

# NOTARIAL CERTIFICATE

TO ALL MEN THESE PRESENT SHALL COME. I, MD ABED ALI LASKAR Advocate & notary practicing as a NOTARY in the Alipore Judges Court within the District of SOUTH 24 PARGANAS in the state of West Bengal within the Union Of India, do hereby declare that the paper writings collectively marked "A" annexed hereto hereinafter called the paper writing "A" are presented before me by the executant (S)



" AGREEMENT "

① Mrs. Vikki Chopra,  
of. 20/1A, Lake View Road, P.O.  
Sarat Bose Road, P.S- Rabindra  
Sarobar, Kolkata- 70029.

" And others "  
hereinafter referred to as the executant (S)

on this, the 24 OCT 2019 the day of  
Two Thousand

~~Power of Attorney / Partnership Will~~  
Agreement / Declaration / others,



The "executant" (S) having admitted the execution on the "Paper Writing" "A" in respective hand (S), in the presence of the witness (es) who as such, subscribe (S) Signature (S) thereon, and being satisfied as to the identity of the executant (S) and the said execution of the "Paper Writings" "A" and testify that the said execution is in the respective hand (S) of the executant (S)

AN ACT WHEREOF being required of a Notary I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may



IN FAITH AND TESTYIMONY WHEREOF  
I, MD ABED ALI LASKAR the said Notary  
have hereunto set and subscribed my hand  
affixed my Notarial Seal of Office at Alipore  
Judges Court Compound Kolkata - 27 in  
the District of South 24 Parganas on this  
day of ..... 20



24 OCT 2019  
*MD ABED ALI LASKAR*  
MD ABED ALI LASKAR  
NOTARY

Govt. of West Bengal  
Regn. 99/2007  
Alipore Judges Court  
Bar Library 1<sup>st</sup> floor Hall  
District South 24 Parganas

24 OCT 2019



SL. No. H2. Date 24/10/2019,

# भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

34AB 897039

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA-700 027



### AGREEMENT

This **AGREEMENT** is made  
on this 24<sup>th</sup> day of October 2019.

**BETWEEN**



For REVIEW DEALCOMM PVT. LTD.

*Ain Samran*

Director / Authorised Signatories

*Vikki Chopra,  
Satyendra Kumar Chopra,  
Ketan Chopra,  
Bireswar BISWAS  
DOLY BISWAS,*

24 OCT 2019

*Sulhoje Biswas*

268750

- 6 JUL 2019

NO.....NO.....Date.....

Name:-K. P. MAJUMDER

Address:-Advocate, High Court, Cal.

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001



(1) **MRS. VIKKI CHOPRA**, wife of Mr. Satyendra Kumar Chopra, having PAN No. **AFHPC2022E**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at - 20/1A, Lake View Road, P.O. - Sarat Bose Road, P.S. - RabindraSaroobar, Kolkata - 700029, (2) **MR. SATYENDRA KUMAR CHOPRA**, son of Late Lal Chand Chopra, having PAN No. **AGPPC9192E**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at - 20/1A, Lake View Road, P.O. - Sarat Bose Road, P.S. - RabindraSaroobar, Kolkata - 700029, and (3) **MR. KUNDAN CHOPRA**, son of Mr. Satyendra Kumar Chopra, having PAN No. **AGPPC9191H**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at - 20/1A, Lake View Road, P.O. - Sarat Bose Road, P.S. - RabindraSaroobar, Kolkata - 700029, hereinafter jointly called and referred to as the **FIRST PARTIES** (which expression shall unless excluded by or repugnant to the context shall deem to mean and include their legal heirs, successors, representatives and/or assign) of the **FIRST PART**.

