4093/2022 (1) 3721/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 708777

ARA II

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12-15
06/04/22

Additional Registrar of Assurances-II Kolkata

DEVELOPMENT AGREEMENT

06 APR 2022

THIS AGREEMENT is executed at Kolkata on this 5th day of April Two Thousand Twenty Two

BETWEEN

SRI SUNIL KUMAR SEN (PAN:AMAPS3312H) (Aadhaar No. 9058 4256 8360), son of Late K. C. Sen, by occupation Business, faith Hindu, Citizen of India, residing at 30, Jelia Para Lane, Post Office Bowbazar, Police Station-Muchipara, Kolkata-700 012, hereinafter referred to as the **OWNER** (which term or expression shall unless by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns of the **FIRST PART**;

AND

Certified that the Document is admitted to registration. The signature sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II Kolkata

25 FEB 2022

No. 41284 Rs.-100/- Date.....

Name:. B.C. LAHIRI
Advocate

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs.(S)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor:.....

ADDITIONAL REGISTRAR OF ASSURANCE-II, KOLKATA
- 6 APR 2022

Bivash Mukherjee
BIVASH MUKHERJEE
S/O Late B. K. Mukherjee
2/119 Vidyasagar Colony
P.O. Naktala, P.S. Patuli

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

GRN Details

GRN:	192021220213212471	**Payment Mode:**	Online Payment
GRN Date:	28/03/2022 12:26:53	**Bank/Gateway:**	IDBI Bank
BRN :	709241149	**BRN Date:**	28/03/2022 12:03:48
Payment Status:	Successful	**Payment Ref. No:**	2000964588/2/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	MERLIN REAL ESTATE LLP
Address:	22 PRINCE ANWAR SHAH ROAD KOLKATA 700033
Mobile:	9051664363
Depositor Status:	Buyer/Claimants
Query No:	2000964588
Applicant's Name:	Mr Bapi Das
Identification No:	2000964588/2/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000964588/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2000964588/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	50021
			Total	**125042**

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND FORTY TWO ONLY.

MERLIN REAL ESTATE LLP (PAN: AAVFM5065E), a Limited Liability Partnership (LLP) incorporated under the Limited Liability Partnership Act, 2008 bearing LLPIN AAB-0244, having its registered office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata – 700 033, represented by its Authorised Signatory Mr. Dinesh G. Sanghvi (PAN:AVHPS5172K) (Aadhaar No. 211730474698), son of Late Gopalji V. Sanghvi, by occupation Business, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P. O. Tollygunge, P. S. Charu Market, Kolkata – 700 033, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **SECOND PART**:

WHEREAS:

(a) The Owner herein has represented that he is the absolute Owner of ALL THAT the piece and parcel of revenue free land containing by measurement an area of 1 (one) Bigha, 2 (two) Cottahs, 5 (five) Chittacks and 12 (twelve) Square feet (be the same a little more or less) being Municipal Premises No. 116, Ripon Street, now known as 116, Muzaffar Ahmed Street, P. S. Park Street, under KMC Ward No. 63 Kolkata-700016, more fully and particularly described in the **FIRST SCHEDULE** written hereunder and hereinafter referred to as the "**Said Property**"

(b) The details of Ownership of the 'Said Property' are more fully and particularly mentioned in the **SECOND SCHEDULE** hereunder written.

(c) The Owner has approached the Developer for development of his "Said Property" by constructing a multistoried residential building(s) thereupon as per the plan and / or revised sanctioned building plan sanctioned by the Kolkata Municipal Corporation (KMC) vide B. P. No. 2020070112 dated 08.03.2021 in respect of the "Said Property".

(d) The Developer being a reputed Developer, having experience in the development of Real Estate, with sufficient infrastructure and finance. The Developer based on the above said representation of the Owner herein, has agreed to undertake the development of the "Said Property" by constructing multi storied building(s) for residential purposes, in accordance with the plan sanctioned by the Kolkata Municipal Corporation, or as may be modified and/or altered in accordance with the applicable rules and regulations in this regard from time to time, and further as per the agreed specification morefully described in the **THIRD SCHEDULE** hereinafter.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

6 APR 2022

(e) The parties herein are now entering into this agreement for recording the terms and conditions, for the development of the "Said Property" as appearing hereinafter.

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

Clause-1
Definitions & Interpretations

1.1 In this Agreement and in all its amendments, unless the subject or context otherwise requires or calls for a different interpretation, the following expressions shall have the meanings as set forth below:

1.1.1 **(a) "Advances and Deposits"** shall mean the amounts received as advance against application of provisional booking / booking amounts from the intending transferees/purchasers of constructed areas / units in the proposed Project.

(b) "Deposits" shall mean the amount received by the Developer from the Transferees/Purchasers on various heads like advance maintenance charges, corpus fund etc.

(c) "EDC & Extra Work Charges" shall mean the amount received by the Developer from the Transferees / Purchasers, on account of extra development charges (EDC) and on account of extra work, if any carried out by the Developer upon the request of the Transferees / Purchasers.

