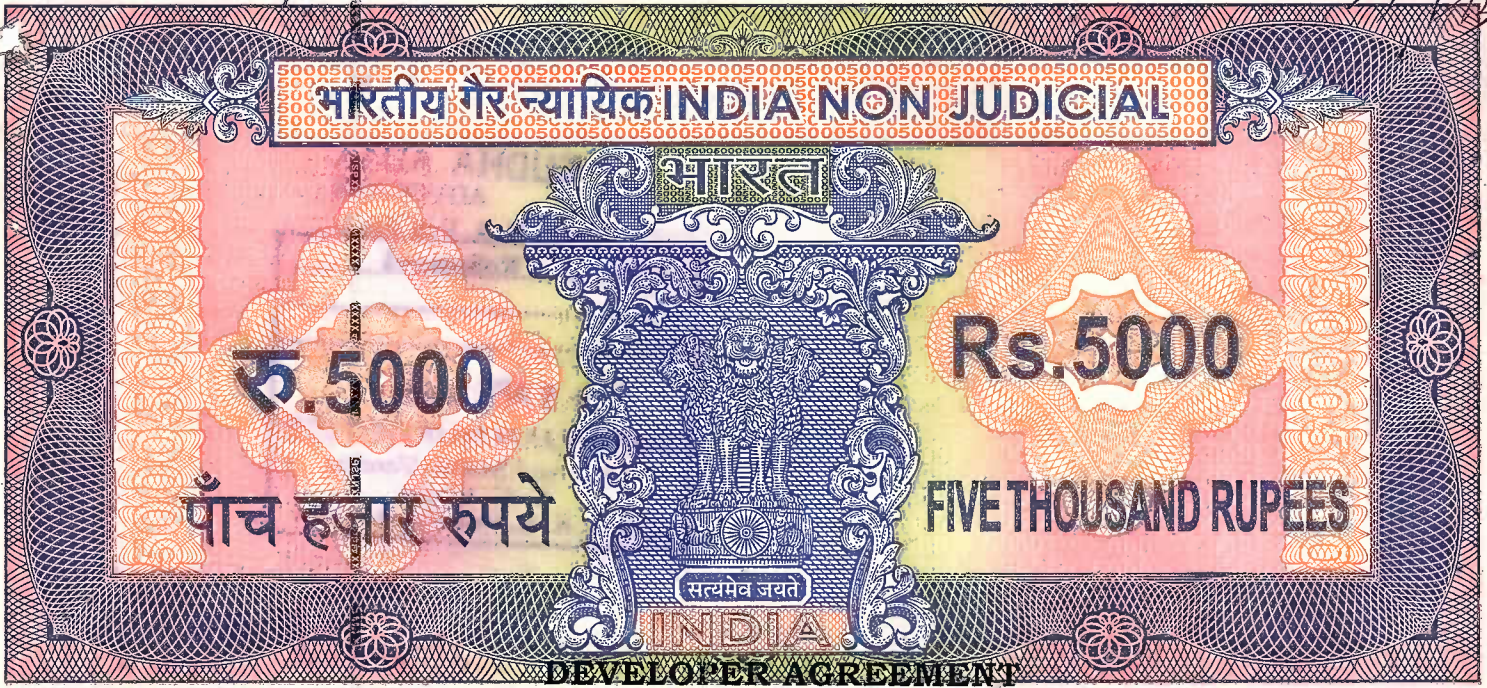


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 571522

THIS AGREEMENT made this the 6th day of April Two Thousand
 Thirteen B E T W E E N SRI ASHOK KUMAR DAS son of Late
 Sudhindra Krishna Das, by faith Hindu, by occupation - retired
 Engineer, Bramha Memories Building B-1, Flat No.201; Bhosale
 Nagar, Pune 411007 and also of 45-~~B~~, Buroshibtola Main Road,
 Residency P.S. Behala
 New Alipore, "Tulip" Flat No.4B, Kolkata - 700038 hereinafter