**AND**

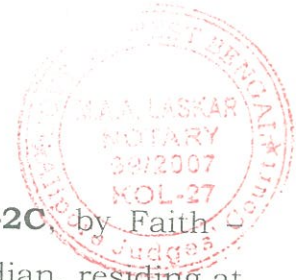
(1) **MR. BIRESWAR BISWAS**, son of AnadiGopal Biswas, having PAN No. **AFBPPB5561K**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at - 61A, Dr. Sarat Banerjee Road, P.O. - Sarat Bose Road, P.S. - Lake, Kolkata - 700029, (2) **MRS. DOLLY BISWAS**, wife of Mr. Bireswar Biswas, having PAN No. **AFOPB6483R**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at - 61A, Dr. Sarat Banerjee Road, P.O. - Sarat Bose Road, P.S. - Lake, Kolkata - 700029, and (3) **MR. SUBHOJIT BISWAS**, son

For REVIEW DEALCOMM PVT. LTD.

*Ain Somran*  
Director / Authorised Signatory

24 OCT 2011

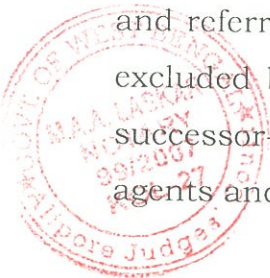
*Vikki Chopra*  
*Satyendra Kumar Chopra*  
*Kundan Chopra*  
✓ *Bireswar Biswas*  
✓ *Dolly Biswas*  
✓ *Subhojit Biswas*



of Mr. Bireswar Biswas, having PAN No. **ANNPB7142C**, by Faith, Hindu, by Occupation – Business, by Nationality – Indian, residing at – 61A, Dr. Sarat Banerjee Road, P.O. – Sarat Bose Road, P.S. – Lake, Kolkata – 700029, hereinafter jointly called and referred to as the **SECOND PARTIES** (which expression shall unless excluded by or repugnant to the context shall deem to mean and include their legal heirs, successors, representatives and/or assign) of the **SECOND PART.**

**AND**

**REVIEW DEALCOMM PVT. LTD.**, a company incorporated under the Companies Act, 1956, having PAN no. **AAF CR1846K**, and having its registered office at – 1, British Indian Street, P.S. – Hare Street, P.O. – Hare Street, Kolkata – 700069, West Bengal, India, represented by its one of the Director **MR. ASIS SARKAR**, son of Sri. Niranjan Sarkar, having PAN no. **AKLPS4288H**, residing at – 2, Dr. T. N. Majumder Street, P.S. – Tollygunge, P.O. – Tollygunge, Kolkata – 700026, District – South 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **THIRD PARTY** (which expression shall unless excluded by or repugnant to the context shall mean and include its successor-in-interest, successors-in-office, legal representatives, agents and assigns) of the **THIRD PART.**



**WHEREAS** all the parties herein have jointly purchased **ALL THAT** piece and parcel of Land measuring an area of 6 cotthas 2 chittaks 26 square feet, be the same a little more or less, together with a fully tenanted 3 storied dilapidated building standing thereon, lying and

For REVIEW DEALCOMM PVT. LTD.

*Ain Sarkar*

Director / Authorised Signatories

*Vikki Chandra*  
*Satyendra Kumar Chakrabarti*  
*Komal Chakrabarti*

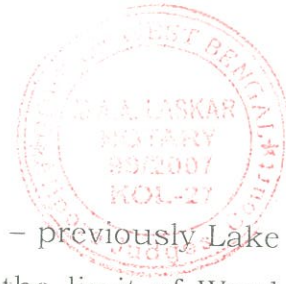
*Bireswar Biswas*

*Dolly Biswas*

*Sudhakar Anand*

24 OCT 2015





situated at premises no. 56A, Lake View Road, P.S. – previously Lake now Rabindra Sarobar, Kolkata – 700029, within the limit of Ward no. 86 of the Kolkata Municipal Corporation, District – South 24 Parganas, from it's the then recorded Owners Harish Poddar and others by virtue of a Deed of Conveyance dated 27.08.2019 was duly registered at the office of A.R.A. III, Kolkata, and recorded in Book No. I, Volume No. 1903-2019, pages from 196530 to 196617, being No. 190304529 for the year 2019. Thus we have become the absolute Owners of the aforesaid property by virtue of the aforesaid purchase.

**AND WHEREAS** all the parties herein have jointly decided to develop the below Schedule property after settlement with the existing tenants and occupiers.