1.1.2 **"Agreement"** shall mean this Agreement including all its schedules and shall also include any modifications, amendments or supplements that may be incorporated or adopted from time-to-time by the Parties in writing;

1.1.3 **"Architect"** shall mean any architect or consultant or firm of architects engaged and/or appointed for designing, planning and execution of the Project.

1.1.4 **"Building Plan"** shall mean the plans sanctioned and/or may be sanctioned by the Kolkata Municipal Corporation and all other modifications from time to time thereof in respect of the "Said Property".

1.1.5 **"Common Areas, Amenities and Facilities"** shall mean and include all the common areas, amenities and facilities that will be provided in the proposed development/project.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022

1.1.6 **"Developer"** shall mean the Party of the Second Part i.e. Merlin Real Estate LLP and shall include its successors or successors-in-interest and/or assigns.

1.1.7 "**Force Majeure**" means, act of God, act of public enemy, blockade, bomb blast, destruction of subject matter of this Agreement, earthquake, embargo, explosion, fire, flood, hurricane, tornado or other extreme weather condition, government action, change in law, government acquisition or requisition, inability to act due to government action, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war, pandemic, epidemic. The above-mentioned events shall be regarded as Force Majeure only if it has the effect of making the continuation of the Development work impossible in spite of best and diligent efforts in good faith of the Party affected and written notice of such event has been provided by the Party affected to the other Party within 15 days of occurrence of such event.

1.1.8 **"Said Property"** means the Municipal Premises No. 116, Ripon Street, now known as 116, Muzaffar Ahmed Street, P. S. Park Street, under KMC Ward No 63 Kolkata – 700016, more fully and particularly described in the **FIRST SCHEDULE** written hereunder.

1.1.9 **"Sanctioning Authority"** shall mean Kolkata Municipal Corporation and/or any other statutory authority (ies) entrusted by the Government who shall sanction the Building Plan, and accord the necessary permission, clearance & NOC as may be necessary to complete the project.

1.1.10 **"Owner's Allocation Area"** shall mean the constructed area to be allotted to the owner herein in terms of this agreement more fully and particularly described in the **Fourth Schedule** hereunder written.

1.1.11 **"Developer's Allocation Area"** shall mean balance of the constructed area after allotting the owner's area more fully and particularly described in the **Fourth Schedule** hereunder written.

1.1.12 **"Owner"** shall mean Party of the First Part and shall include his legal heirs, representatives, executors, administrators and/or assigns.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022

1.1.13 **"Parties"** shall mean collectively the Owner and the Developer and **"Party"** means individually each of the Parties.

1.1.14 **"Said Project"** shall mean the design, development and construction of new residential building(s) on the "Said Property" comprising of various self-contained independent flats / apartments along with other spaces, car parking areas, necessary infrastructure facilities and Common Areas and Facilities in accordance with the Building Plan sanctioned and/or to be sanctioned by the Kolkata Municipal Corporation and other permissions, clearances from the concerned authorities.

1.1.15 **"Transfer"** shall mean and include a transfer pursuant to the execution of the agreement to sale and/or other documents, in respect of any unit / flat in the Project or any part or portion of the new buildings comprised in the Project and/or transfer by possession either after completion of the project or at mutually agreed date between the parties herein or by other means adopted for affecting what is understood as a transfer of space in a building to transferee(s)/ purchaser(s) thereof although the same may not amount to a transfer in law.

1.1.16 **"Transferee/Purchaser"** shall mean any person/s and/or firm and/or Body Corporate to whom any flat / unit or any part or portion of the new building/s in the Project will be sold and transferred.

1.1.17 **"Saleable Areas"** shall mean residential flats/apartments with right of car parking and use of specified common areas to be duly demarcated for the said purpose.

1.1.18 **"Escrow account"** shall mean a joint account to be opened in the name of the Owner and authorized representative of the developer for keeping the Original Title documents in the said Joint Escrow Account.

1.2 In this Agreement, unless the context otherwise requires:

1.2.1 The headings are not to be considered part of this Agreement and they are solely inserted for convenience and reference purposes only and shall not affect the construction / interpretation of this Agreement;

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

06 APR 2022

1.2.2 Words importing the singular include the plural and vice versa, and word importing a gender include each of the masculine, feminine and neutral gender; and

1.2.3 Reference to any Act whether general or specific shall include any modification extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, permissions or directions at any time issued under it.

Clause-2
Purpose & Commencement

2.1 This Agreement describes the agreed terms and conditions for implementation of the said Project and outlines the key roles and responsibilities of the Parties and also the entitlements of each party. Each party shall carry out and perform their respective obligations in accordance with the terms and conditions set out in this Agreement, aimed at the implementation of the Project.

2.2 This Agreement shall be deemed to have commenced on and with effect from the date hereof.

Clause-3
Grant of License & Consideration

3.1 The Owner doth hereby permits and grants license and permission to the Developer, with right and authority to build upon "Said Property" by constructing one or more multistoried building(s) thereon in accordance with sanctions/permissions herein mentioned and to share the constructed area of the proposed building to be constructed at the "Said Property" as agreed under this agreement and to sell, transfer and dispose of the respective constructed areas either after completion of the project or at mutually agreed date between the parties herein to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions as may be mutually decided by the Parties.