Handwritten notes and signatures on the left margin:
 1/4/2013
 M. V. S. Das
 S. Das
 S. Das
 S. Das
 S. Das
 S. Das

Handwritten signature on the right margin:
 S. Das

It is certified that the Document is admitted to registration. The Signature Sheet and the registration sheets attached to this document are a part of this Document

Handwritten signature and stamp:
 Additional Registrar
 of Assurances, 1st Floor
 6.4.13

Faint stamp in the bottom center:
 REGISTERED
 13/04/2013

3076

SUDHA ADAK
ADVOCATE
10, K. S. Roy Road,

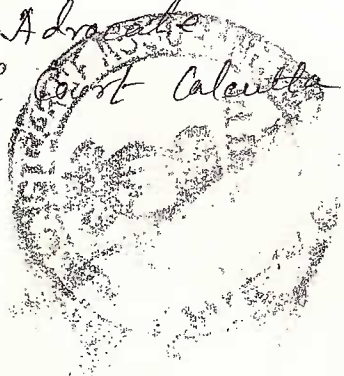
500/-

NAME.....	Kolkata-1
ADD.....	
Rs.....	
- 5 APR 2013	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

- 5 APR 2013

- 5 APR 2013

Identified by me
Sudha Adak
Advocate
High Court Calcutta



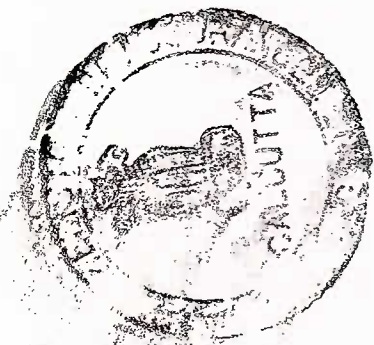
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referred to as the OWNER/ FIRST PARTY (which expression unless excluded by or repugnant to the context shall include his heirs, executors, administrators, representatives, transferees and assigns) of ONE PART;

AND

SRI KUNAL GUHA, son of Sri Rameswar Guha, by faith Hindu, by occupation Business, residing at South City Towers, Tower No.1, Flat No. 6C, 375, Prince Anwar Shah Road, Police Station Jadavpur, Kolkata 700 068, hereinafter referred to as the "DEVELOPER"/"SECOND PARTY" (which term or expression unless excluded by or repugnant to the context shall include his heirs, executors, administrators, representatives, transferees and assigns) of the Second Part; WHEREAS:-

- A. The terms in these presents shall, unless they are contrary or repugnant to the context, mean and include the following:
1. ADVOCATES shall mean Mr. PRADIP CHATTERJEE, Advocate, of 104, Motilal Nehru Road, Kolkata 700 029 or such other Advocate or Advocates whom the Developer and the Owner may appoint as Advocate if needed for the Project.
 2. ARCHITECTS shall mean Architectonic Services of 18B, Lake View Road, First Floor, Kolkata 700 029 whom the Developer has appointed as the Architects for the New Building;
 3. COMMON EXPENSES shall mean and include all expenses to be



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incurred by the Unit Owners for the management and maintenance of the New Building and the Premises.

4. COMMON PORTIONS shall mean all the common portions and installations to comprise in the New Building and the Premises, after the development including, path ways, boundary walls, durwan's room, service areas etc;
5. CORPORATION shall mean The Kolkata Municipal Corporation and shall include the Kolkata Metropolitan Development Authority and other concerned authorities which may recommend, comment upon, approve and/or sanction the Plans;
6. COVERED AREA shall mean the entire covered area, as be sanctioned by the Corporation and shall include the Plinth area of the Units, including the Plinth area of the Units, including the plinth area of the bathrooms and balconies and open terraces, if any, appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions PROVIDED THAT if any wall be common between 2 (two) Units, then 1/2 (One-Half) of the area under such wall shall be included in such Unit;
7. LAND shall mean the land comprised in the Premises;
8. BUILDING shall mean the Building to be constructed on the