**AND WHEREAS** thus we enter into this Agreement for construction of a multi storied building upon our aforesaid property and for better use and occupation after completion of the new proposed building under the following manner:

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

(1) That all the parties hereby declared that the property mentioned in the Schedule hereunder below are absolutely seized and possessed by the parties herein jointly and decided to construct a multi storied building upon the aforesaid property for their own residential purpose.

(2) That all the parties herein decided to develop the aforesaid property by constructing a multi-storied building upon the aforesaid property after demolishing the existing dilapidated

OF REVIEW DEALCOMM PVT. LTD.

*Ain Sarkar*

Director / Authorised Signatories

*Vikki Chopra  
Satyendra Kumar Chopra  
Kundan Chopra  
Bheshwar Biswas*

24 OCT 2011  
*Dally Biswas*

*Sulhojit Biswas*

structure through their co-owner Review Dealcomm Pvt. Ltd.



- (3) That all the parties herein for the purpose of developing the below Schedule property shall execute a General Power of Attorney, in favour of Mr. Asis Sarkar, one of the Director of Review Dealcomm Pvt. Ltd., the Third Party herein and being the co-owner of the below Schedule property.
- (4) That the said Review Dealcomm Pvt. Ltd. one of the co-owner of the parties herein shall pay and borne the entire expenses and costs in connection of construction of the multi storied building and settlement with the existing tenants and occupiers.
- (5) That all the parties agreed that Mr. Asis Sarkar the Attorney of the parties herein to sign all the necessary papers and documents for the purpose of obtaining the sanctioned plan and for the purpose of obtaining the permission of the department concern in regard to the construction of the multi storied building.
- (6) That all the parties to this Agreement decided to take allotment of their respective share in the new proposed building under the following manner:
- (a) That the parties of the First Part namely Mrs. Vikki Chopra, Mr. Satyendra Kumar Chopra and Mr Kundan Chopra shall jointly get the entire 5<sup>th</sup> Floor together with 1500 sq. ft. roof area along with one stacking car parking space for two cars on



for REVIEW DEALCOMM PVT. LTD.

*Asis Sarkar*

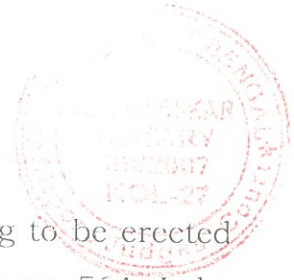
Director / Authorised Signatories

*Vikki Chopra  
Satyendra Kumar Chopra  
Kundan Chopra  
Bhuvan Biswas  
Dolly Biswas*

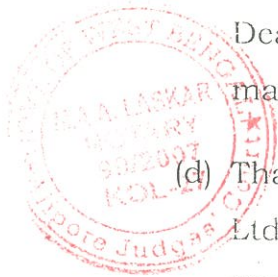
*Sulagna Biswas*

24 OCT 2011





- (b) the Ground Floor of the new proposed building to be erected upon the below Schedule Property i.e., premises no. 56A, Lake View Road, P.S. - previously Lake now Rabindra Sarobar, Kolkata - 700029, within the limit of Ward no. 86 of the Kolkata Municipal Corporation, District - South 24 Parganas, as per Sanctioned Plan.
- (c) That the parties of the Second Part namely Mr. Bireswar Biswas, Mrs. Dolly Biswas and Mr. Subhojit Biswas shall jointly get the 2000 sq. ft. in the North-East-South part of the First Floor along with one stacking car parking space for two cars on the Ground Floor of the new proposed building to be erected upon the below Schedule Property i.e., premises no. 56A, Lake View Road, P.S. - previously Lake now Rabindra Sarobar, Kolkata - 700029, within the limit of Ward no. 86 of the Kolkata Municipal Corporation, District - South 24 Parganas, as per Sanctioned Plan. And the parties of the Second Part herein shall get the first priority if they want to purchase the remaining portion of the First Floor from Review Dealcomm Pvt. Ltd. after completion of the building as per the market price at that point of time.
- (d) That the party of the Third Part namely Review Dealcomm Pvt. Ltd. shall get the remaining constructed area of the new proposed building after providing the existing tenanted area.