3.2 The Developer shall be entitled to undertake the construction work at the "Said Property" and the Owner shall allow the access for the sole purpose of carrying out and completing the development and commercial exploitation of the "Said Property". The legal domain, possession and control of the "Said Property" shall continue to remain/vest with the Owner till the time transfer of undivided share of land to Transferee(s)/Purchaser(s), after completion of the project or at mutually agreed date between the parties herein.

3.3 In as much as the construction on the "Said Property" is concerned, the Developer shall act as a Licensee of the Owner and shall be entitled to be in permissive access to the "Said Property" as and by way of a Licensee of the Owner as understood under section 52 of the Indian Easements Act, 1882 to carry out the construction of the proposed Project, save and except that the Developer shall not be entitled to create any possessionary right over the "Said Property" which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the "Said Property" for any purposes other than the purpose of its development.

3.4 The Developer shall complete the Project as per the Specifications more fully mentioned in the **THIRD SCHEDULE** hereunder written within a period of 36 (thirty-six) months from the date of obtaining all necessary clearances, from the respective departments from concerned Authorities or from the date of this agreement whichever is later. However, the said period of 36 (thirty-six) months may be extended by a grace period of 6 (six) months without any penalty (Completion Date). If there is delay in completing the Project beyond the Completion Date then the Developer shall be liable and responsible to pay to the First Party, as compensation @ Rs.25000/- (Rupees Twenty five thousand only) per month for the period of delay beyond the grace period. However, subject to Force Majeure, if the Developer is unable to complete the aforesaid building/s within the stipulated time and/or mutually agreed extended time, in such case the Developer shall not be held liable for such compensation and the time for completion of building/s will, accordingly, be extended.

3.5 It is clarified that the Project shall be deemed to be completed only when the full Completion Certificate is issued by the Competent Authority and such date on which the said full Completion Certificate is issued shall be considered as the Completion Date.

3.6 The Project shall be of uniform construction with standard building materials and best workmanship as per the Specifications mentioned in the **THIRD SCHEDULE** hereunder written and approved by the Architect engaged or appointed for the project.

3.7 In consideration of the Owner granting license to the Developer and the Developer agreeing to construct and complete the New Building/s at its own efforts, cost and expenses, the Owner and the Developer shall be entitled to sell/transfer the flats /units and other rights and benefits in the New Building/s to the prospective Transferees / Purchasers out of their respective allocation as per the area sharing ratio as mentioned in the **FOURTH SCHEDULE** (Owner's &

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

06 APR 2022

Developer's Allocation) hereunder written. In future, if any permission is obtained from the Kolkata Municipal Corporation or any other sanctioning authority or in case due to change in municipal law, if additional FAR is sanctioned by the municipal authority (except the area for the Green Building), the same shall also be shared between the parties as per the ratio to be agreed upon in future on the basis of the then prevailing market condition and shall be constructed by the Developer more or less on the same terms and conditions, as agreed under this agreement.

3.8 The Developer shall be entitled to receive consideration/allotment money/ advance consideration, etc. in its own name in respect of sale of the Apartment/Units and other areas comprised in the Project out of Developer's allocation areas under this agreement and give receipts thereof.

3.9 The Owner and the Developer both hereby agree, undertake and acknowledge that subsequent to registration of the said project with Real Estate Authority as may be applicable, the Developer shall exclusively be entitled to receive booking, enter into agreement for sale allotment for sale, of any Apartment/ Unit, or any other space/ area in the Project to be developed or constructed over the 'Said Property' out of Developer's allocation areas under this Agreement.

Clause-4
Security Deposit

The Developer for performance and observance of terms and conditions of this Agreement, shall deposit and keep deposited with the Owner, a sum of **Rs. 50,00,000/- (Rupees Fifty lakhs only),** towards "Interest Free Refundable Security Deposit" and the same has already been paid to the Owner before the execution of this agreement as per details as given in the Memo of Consideration hereinbelow which the Owner hereby acknowledges.

Refund / Adjustment Of Security Deposit:

i) The owner shall refund the security deposit amount of Rs. 50,00,000/- paid by the Developer in the following manner:-

a) 50% of the security deposit i.e., Rs.25 lakhs shall be refunded by the Owner on completion of the superstructure. However, if before the completion of super structure , the owner enters into an agreement for sale in respect of the area allocated to the owner as per the **FOURTH SCHEDULE** herein below, then the developer shall be entitled to adjust the said 50% amount of security deposit of Rs.25 lakhs in equal installment from the sale of 3 flats being the number

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

- 6 APR 2022

of flats which the owner has indicated to the developer as being proposed to be sold by him before completion of construction and the owner shall be entitled to receive the balance amount out of sale of such 3 flats after adjustment of the 50% of the security deposit herein.

