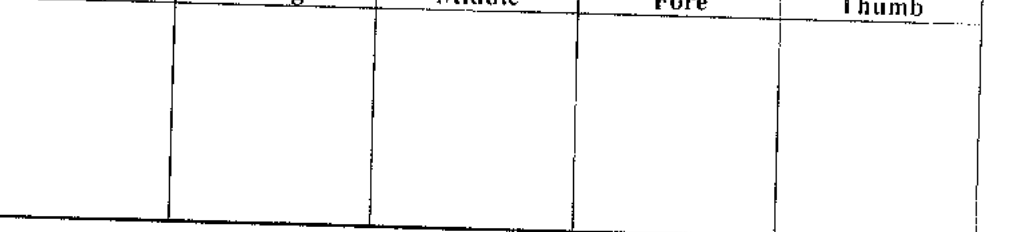
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Thumb Fore Middle Ring Little



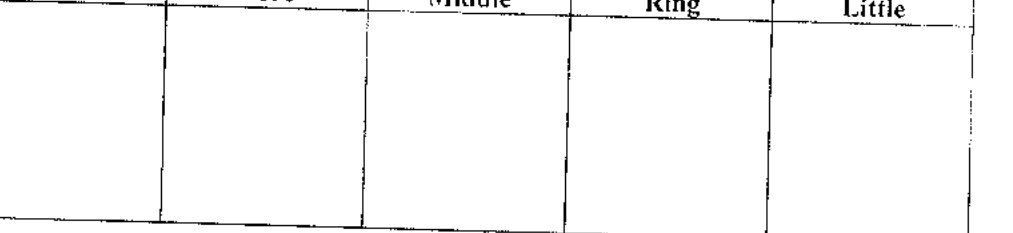
(Left Hand)

Little Ring Middle Fore Thumb



(Right Hand)

Thumb Fore Middle Ring Little



11th

DATED THIS DAY OF MARCH 2021
#####

BETWEEN

SMT. MITHU SHAW
... OWNER

AND

ANJANEYA REALESTATE DEVELOPER LLP
... DEVELOPER

DEVELOPMENT AGREEMENT

VICTOR MOSES & CO.
SOLICITORS & ADVOCATES
6, OLD POST OFFICE STREET
KOLKATA - 700 001.

आयकर विभाग

INCOME TAX DEPARTMENT

ADITYA DALMIA



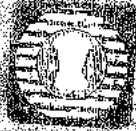
भारत सरकार
GOVT. OF INDIA

RAM PRAKASH DALMIA

21/06/1983

Permanent Account Number

AGLPD8450A




Signature



ভারত সরকার
Government of India



আদিত্য ডালমিয়া
Aditya Dalmia
পিতা : রাম প্রকাশ ডালমিয়া
Father : Ram Prakash Dalmia
জন্মতারিখ / DOB : 21/06/1983
পুরুষ / Male



5244 9851 5509

আমার আবেদন, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:

৯ ফ্লাট-৯বি, ১১, অশোকা রোড,
আলিপুর, কোলকাতা, আলিপুর,
পশ্চিম বঙ্গ, 700027

Address:

9 FLAT-9B, 11, ASHOKA ROAD,
Alipore, Kolkata, Alipore, West
Bengal, 700027

5244 9851 5509



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ABMFA0041J

नाम
ANANEYA REALESTATE DEVELOPERS LLP

निगमन / पदन की तारीख
Date of Incorporation/Formation
29/05/2018



ANANEYA REALESTATE DEVELOPERS LLP

[Handwritten Signature]
Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITHU SHAW

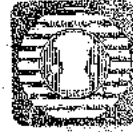
SUSANTA NANDI

24/01/1975

Permanent Account Number

CDUPS4805E

Mithu Shaw
Signature



Mithu Shaw



অন্তর্ভুক্ত নিশিচি পরিচয় প্রাপ্তিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

আধারসংখ্যার আই ডি / Enrollment No. : 1040/19798/36044

To
Mithu Shaw
মিঠু শাউ
263/B
RAJA RAMMOHON ROY ROAD
Purba Barisha
Barisha, South Twenty Four Parganas
West Bengal - 700008

22/01/2013



KL191543228DF

19154322



আপনার আধার সংখ্যা / Your Aadhaar No. :

5249 6358 6946

আধার সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



মিঠু শাউ
Mithu Shaw
বিতা: সুসন্তা নন্দী
Father: SUSANTA NANDI

জন্ম সাল/Year of Birth: 1975

লিঙ্গা / Female

5249 6358 6946



আধার সাধারণ মানুষের অধিকার

Mithu Shaw


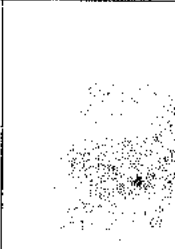






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022000542700/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MITHU SHAW 263/8, Raja Ram Mohan Roy Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700008	Land Lord			<i>Mithu Shaw</i> 15.3.2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Aditya Dalmia 11 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Developer [ANJANE YA REALEST ATE DEVELOP ERS LLP]			<i>Aditya Dalmia</i> 15/3/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Amit Guha Bakshi Son of Late N K Guha Bakshi 38 Mukundapur, P.O:- Dhajua, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700152	Mrs MITHU SHAW . Mr Aditya Dalmia			<i>Amit Guha Bakshi</i> 15.03.21