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Premises by the Developer, in pursuance hereof;

9. PREMISES shall mean and include ALL THAT Piece and parcel of messuage, tenement, hereditament and land admeasuring (Thee) Kattahs 15 (Fifteen) Chittaks (266.26 Sq.Meters) be the same a little more or less lying situate at and comprised in Pargana Khaspur, Mouza Kalikapur, Touzi Nos. 3 to 5, 12, R.S. Dag No. 365 of R.S. Khatian No. 169, lying situated at being Premises No. 151, Kalikapur, Police Station Kasba at present Purba Jadavpur, Kolkata 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation more fully described in the FIRST SCHEDULE hereto and shall also include the Land, and/or the New Building to be constructed, wherever the context permits;

10. PROJECT shall mean the work of development undertaken to be done by the Developer of the Premises to be completed and possession of the completed Units is being taken over by the Unit Owners.

11. PROPORTIONATE with all its cognate variations, shall mean such ratio, the Covered Area of any Unit or Units be in relation to the Covered Area of the Units in the New Building.

12. PLANS shall mean the Sanction Plan No. 2012120435 dated 12/10/2012 sanctioned by The Kolkata Municipal Corporation.



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13. OWNER'S AREA shall mean and include 40% of the sanctioned F.A.R being the entire Second Floor Flat comprising of 4 Bed Rooms, one living and dining room, two balconies, one store, one kitchen, one Pantry, 4 Toilets alongwith one covered car parking space TOGETHER WITH undivided proportionate share or interest in the land and the common portions and common facilities.

14. DEVELOPER'S AREA shall mean and include shall mean and include 60% of the sanctioned being entire 1st and 3rd floor and remaining car parking space and other remaining area Floor Area Ratio TOGETHER WITH undivided proportionate share or interest in the land and the common portions, common facilities.

15. UNIT shall mean any flat/shop, commercial or other Covered Area in the New Building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the Common Portions;

16. UNIT OWNER shall mean any person who acquires, holds and/or owns any Unit in the New Building and shall include the Owner and the Developer, for the Units held by them, from time to time.

NOTE:

- 1) Masculine Gender shall include the Feminine Gender and vice-versa;
- 2) Singular shall include the Plural and vice-versa;



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3) The Owners have represented to the Developer as follows:

B.I. The Owners/First Party hereto are the owners in possession of ALL THAT Piece and parcel of messuage, tenement, hereditament and land admeasuring 3 (Thee) Kattahs 15 (Fifteen) Chittaks (266.26 Sq.Meters) be the same a little more or less lying situate at and comprised in Pargana Khaspur, Mouza Kalikapur, Touzi Nos. 3 to 5, 12, R.S. No. 2, J.L. No. 20 in R.S. Dag No. 306/313 under Khatian No. 155 at present R.S. Dag No. 365 of R.S. Khatian No. 169 lying situated at being Premises No. 151, Kalikapur, Police Station Kasba at present Purba Jadavpur, Kolkata 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation more fully described in the FIRST SCHEDULE hereto by purchase by virtue of a registered deed of conveyance dated the 4th day of April, 1985 duly executed by Pallab Kumar Deb, Sri Chandan Kumar Deb, Sri Anjan Kumar Deb, Smt. Bula Deb and registered in the Office of the District Sub Registrar at Alipore in Book No.I, Volume No. 78 at Pages 34 To 45, Being No. 4577 for the year 1985.

2.The entirety of the Premises is in possession the Owner and no other person or persons other than the Owner, have/has any right of occupancy, easement or otherwise on the Premises or any part thereof.

3. No person other than the Owner have any right, title and/or



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interest, of any nature whatsoever, in the said Premises or any part thereof.

4. The right, title and interest of the owner in the Premises is free from all encumbrances whatsoever (save as mentioned herein) and the Owner has a good and marketable thereto.