b) The balance 50% of the security deposit i.e., Rs 25 lakhs shall be refunded by the Owner simultaneously with the handing over of the remaining portion of Owners share of area allocated to it as per the **FOURTH SCHEDULE** herein.

ii) If the owner fails to refund the security deposit amount as stated hereinabove i.e., on or before receiving the possession of owner's allocation area, the Owner shall be liable to pay the interest @12% per annum for the delayed period, to the Developer.

iii) In case, this Development Agreement is cancelled for whatever reason, the Owner shall be liable to refund the amount of security deposit paid by the Developer, within a maximum period of 30 (Thirty) days from the date of such cancellation including all the expenses incurred by the Developer in respect of development of the "Said Property" under this Agreement till the date of such cancellation. In the event of Cancellation of this Agreement and till such time the Owner refunds all amounts as mentioned above, the Developer shall have the first charge/lien over the "Said Property" and shall remain in possession of the same, and till such time the Original Title Documents kept in the Joint Escrow Account of the parties as per Clause No.1, sub-clause No.1.1.19 hereinabove, shall remain in the said Escrow Account only till completion of the project and/or determination of this Agreement, as the case may be.

Clause-5
Representations and Covenants of the Owner

The Owner hereby declares and covenants with the Developer as follows:

5.1 The Owner is absolute Owner of the "Said Property".

5.2 The "Said Property" is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.

5.3 The "Said Property" is under the possession of the Owner.

5.4 The Owner has the absolute right and authority to enter into this Agreement with the Developer in respect of the "Said Property".

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

06 APR 2022

5.5 The Owner shall be responsible and liable for all the outgoing including KMC taxes and charges in respect of the "Said Property" till execution of this agreement, thereafter the Developer shall be responsible to pay and discharge the KMC tax in respect of the "Said Property" till completion of the project. However, subsequently the Owner shall be responsible to pay/bear all property related taxes from the date of handing over possession of the Owner's allocation areas by the Developer in terms of this Agreement.

5.6 Apart from the KMC tax in respect of Owner's allocation area, the Owner shall additionally be liable to pay applicable GST, Extra Development Charges (EDC), Advance Maintenance Charges, Corpus Fund / Sinking Fund in respect of his allocation area in the proposed new building to be constructed in terms of this Agreement to the Developer as and when demanded by the Developer.

5.7 During the subsistence of this Agreement, the Owner shall not transfer or enter into any Agreement with any third party and/or create charge on the "Said Property" or any portion thereof.

5.8 The Owner in any way shall not prevent the Developer or interfere with the construction of the Project on the "Said Property".

5.9 The Owner simultaneously with the execution of this agreement, shall execute a registered Power of Attorney in favor of the Developer to enable, empower and authorize the Developer, its men, officials, employees and representatives to do all such acts, deeds and things necessary to effectively carry out, implement and complete the development of the "Said Property" and further to sell Developer's Allocation area in terms of this agreement and to execute and register the Sale Agreement and Deed of Conveyance in favour of Transferee(s)/ Purchaser(s) on behalf of the Owner.

Clause-6
Representations and covenants of the Developer

The Developer hereby undertakes and covenants with the Owner as follows:

6.1 The Developer shall undertake the development of the "Said Property" in terms of this Agreement and as per the sanctioned plans by KMC within the time stipulated in this Agreement.

6.2 All costs, charges and expenses for the development of the "Said Property" and completion of the Project shall be borne and paid by the Developer except as may be specified elsewhere in this Agreement.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

26 APR 2022

6.3 The Developer shall comply with all applicable laws, clearances, applicable permits (including renewals as required) in the performance of its obligations under this Agreement.

6.4 The Developer shall discharge its obligations in accordance with Good Industry Practice.

6.5 The Developer shall indemnify, protect, defend and hold harmless the Owner from and against any and all demands and claims that may arise due to any lapses on part of the Developer.

6.6 The Developer shall not transfer and/or assign this Agreement without the consent of the Owner in writing.

6.7 The Developer shall apply and get registration of the Project under the provisions of the prevailing Real Estate Law.

6.8 The Developer shall solely be liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the said New Building and/or buildings in accordance with the sanction plan and to pay perform and observe all the terms, conditions, covenants and obligations on the part of the Developer to be performed and observed.

Clause-7
Possession

7.1 The Owner shall handover possession of the 'Said Property' to the Developer simultaneously with the execution of this Agreement solely for the purpose of construction in terms of this Development Agreement.

7.2 Within 7 days after the Developer having obtained all other necessary permissions, approvals and sanctions or from the date of this agreement whichever is later, the Developer shall be entitled to commence, carry out construction of the Project as per the Specifications fully mentioned in the **THIRD SCHEDULE** hereunder written.