For REVIEW DEALCOMM PVT. LTD.

*Ani Samkar*

Director / Authorised Signatories

*Vikki Chakra*  
*Satyendra Kumar Chakras*  
*Kundan Chakras*  
*Bireswar Biswas*  
*DOLLY BISWAS.*

*Subhojit Biswas*

24 OCT 2015



- (e) That all rents collected from the existing tenants and/or occupiers of the said property shall be deposited in the accounts of our co-owner Review Dealcomm Pvt. Ltd., the party of the Third Part herein.
- (7) That it is settled between the parties of this Agreement that after completion of the construction work the said Review Dealcomm Pvt. Ltd. and the said Mr. Asis Sarkar the Attorney of the parties shall handover the owner's Allocation as mentioned hercinabove with habitual condition on or before handover the any other portions to any intending buyers or handover the existing tenant portion.
- (8) That it is settled between the parties herein that on receiving their possession in the new proposed building they shall separate their allotted area by mutating their names with the record of the Kolkata Municipal Corporation and pay the taxes and other outgoings as applicable in connection of their allotted portion.
- (9) That all the parties herein declares they have not entered into any other agreement or agreements or memorandum of understanding with their respective share to any other party at any point of time without knowledge and consent of other parties/co-owners.

FOR REVIEW DEALCOMM PVT. LTD.

*Ani Sarkar*

Director / Authorised Signatories

*Wikki Chopra*  
*Satyendra Kumar Chopra*  
*Kundan Chopra*  
*Birwan Biswas*  
*DALY BISWAS*

*Sellenjit Biswas*

24 OCT 2015

- (10) That no parties have any right to mortgage their proportionate share in the proposed new building nor have right to encumber their share in the land by any manner whatsoever without consent and knowledge of the other parties/co-owners.
- (11) That during the construction work if any of the parties intent to relinquish his/her right, title and interest over the aforesaid property in favour of any third party he/she shall not allow to transfer his/her right, title and interest without the consent and knowledge of the other parties/co-owners.
- (12) That any party can release his/her ownership of the aforesaid property in any point of time but subject to release his/her share only in favour of other co-owners of the aforesaid property.
- (13) All the tax and other outgoings in respect of the aforesaid property shall be borne by all the parties proportionately.
- (14) That all the parties agreed that their Attorney Mr. Asis Sarkar shall engage Architect, mason, designer, employees, staff, workers, civil engineer, developer, contractors, darwans, sweeper, supplier, and other employees as required for the purpose of the construction and maintenance of the new proposed building on behalf of all the parties herein.

For REVIEW DEALCOMM PVT. LTD.

*Asis Sarkar*  
Director / Authorised Signatories

*Wileki Chopra*  
*Satyukha Kumar Chopra*  
*Kuldev Chopra*  
*Birewar Birewar*  
*Dolly Birewar*

24 OCT 2011

*Sulhojit Birewar*



- (15) That all the parties agreed that their Attorney Mr. Asis Sarkar shall at pleasure transfer, suspend and remove such Architect, mason, designer, employees, staff, workers, civil engineer, developer, contractors, darwans, sweeper for the purpose of the construction and maintenance of the new proposed building on behalf of all the parties herein.
- (16) That all the parties agreed that their Attorney Mr. Asis Sarkar shall negotiate, settle and vacate the tenants and/or occupiers at the said property and for that to sign and execute all; necessary agreements, papers, deeds, documents on behalf of all the parties herein.
- (17) A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- Words denoting one gender include all other genders.
  - Words denoting singular include the plural and vice versa.
  - Words denoting persons include firms and corporations and vice versa and also include their respective heirs personal representatives successors in title or permitted assigns as the case may be.
  - Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- (18) Any reference to this Agreement or any of the provisions thereof includes all amendments, and modifications made to this Agreement from time to time in force.

For REVIEW DEALCOMM PVT. LTD.