5. No part of the Premises has been or is liable to be acquired under the Urban Land (Ceiling and regulation) act, 1976 and/or under any other law and no proceedings are pending in respect thereof.

6. The Premises or any part thereof is at present not affected by any acquisition, requisition or alignment of any authority or authorities under any law and/or otherwise nor any notice has been received or come to the Notice of the Owner;

7. Neither the Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, revenue or any other Public Demand.

8. The owner has not in any way dealt with the premises whereby the Right, title and interest of the Owner as to the Ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.

9. There are no wakfs, tombs, mosques, burial grounds and/or



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any charge or encumbrances relating to or on the Premises or any part thereof;

10. The owner is fully and sufficiently entitled to enter into this Agreement.

11. The Developer herein having approached the Owner with a proposal to develop the said property by way of constructing New Building thereat, the Owner has accepted the proposal of the Developer and has agreed to permit the Developer to commercially utilise the said property by way of building a New Building on the said property at his own cost and expense on the basis of terms and conditions contained hereto.

C. The representations of the Owner mentioned herein above are hereafter collectively called the "SAID REPRESENTATIONS" and the Owner confirms that the said Representations are true and correct.

D. Relying on the Said Representations, the Developer has agreed to develop the Premises, to complete the Project, pay the monies and do the works as and on the terms mentioned hereunder.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop the said premises, the



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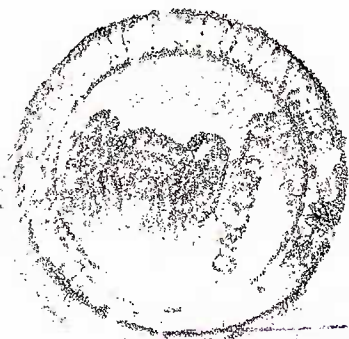
Developer has agreed to build the said proposed building at his own cost and expense without calling upon the Owner to contribute any amount whatsoever for the said building.

2. The Owner has appointed the Developer as Developer of the Premises and the Developer has accepted such appointment on the terms and conditions contained.

3. The Development of the Premises shall be in the following manner:

(a). The Developer has already at his own cost and expense prepared a plan and subsequently got it Sanctioned by the Kolkata Municipal Corporation vide Sanction Plan No. 2012120435 dated 12/10/2012 for construction of one Ground Plus 3 Storied Building at the subject premise and shall at his own cost and expense construct the proposed building at the said premises.

(b). The Developer shall have full right and/or authority to make such changes in the said building plan as the Developer may be advised by his Architect and to have the same sanctioned from the Kolkata Municipal Corporation. The Owner shall sign all such revised/modified building plans and all the relevant papers and documents that may be necessary for and incidental to such sanction by the Corporation.



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(c). SUBJECT TO force majeure and reasons beyond control of the Developer, within 24 months from the date of sanction of the Building Plan by The Kolkata Municipal Corporation for construction of the Proposed Building, the Developer shall, at his own cost and expenses, complete the Project by constructing the New Building and shall deliver possession of the entirety of the Owner's Area to the Owners complete in all respects as per the particulars mentioned in the Schedule hereto with such reasonable changes as be advised by the Architects.

(d). The Developer will construct such maximum area as can be constructed on the Premises in a commercially viable manner, permissible under the Building Rules and Regulations and Bye-Laws of the Kolkata Municipal Corporation and in conformity with the Plans.

(e). The New Building shall be for residential as also for commercial purposes as to be decided by the Developer.

4. In case the Developer fails to complete the constructions of the proposed new building within the period stipulated in this agreement, then and in such event, the Developer shall be granted an extension of a period of 6 (six) months.

5. The Owner doth hereby gives his consent to modify, change and/or suitably alter the said Plan and shall give such other consents, sign papers, documents, deeds and undertakings and



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render such co-operation, as be required by the Developer, for the sanction of such modified Plan(s) or otherwise, for the construction and completion of the New Building; i.e. the Project.