Clause-8
Transfer of flats / units in the Complex

8.1 The Developer for self and on behalf of the owner either directly by the owner or through his constituted attorney shall have the right and entitlement to market / advertise / promote the entire Project as per the Fourth Schedule hereinunder including the right to sell, transfer and otherwise dispose-off any Units and/or other constructed areas or spaces, Parking Spaces, and other facilities comprised in the Project on such terms and conditions and at such price from time to time as may be decided by the Developer.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

26 APR 2022

8.2 The Owner himself or through his constituted Attorney and the Developer shall jointly Transfer the flats / units in the Project and for such purpose both the Parties shall enter into necessary agreements, sale / conveyance deeds, and/or other agreements, deeds, documents etc. with the Transferee(s)/ Purchaser(s).

8.3 The developer shall have the right to have all agreements, deeds (including allotment letter, sale/conveyance deed, and/or other agreements, deeds, documents etc.) pertaining to allotment and/or Transfer of flats/units in the Project be drafted as per format approved by the RERA Authority through its Advocate. The developer shall ensure that Transferee(s)/ Purchaser(s) shall observe, perform and fulfill all the terms, conditions, stipulations and covenants as contained in the allotment letter and the agreement for sale/ deed of conveyance thereof.

Clause-9
Mutual covenants

9.1 The Owner and the Developer have entered into this Agreement purely on principal-to-principal basis and nothing stated herein shall be deemed or construed as a partnership between the Owner and the Developer, nor shall the Owner and the Developer in any manner constitute an association of persons. Each Party shall keep the other indemnified from and against the same.

9.2 The Owner and the Developer, as the case may be, shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the respective obligation is prevented by the existence of Force Majeure conditions with a view that obligation of the Party affected by the Force Majeure shall be suspended during the Force Majeure period.

9.3 The Developer shall frame the rules and regulations regarding the use and rendition of Common Areas and Facilities, and also the common restrictions which have to be normally captured / mentioned in the sale / conveyance deeds/agreements/allotment letters/ documents, after successful completion of the project.

9.4 Nothing in these presents shall be construed as a sale / transfer or assignment in law by the Owner in respect of the "Said Property" or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favor of the Developer except those are specifically mentioned in this agreement including developer's rights and entitlements reserved in terms of this agreement.

9.5 The Transferee(s)/Purchaser(s) shall be entitled to obtain loan or financial assistance from any bank/financial institution etc. in respect of the units / spaces in the proposed New Building to be transferred in his/her/their/ its favour as per prevailing banking laws and the owner and developer shall provide necessary no objection certificate (NOC) as may be required and necessary in this regard.

9.6 The Owner during the term of this Agreement shall have no option to assign its right title and interest under this agreement in favor of any third party without prior written consent of Developer.

9.7 The Owner and the Developer shall be responsible and bound by the respective obligation under the prevailing Real Estate Law from time to time during the entire term of this Agreement

9.8 It is agreed between the parties, that if required and desired by the Developer to obtain the construction finance, by creating a charge on the "Said Property" the Owner shall not have any objection for the same, subject to Developer indemnifying the Owner by a proper legal indemnity for creating any charge in respect of obtaining any construction finance, from any Bank and/or Financial Institution.

9.9 It is hereby agreed that the parties herein shall compensate each other for any short or excess area received or allocated to it, then as mentioned and specified in the FOURTH SCHEDULE hereunder written, at the then prevailing market rate /booking rate for such excess/ short area.

Clause-10
Miscellaneous

10.1 The Parties may amend, modify and extend this Agreement by entering into and executing a separate written agreement.

10.2 This Agreement sets forth the entire agreement and understandings between the parties relating to the "Said Property" and the Project to be developed thereon and supersedes all prior discussions and agreements on the same.

10.3 Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such, and in the event of any obligation or obligations being or becoming unenforceable in whole or in part, to the extent that any provision of this Agreement is invalid or unenforceable or prohibited by law, it shall be treated for all purposes as severed from this Agreement and ineffective to the extent of such invalidity or unenforceability, without in any manner affecting the remaining provisions hereof, which shall continue to be valid and binding, and the Parties shall negotiate in good faith to substitute the obligation/provision determined as being

invalid or unenforceable, with such an obligation/provision which is as close as possible to the original intent of the Parties.

10.4 The stamp duty, registration fee payable on this Agreement and other incidental expenses towards registration shall be borne and paid by the Developer.

10.5 Upon completion of the construction of the Project in all respects, the Developer shall send a notice to the Owner along with the completion certificate issued by the Competent Authority certifying that the construction has been done in accordance with *the* sanctioned and/or revised sanctioned Building Plans and fit for occupation and the Developer shall handover possession of Owner's allocation areas to the Owner or its nominee/s . Upon such notice having been given, the Developer for self and on behalf of the owner either directly by the owner or through his constituted attorney shall execute the necessary sale / conveyance deeds in favor of the Transferees/Purchasers for Transfer of the flats / units and other rights and benefits in the New Building/s, including the proportionate undivided share of land comprised in the 'Said Premises' in favour of all the transferees/purchasers of flats/ units.

10.6 No waiver of any provision of this Agreement or of any breach of any provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach. No failure or delay by a Party in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

Clause-11
Notices, Correspondence and Communication

11.1 All notices, correspondences and other communication under this Agreement shall be in writing and in English language and either delivered by hand or sent by registered mail or courier at the address recorded in this agreement or such other address as may be recorded by the parties herein from time to time.