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

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

GRN Details

GRN: 192020210243268341
GRN Date: 11/03/2021 12:26:44
BRN: 202103110901520
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: Indian Overseas Bank
BRN Date: 11/03/2021 12:03:02
Payment Ref. No: 2000542700/1/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: Aditya Dalmaia
Address: 11 Ashoka road Alipore
Mobile: 9007099797
Depositor Status: Buyer/Claimants
Query No: 2000542700
On Behalf Of: Mr Amit Bakshi
Identification No: 2000542700/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000542700/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2000542700/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	30021
			Total	70042

IN WORDS: SEVENTY THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1602-02935/2021	Date of Registration	16/03/2021
Query No / Year	1602-2000542700/2021	Office where deed is registered	
Query Date	10/03/2021 7:41:56 AM	1602-2000542700/2021	
Applicant Name, Address & Other Details	Amit Bakshi 38 Mukundapur, Buddha Park,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700152, Mobile No. : 7001364112, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,95,90,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 30,053/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bama Charan Roy Road(Jayashree park), Mouza: Muradpur, Premises No: 389/1, , Ward No: 121 JI No: 13. Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-87 (RS :-)	LR-2355	Bastu	14 Katha 9 Chatak 15 Sq Ft	1/-	1,95,30,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				24.0625Dec	1 /-	195,30,002 /-	

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.	1/-	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	1 /-	60,000 /-	

Lord Details :**Name,Address,Photo,Finger print and Signature****1 Mrs MITHU SHAW (Presentant)**

Wife of Mr Tarun Shaw 263/8, Raja Ram Mohan Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx5E, Aadhaar No: 52xxxxxxx6946, Status :Individual, Executed by: Self, Date of Execution: 15/03/2021

, Admitted by: Self, Date of Admission: 15/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2021

, Admitted by: Self, Date of Admission: 15/03/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANJANEYA REALESTATE DEVELOPERS LLP 11, Ashoka Road, P.O:- Alipoe, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.:: ABxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Aditya Dalmia Son of Mr Ramprakash Dalmia 11 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANJANEYA REALESTATE DEVELOPERS LLP (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Guha Bakshi Son of Late N K Guha Bakshi 88 Mukundapur P.O - Dhalua, P.S:- Soharpur District -South 24-Parganas, West Bengal, India, PIN - 700152			

Identified by: Of Mrs MITHU SHAW , Mr Aditya Dalmia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MITHU SHAW	ANJANEYA REALESTATE DEVELOPERS LLP-24.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MITHU SHAW	ANJANEYA REALESTATE DEVELOPERS LLP-200.00000000 Sq Ft

03-2021

2)

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

Presented for registration at 19:40 hrs on 15-03-2021, at the Private residence by Mrs MITHU SHAW, Executant.

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 1,95,90,002/-

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

Execution is admitted on 15/03/2021 by Mrs MITHU SHAW, Wife of Mr Tarun Shaw, 263/8, Raja Ram Mohan Roy Road, P.O: Behala, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by Mr Amit Guha Bakshi, Son of Late N K Guha Bakshi, 38 Mukundapur, P.O: Dhalua, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business

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

Execution is admitted on 15-03-2021 by Mr Aditya Dalmia, Director, ANJANEYA REALESTATE DEVELOPERS LLP (LLP), 11, Ashoka Road, P.O:- Alipoe, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Mr Amit Guha Bakshi, Son of Late N K Guha Bakshi, 38 Mukundapur, P.O: Dhalua, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-03-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,053/- (B = Rs 30,000/-, E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2021 12:28PM with Govt. Ref. No: 192020210243268341 on 11-03-2021, Amount Rs: 30,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202103110901520 on 11-03-2021, Head of Account 0030-03-104-001-16

Stamp Duty
Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-,
= Rs 40,021/-
Description of Stamp
Stamp: Type: Impressed, Serial no 282432, Amount: Rs.100/-, Date of Purchase: 12/03/2021, Vendor name:
Sankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/03/2021 12:28PM with Govt. Ref. No: 192020210243268341 on 11-03-2021, Amount Rs: 40,021/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202103110901520 on 11-03-2021, Head of Account 0030-02-
103-003-02

S-a

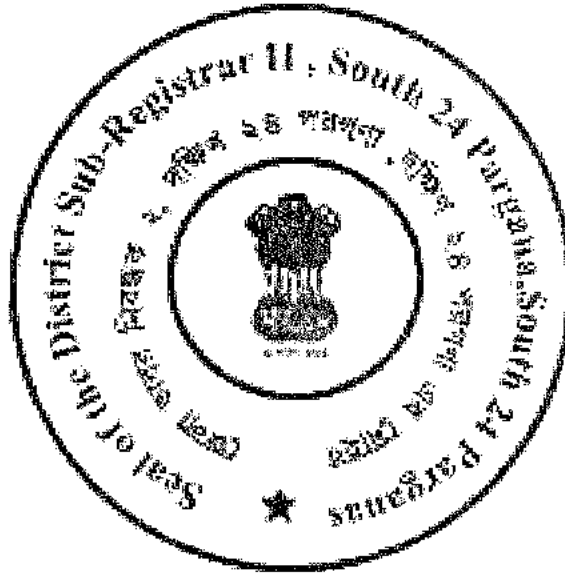
Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 121006 to 121060

being No 160202935 for the year 2021.



Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.03.25 16:14:44 +05:30

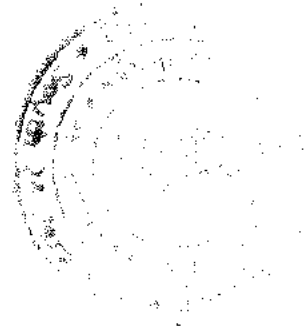
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/03/25 04:14:44 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)