6. The Developer shall take possession and occupy and use the entirety of the Premises from the date of execution of these presents. The Developer shall make structures for setting up a temporary office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the Project.

7. In connection with the aforesaid, it is agreed and clarified as follows:

(a). Any modification and/or alterations of the said Sanctioned Plan if there be any, shall be at the discretion of the Developer and shall be prepared by the Architect(s) and shall be submitted to the Corporation for necessary sanction in the name of the Owner, but otherwise at the cost of the Developer.

(b). The Developer shall be at liberty to do all works as be required for the project and shall apply for water, electricity and telephone connections for use during the construction of the said building in the Premises at his own cost and expenses. The Developer shall have the right to obtain temporary connection of utilities for the Project and the Owner shall sign and execute all necessary papers and documents.



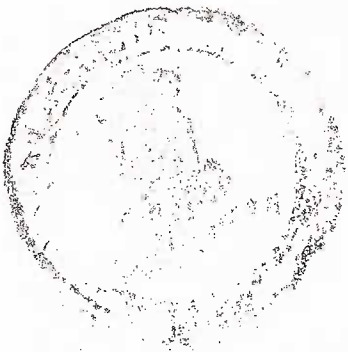
ADDITIONAL ~~COMMISSIONER~~
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7.A. The Owner shall be entitled to the 40% of the Sanctioned F.A.R TOGETHER WITH undivided proportionate share or interest in the land and the common portions and common facilities.

7.B. The Developer shall be entitled to the 60% of the Sanctioned F.A.R TOGETHER WITH undivided proportionate share or interest in the land and the common portions and common facilities.

8. The Owner's Area shall be constructed by the Developer for and on behalf of the Owner and/or his nominees and the same shall be deemed to be the consideration under this agreement. The rest of the new Building shall be constructed by the developer for and on behalf of itself and/or for its nominees.

9. The Owner and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal there with in any manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the OWNERSHIP FLAT SCHEMES. They will also be at liberty to enter into agreements for sale of their respective areas and receive the full consideration thereunder SAVE THAT the Owner shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owner of the Developer's area, at least in so far as the same relates to common portions, common expenses and



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other matters of common interest. The form of agreement to be utilised by the parties shall be as jointly drawn by the Advocates of both the owner and the Developer.

10. The Owner shall, from time to time sell and convey to the Developer and/or his nominee/nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's Area in the New Building. The consideration of such conveyances shall be the cost of construction of the Owner's Area and no amount shall be payable to the Owner. The cost of preparation, stamping and registration of the Conveyances shall be borne by the Transferees.

11. If so required by the Developer, the Owner shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other document of transfer that the developer may enter into with any person who desires to acquire Units comprised in the Developer's area and similarly, the Developer shall join in respect of the Owner's Area.

12.1. The Owner in pursuance of the said agreement shall execute and register a General Power of Attorney in favour of the Developer or his nominee by virtue of which the Developer shall be entitled to enter into agreement for sale in respect of the developers allocation and shall also be entitled to execute



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registered Deeds of conveyances in respect of the proportionate share of land relating to the area under the Developer's allocation under this agreement.

12.2. The Developer on completion of the New Building shall put the Owner in undisputed possession of the Owner's allocation Together With rights in common facilities and amenities in the said New Building.

12.3. The Owner's shall be entitled to transfer or otherwise deal with the Owner's allocation in the said New Building.

12.4. The Developer shall be exclusively entitled to the Developer's allocation in the said New Building and shall have the absolute right and full authority to transfer and/or otherwise deal with and/or dispose of the same after delivering the possession of the Owner's allocation to the Owners.

12.5. The Developer shall be free to deal with the Developer's allocation in the said New Building without imposing any financial burden or liability upon the Owner in any manner whatsoever.