11.2 Unless another address has been specified by a Party hereto by a written notice to the other Party, any notice or other communication given or made pursuant to this Agreement shall be deemed to have been received (i) in the case of personal delivery, on the date of delivery, (ii) in the case of mail delivery, on the date which is 4 (four) days after the mailing thereof.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022

Clause-12
Dispute resolution & Jurisdiction of Courts

12.1 In case of any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement, the Parties shall make best efforts to resolve the same amicably through a process of negotiation and only in the event of complete failure of such negotiations, it will be open to the Parties, to seek the redressal in the court having jurisdiction to entertain and try the same.

12.2 Only the Courts within the Ordinary Original Civil Jurisdiction of the Calcutta High Court shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith.

THE FIRST SCHEDULE ABOVE REFERRED TO:
("Said Property")

ALL THAT the piece and parcel of revenue free land containing by measurement an area of 1 (one) Bigha, 2 (two) Cottahs, 5 (five) Chittacks and 12 (twelve) Square feet (be the same a little more or less) situate lying at and being Municipal Premises No. 116, Ripon Street, now known as 116, Muzaffar Ahmed Street, P. S. Park Street, under KMC Ward No 63 Kolkata - 700 016 butted and bounded in the manner following that is to say:

On the North	:	Partly by premises no. 114, Ripon Street, Kolkata - 700 016 (now known as 114, Muzaffar Ahmed Street, Kolkata - 700 016) and partly by premises no. 2, 1/1, 1/2 and 1/3, Collin Street, Kolkata - 700 016;
On the East	:	Partly by premises no. 114 & 115, Ripon Street, Kolkata - 700 016, now known as 114 & 115 Muzaffar Ahmed Street, Kolkata - 700 0 1 6;
On the South	:	Partly by Road, Muzaffar Ahmed Street and partly premises no. 115 & 117, Ripon Street, now known as 115 & 117, Muzaffar Ahmed Street, Kolkata – 70016;
On the West	:	Partly by premises no. 11 7 & 118, Ripon Street, now known as 117 & 118, Muzaffar Ahmed Street, Kolkata - 700 016.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022

THE SECOND SCHEDULE ABOVE REFERRED TO

WHEREAS:

A. By an indenture of conveyance dated 30th September 1946 made between the said Joseph Faraz Elias Hyam Saleh Moses as the Vendor and one Sushila Bala Dassi as the Purchaser and registered in the office of the Registrar of Calcutta in Book No. I, Volume No. 104, Pages 118 to 128 being deed No. 3327 for the year 1946, the said Joseph Faraz Elias Hyam Saleh Moses sold, transferred, conveyed, assigned and assured unto and in favour of Sushila Bala Dassi all that the piece and parcel of land measuring 1 (one) Bigha, 2 (two) Cottahs, 5 (five) Chittacks and 12 (twelve) Square feet (be the same a little more or less together with one partly two storied brick built dwelling house, three single storied brick built dwelling houses and one single storied brick-built garage situated thereon comprised in Municipal Premises No. 116, Ripon Street, Calcutta 700016), more fully and particularly described in the First Schedule hereunder and hereafter collectively referred to as the 'said property'.

B. The said Sushila Bala Dassi by virtue of a Deed of Gift dated 19th September 1988 duly registered in the office of the Registrar of Assurances Calcutta in Book No. I, Volume No. 171, Pages 417 to 426 being deed No. 10171 for the year 1988 has gifted her 'said property' unto and in favour of her son Sunil Kumar Sen being the Owner herein.

C. In pursuance of the aforesaid Deed of Gift the said Sunil Kumar Sen became the absolute owner, fully seized and possessed of or otherwise well and sufficiently entitled to the said property as and by way of an absolute and indefeasible estate of inheritance in fee simple possession or an estate analogous thereto free from all encumbrances and liabilities whatsoever.

D. The said Sunil Kumar Sen as Owner by virtue of an Indenture of conveyance dated 26th April 2012 duly registered in the office of the Registrar of Assurances Calcutta in CD Volume No.20, Book No. I, Pages 4047 to 4078 being deed No.5013 for the year 2012, sold, transferred, conveyed, assigned and assured unto and in favour Active Vanijya Private Limited, 1 (one) Room, 1 (one) Toilet and 1 (one) Kitchen total measuring 453 square feet (super built-up), be the same a little more or less, situated on the western portion of the Ground Floor of the 'said property', hereafter referred to as the said Unit.