*Asis Sarkar*  
Director / Authorised Signatories

24 OCT 2015

*Sulhojit Biswas*

*Wikki Chopra*  
*Satyendra Kumar Chopra*  
*Kundan Chopra*  
*Biswan Biswas*  
*Dolly Biswas*

(19) Any reference to any memorandum of understanding, agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such memorandum of understanding, agreement, and instrument of other document as amended, supplemented, modified, suspended, restated or notated from time to time.

- If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day. The schedules shall have effect and be construed as an integral part of this agreement. The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form. The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole. The terms "including" shall mean "including without limitation".

(20) All disputes, different and questions which may arise at any time hereafter between the parties herein touching the true construction of this Agreement and the right liabilities of the

FOR REVIEW DEALCOMM PVT. LTD.

*Ain Samkar,*

Director / Authorised Signatories

*Dalit Biswas.*

*Wikki Chopra,  
Satyudra Kumar Chopra,  
Indran Chopra*

24 OCT 2016

*Sulhojit Biswas*

*Bireman Biswas*



parties hereto shall be referred to the decision of a single arbitrator Mr. Nikhil Bhattacharjee, Advocate, Alipore Judges Court, Kolkata - 700029, in accordance with the subject to the provision of the Arbitration and Conciliation Act 1996 or any statutory modification or re enhancement thereof for the time being in force.

(21) Alipore Judges Court within the limit of Kolkata and Hon'ble High Court at Calcutta shall have the jurisdiction to do entrance and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

(22) This Agreement and all its terms and conditions shall be binding upon all the successors and representatives of the respective parties.

**THE SCHEDULE ABOVE REFERRED TO:**

**(The Property under this M.O.U)**

**ALL THAT** piece and parcel of Land measuring an area of 6 cotthas 2 chittaks 26 square feet, be the same a little more or less, together with a fully tenanted 3 storied dilapidated building standing thereon, lying and situated at premises no. 56A, Lake View Road, P.S. - previously Lake now RabindraSarobar, Kolkata - 700029, within the limit of Ward no. 86 of the Kolkata Municipal Corporation, District - South 24 Parganas, and is butted and bounded in the manner as follows:-

On the North : 60' feet wide Lake Road (extension);  
 On the South : Premises no. P66, Lake View Road;  
 On the East : Premises no. P141, Lake View Road;  
 On the West : 60' feet wide Lake View Road.

For REVIEW DEALCOMM PVT. LTD.

*Am Saman*

Director / Authorised Signatories

24 OCT 2014

*Wikki Chappa*

*Satyendra Kumar Chopra*

*Kundan Chouhan*

*Birendra Biswas*

*Sulekha Biswas* *Dolly Biswas*



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

**SIGNED SEALED AND DELIVERED**

by the parties at Kolkata  
in the presence of:

**WITNESSES:**

1) सुखेंद्र कुमार  
20/1/A LAKEVIEW ROAD  
KOLATA /29

Vikki Chopra  
Satyendra Kumar Chopra  
[Signature]

Signature of the **FIRST PART**

2) Sagar Chatterjee  
75H, Alipore Road  
KOLKATA 27

✓ Birendra Biswas  
✓ DOLLY BISWAS  
✓ [Signature]

Signature of the **SECOND PART**



3) Hemprad Chatterjee  
28B, Lake Road.  
KOL-29.

For REVIEW DEALCOMM PVT. LTD.

Ani Sankar

Director / Authorised Signer

Signature of the **THIRD PART**

Prepared & Drafted By:

Identified by me  
[Signature]  
Advocate  
Advocate

Signature attested  
on identification

[Signature] 20.10.19

MD. ABED ALI LASKAR  
Notary Govt. of West Beng  
Regd. No.-99/07  
Alipur Sub-Div.