12.6. The Owner shall from time to time execute Deeds of Conveyances in favour of the Developer or his nominees as be required by the Developer PROVIDED HOWEVER the costs of such conveyance or conveyances including stamp duty and registration costs shall be exclusively borne by the Developer's



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nominees.

13. The Developer shall at his own cost and expense construct erect and complete the building on the said premises in accordance with the Building Plan sanctioned by The Kolkala Municipal Corporation.

14. The Developer at his own cost and expense shall install and erect pump, underground water storage tanks, overhead reservoirs, a 4 passenger lift, electrical lines from the C.E.S.C. Ltd and other facilities in the said building. All individual CESC meters are to be obtained by both Developer and Owner separately.

COMMON FACILITIES:

- I. As soon as the building is completed, the Developer shall apply Completion Certificate the concerned Municipality. The Owner's allocation in the said New Building shall be according to the specifications. The rates and taxes to be paid in respect of the respective allotments in the new building shall be paid by the parties in proportion to their respective allotments in the said New Building.
- II. As and from the date of delivery of possession of the Owner's allocation the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the



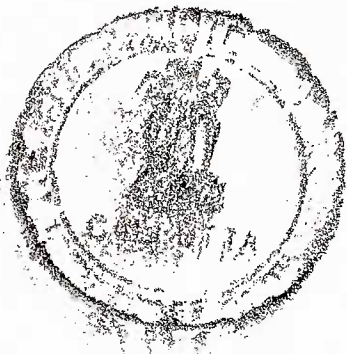
ADDITIONAL RESERVATION
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developer the service charges for the common facilities in the new building payable in respect of the Owner's allocation such chares are to include proportionate share of lights, sanitation or maintenance, occasional repair and renewal charges, charges for bill collection and management of the common facilities etc.

- III. Any transfer of any part of the Owner's allocation in the New Building shall be subject to the other provisions thereof and the Owner/his nominee shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.
- IV. Should the Owner/his Nominee fails to pay any amount payable in respect of the said rates and service charges for the common facilities within 30 days of demand in this behalf, the Owner shall be liable to pay interest on the amount outstanding if it is not otherwise disputed at the rate of 12% per annum from the 1st due date of payment upon payment in full.
- V. The Owner shall not in functionally do any act, deed or thing whereby the developer shall be prevented from proceeding with construction of the said project.

COMMON RESTRICTIONS:

- I. The Owner's allocation in the building shall be subject



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to the same restrictions and usages are applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

- II. Neither party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use other than the residential use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- III. Neither party shall demolish nor permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in that behalf.
- IV. Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless:
 - (a). Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.
 - (b). The proposed transferees shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions herein and of these



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presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his/her possession.

- V. Both Parties shall abide by all laws, bye laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws, rules and regulations.
- VI. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the building in good working conditions and repairs and in particular not to cause any damage to the building or any other space or recommendation therein and shall keep the other occupiers of the building indemnified from against the consequence of any breach.
- VII. The Owner shall permit the Developer and its men, agents and servants with or without workmen and other staff all reasonable times to enter upon the Owner's allocation and/or on every part thereof for the purpose of maintenance and repairing maintaining, rebuilding, cleaning, lighting and keeping in order and good condition



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any common facilities and/or for the purpose or purposes of maintenance.

OWNER'S OBLIGATION:

- I. The Owner doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.
- II. The Owner doth hereby agree and covenant with the developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building at the said premises.
- III. The Owner doth hereby agree and covenant with the Developer not to let out, grant, lease, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction except the Owner's share in the said New Building.
- IV. The Owner shall be liable to pay the all the arrears of taxes and/or to refund all such amount paid by the Developer in payment of all arrear of taxes in respect of the subject property.