E. The said Active Vanijya Private Limited by virtue of a Deed of Reconveyance dated 3rd February 2022, duly registered at the office of the ARA-IV, Kolkata, being no. 190401960 for the year 2022, transferred and conveyed the said unit unto and in favour of the Owner herein.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022

F. The owner Sunil Kumar Sen thus became the absolute owner, fully seized and possessed of or otherwise well and sufficiently entitled to the said property as and by way of an absolute and indefeasible estate of inheritance in fee simple possession or an estate analogous thereto free from all encumbrances and liabilities whatsoever.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Specifications)

Foundation	:	As may be suggested by the Structure Engineer Structure.
Door & Frame	:	Quality wooden frames and flush door. Decorative main door.
Hardware & Fittings	:	Branded locks and hardware fittings of reputed make.
Ceiling	:	Plaster with putty or gypsum plaster.
Windows	:	Aluminum with glass panes.
Flooring	:	Italian marble in all areas except toilet, kitchen and balcony. In toilets and kitchen, ceramic tiles (Anti-Skid).
Electricals	:	Concealed copper wiring with Modular switches of reputed brand, for sufficient number of light points and other gadgets including provision for A.C. wherever required and suggested by the Architect. Provision for telephone, internet and cable TV as and where required and suggested by the Architect.
Kitchen Counter	:	Granite slab with stainless steel sink with drain board. Wall tiles of reputed brand in all the bathrooms up to dado height and up to 2 (two) feet above the Kitchen counter and also in the wash area of the kitchen.
Sanitary ware	:	Good quality of reputed brand white sanitary fittings.
C.P. Fittings	:	Good quality of reputed brand C.P. Fittings in all the bathrooms, kitchen and wash area.
Lift	:	2 (Two) lifts of suitable capacity of reputed brand.
Exterior	:	Mix of anti-fungal paint and cladding material as may be recommended by the Architect.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022

Typical Floor Lobby : Large size vitrified tiles in floor
Combination of tiles and paint on wall.
Plaster with putty or gypsum plaster.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SHARING RATIO)

In consideration of the Owner granting development rights to the Developer, the Owner and the Developer shall share constructed areas of the proposed new building/s to be constructed at the 'Said Property' as per the sanctioned plan in the following ratio:

Owner's Share : **30% (thirty percent)** of the permissible FAR, excluding the additional FAR sanctioned on account of Green Building, as per the sanctioned plan in the proposed New Building/s, which is more or less equivalent to 6 (six) Flats and 11 (eleven) Car Parking space.

Developer's Share : The balance 70% **(seventy percent)** area of permissible FAR, except Owner's share as mentioned hereinabove, and the additional area sanctioned on account of the Green Building, including all the remaining car parking space, except allotted to the Owner, shall be considered as Developer's Allocation Area.

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

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

1. Bibhas Chandra Ray, Advocate.

(SUNIL KUMAR SEN)

2. Gautam Roy

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

MERLIN REAL ESTATE LLP
Authorised Signatory

1. Bibhas Chandra Ray,
Advocate,
Alipore Judges' Court,
Kolkata – 700027.

2. Gautam Roy
22, P.A. Shah Road
Kolkata - 700 033

Prepared by me
ARABINDA ROY
Advocate
W.B.-374/2006
Alipore Police Court
Kol-27

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022

MEMO OF CONSIDERATION

Received from the Developer herein, a sum of Rs.50,00,000/- (Rupees Fifty Lakh only) by cheque bearing no. 356850 dated 02.042022, of Indian Bank Ltd., Bhawanipore Branch, Kolkata, drawn in favour 'Sunil Sen' as and by way of Interest Free Refundable Security Deposit under this Agreement.

WITNESS

1. Bibhas Chandra Ray
Alipore Judges' Court
Kolkata - 700 027.

(SUNIL KUMAR SEN)

2. Bivash Mukherjee
2/119 Vidyasagar Colony
Kol-700047.

(OWNER)

~~Witnesses:~~

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 6 APR 2022


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MERLIN REAL ESTATE LLP
भारत सरकार
18/07/2012
Permanent Account Number
AAVFM5065E
24082012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AVHPS5172K

नाम / Name
DINESH G SANGHVI

पिता का नाम / Father's Name
GOPALJI VARD SANGHVI

15082018

जन्म की तारीख /
Date of Birth
24/12/1955

हस्ताक्षर / Signature

भारत सरकार

Government of India

दिनेश जी संघवी

Dinesh G Sanghvi

जन्म तिथि/DOB: 24/12/1955

पुरुष / Male

2117 3047 4698

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

आधार

पता: S/O: गोपल्जी वी संघवी
साउथ सिटी अपार्टमेंट, टावर 1
फ्लैट न. 33 सी/डी, 375 प्रिन्स
अनवर साहा रोड, कोलकाता, जोधपुर पार्क
जोधपुर पार्क, कोलकाता, वेस्ट बंगाल
700068

Address: S/O: Gopalji V Sanghvi, South City Apartment, Tower 1, Flat No. 33 C/D, 375 Prince Anwar Shah Road, Kolkata, Jodhpur Park, Jodhpur Park, Kolkata, West Bengal, 700068

2117 3047 4698

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

ভারত সরকার
GOVERNMENT OF INDIA

সুনীল কুমার সেন
Sunil Kumar Sen
পিতা : কে.সি.সেন
Father : K.C SEN

জন্ম সাল/Year of Birth: 1948
পুরুষ/Male

9058 4256 8360

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:, ৩০, জেলিয়া পাড়া লেন
বউবাজার এস.ও, কোলকাতা, পশ্চিমবঙ্গ
700012