24 OCT 2019

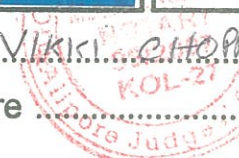


Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



Name Vikki Chopra

Signature Vikki Chopra

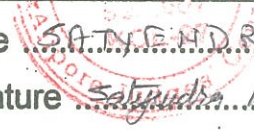


Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

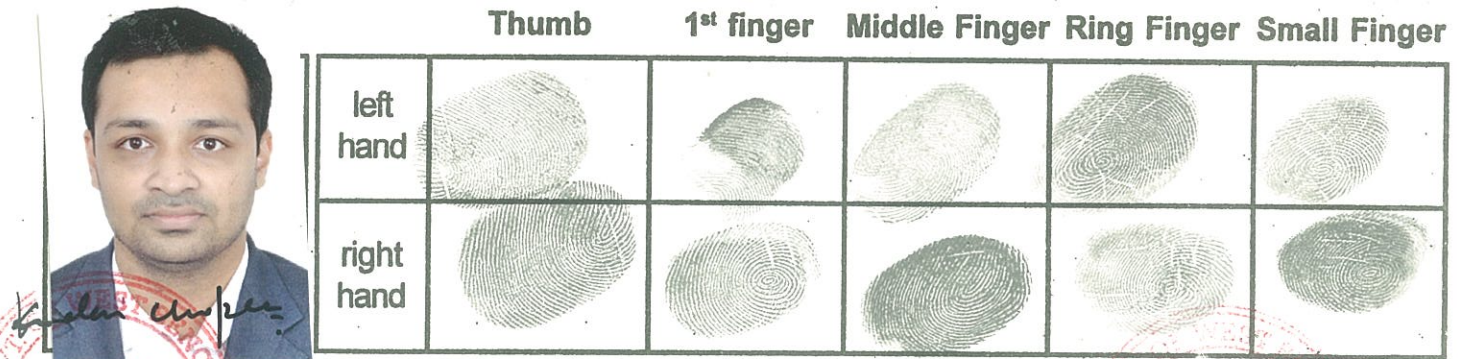


Name Satendra Kumar Chopra

Signature Satendra Kumar Chopra



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



Name Kundan Chopra

Signature Kundan Chopra



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

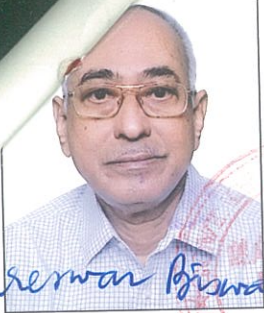


Name Asis Sarkar

Signature Asis Sarkar

24 OCT 2015 !





Bireswar Biswas

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BIRESWAR BISWAS

Signature Bireswar Biswas



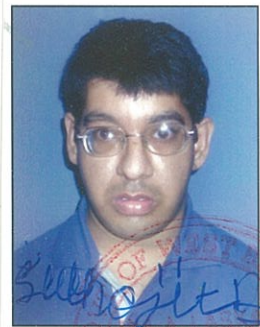
Dolly Biswas

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DOLLY BISWAS

Signature Dolly Biswas



Subhojit Biswas

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBHOJIT BISWAS

Signature Subhojit Biswas



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name .....

Signature .....

24 OCT 2015 !



শ্রী মাহমুদুল হক  
স্বাক্ষরিত

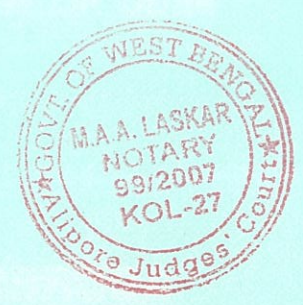
অতিরিক্ত সচিব

স্বাক্ষরিত



স্বাক্ষরিত

24 OCT 2015



24 OCT 2015



THE 24 DAY OF OCT 2014

PAPER WRITING 'A'  
&  
THE RELATIVE NOTARIAL  
CERTIFICATE



24 OCT 2014

**MD. ABED ALI LASKAR** Advocate

&

**NOTARY PUBLIC**

GOVT. OF WEST BENGAL  
REGD. NO. 99 / 07



24 OCT 2014

**ADDRESS**

Resi : Kandarpapur  
Garia, P.s.- Sonarpur,  
Kolkata - 84

Bar Library : 1<sup>st</sup> Floor  
Alipore Judges Court  
Kolkata 700 027

Chamber : 22/1A, Shamsul Huda Road,  
Kolkata - 700 017

*Yunush Ali Molla*

Advocate's Clerk