Address: 30, JELIA PARA LANE, Bowbazar S.O, Bowbazar, Kolkata, West Bengal, 700012

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AMAPS3312H

नाम /NAME

SUNIL KUMAR SEN

पिता का नाम /FATHER'S NAME

K C SEN

जन्म तिथि /DATE OF BIRTH

17-07-1948

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, (कम्पु:. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19514/53962

09/11/2012

To

বিভাস মুখার্জী

Bivash Mukherjee

2/119 VIDYASAGAR COLONY

NAKTALA Naktala S.O

Naktala Kolkata

West Bengal 700047

18950364

MN189503640DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

6718 7034 7409

আধার - সাধারণ মানুষের অধিকার

भारत सरकार

GOVERNMENT OF INDIA

বিভাস মুখার্জী

Bivash Mukherjee

পিতা : বিজয় কৃষ্ণ মুখার্জী

Father : BIJAY KRISHNA MUKHERJEE

জন্ম সাল / Year of Birth : 1974

পুরুষ / Male

6718 7034 7409

আধার - সাধারণ মানুষের অধিকার

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

Name :SUNIL KUMAR SEN

Signature: .....

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

Name: DINESH G SANGHVI

Signature: .....

		thumb	1st finger	mid finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature: .....

ر

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DATED THIS DAY OF 2022

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DEVELOPMENT AGREEMENT

BETWEEN

MR. SUNIL KUMAR SEN

A N D

MERLIN REAL ESTATE LLP.

Re: 116, Ripon Street, now known as
116, Muzaffar ahmed Street, P.S
Park Street, Kolkata-700 016.

Major Information of the Deed

Deed No :	**I-1902-03721/2022**	**Date of Registration**	**06/04/2022**
Query No / Year	**1902-2000964588/2022**	**Office where deed is registered**	
Query Date	**25/03/2022 6:55:18 PM**	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831898863, Status :Advocate		
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 : 50,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 9,18,87,039/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 50,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Muzaffar Ahmed Street, , Premises No: 116, , Ward No: 063 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		1 Bigha 2 Katha 5 Chatak 12 Sq Ft	1/-	9,18,87,039/-	Property is on Road
	Grand Total :				**36.8431Dec**	**1 /-**	**918,87,039 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri SUNIL KUMAR SEN Son of Late K C Sen Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office	 06/04/2022	 LTI 06/04/2022	06/04/2022
	30, Jelia Para Lane, City:- , P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx2H, Aadhaar No: 90xxxxxxxx8360, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MERLIN REAL ESTATE LLP** 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Dinesh G Sanghvi (Presentant) Son of Late Gopalji V Sanghvi Date of Execution - 05/04/2022, , Admitted by: Self, Date of Admission: 06/04/2022, Place of Admission of Execution: Office	 Apr 6 2022 1:13PM	 LTI 06/04/2022	06/04/2022
	22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx2K, Aadhaar No: 21xxxxxxxx4698 Status : Representative, Representative of : MERLIN REAL ESTATE LLP (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bivash Mukherjee Son of Late B K Mukherjee 2/119, Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047			Bivash Mukherjee
	06/04/2022	06/04/2022	06/04/2022
Identifier Of Shri SUNIL KUMAR SEN, Mr Dinesh G Sanghvi			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri SUNIL KUMAR SEN	MERLIN REAL ESTATE LLP-36.8431 Dec

Endorsement For Deed Number : I - 190203721 / 2022

On 06-04-2022

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

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

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

Presented for registration at 13:06 hrs on 06-04-2022, at the Office of the A.R.A. - II KOLKATA by Mr Dinesh G Sanghvi ,.

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 9,18,87,039/-

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

Execution is admitted on 06/04/2022 by Shri SUNIL KUMAR SEN, Son of Late K C Sen, 30, Jelia Para Lane, P.O: Muchipara, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business

Indetified by Mr Bivash Mukherjee, , , Son of Late B K Mukherjee, 2/119, Vidyasagar Colony, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

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

Execution is admitted on 06-04-2022 by Mr Dinesh G Sanghvi, Authorised Signatory, MERLIN REAL ESTATE LLP, 22 Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India PIN:- 700033

Indetified by Mr Bivash Mukherjee, , , Son of Late B K Mukherjee, 2/119, Vidyasagar Colony, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021/- (B = Rs 50,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2022 12:41PM with Govt. Ref. No: 192021220213212471 on 28-03-2022, Amount Rs: 50,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 709241149 on 28-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 41284, Amount: Rs.100/-, Date of Purchase: 25/02/2022, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2022 12:41PM with Govt. Ref. No: 192021220213212471 on 28-03-2022, Amount Rs: 75,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 709241149 on 28-03-2022, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 162473 to 162506

being No 190203721 for the year 2022.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2022.04.30 13:59:10 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/30 01:59:10 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)