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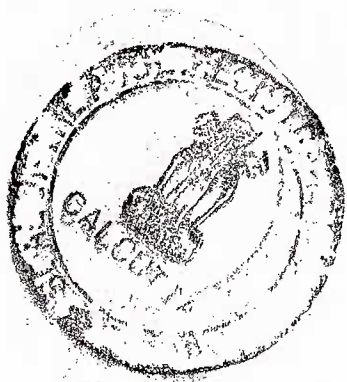
DEVELOPER'S OBLIGATION:

- I. The Developer doth hereby agree and covenant with the Owner to complete the construction of the proposed building within a period of 24 months from the date of Sanction Plan.
- II. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building.
- III. The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner will be prevented from enjoying selling assigning and/or disposing of any of the owner's allocation in the building at the said premises.

OWNER'S INDEMNITY:

The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy the Developer's allocated space without any interference or disturbances provided the Developer performing and fulfilling all the terms and conditions herein contained and/or on the part of the part of the Developer to be observed and performed.

DEVELOPER'S INDEMNITY:



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The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

MISCELLANEOUS:

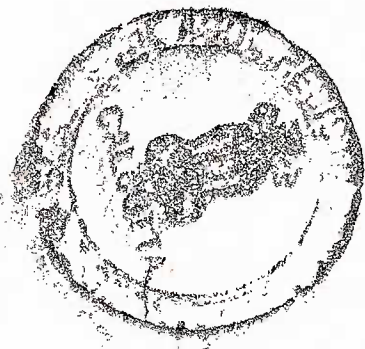
- I. The Owner and the Developer have entered into this agreement purely as a Contract and nothing contained shall be deemed to construe as partnership between the Owner and the Developer, or as a joint venture between the parties hereto in any manner nor shall the parties constitute as association or persons.
- II. Immediately upon the Developer obtaining possession of the said premises, the Developer shall be entitled to start construction of the said building at the said premises as per the building plan sanctioned by The Calcutta Municipal Corporation.
- III. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not specified herein may be required to be lawfully done by the Owner and various



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applications and other documents may be required to be signed or made by the owner may be required to be signed or made by the owner relative to which specified specific provisions may not have been mentioned therein, the Owner doth hereby undertake to do all such acts deeds and things and matters further the Owner doth hereby undertake that the Owner shall execute and register a power of attorney as may be required by the Developer for the aforesaid purpose and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be PROVIDED HOWEVER that all such acts, deeds, matters and things do not in any way infringe the rights of the Owner and/or against the spirit of these presents.

- IV. The Owner shall not be liable for any Income Tax, Wealth Tax or any other Taxes in respect of the 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, costs, charges and expenses in respect thereof.
- V. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available shall be deemed to have been served on the Owner if Delivered by Hand and duly acknowledged or sent by



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prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owner if delivered by hand or sent by prepaid registered post to the Office of the Developer.

- VI. The Developer and the Owner shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The Owner hereby agrees to abide by all the rules and regulations to be framed by the Flat Owner Association who will be in charge of such management and hereby gives his consent to abide by such rules and regulations.
- VII. The name of the building shall be given and/or assigned by the Developer in due course in his absolute discretion.
- VIII. As and from the date of completion of the building the Developer and/or their transferees and the Owner and/or his transferees shall on account of the ground rent and wealth tax and other taxes payable in respect of their respective spaces.
- IX. The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the Third Schedule hereunder written.



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- X. It is hereby made clear that during the construction of the building at the said premises, must be done in accordance with the sanctioned building plan.
- XI. It is also made clear that after completion of construction of the said building, the Developer shall deliver possession of the Owner's allocation to the Owner subject to the terms and conditions herein contained.

FORCE MAJURE.

- I. The Parties hereto shall not be considered to be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majure and shall be suspended from the obligations during the duration of the Force Majure.
- II. FORCE MAJURE shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, order of restraint from any Court of Law or Statutory or Municipal or Judicial or Quasi Judicial Authority and / or any other act or commission beyond the power or control of the parties hereto.

JURISDICTION.

The Court of Alipore Jurisdiction shall have the jurisdiction to entertain and determine all actions, suits



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and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE (SUBJECT PREMISES)

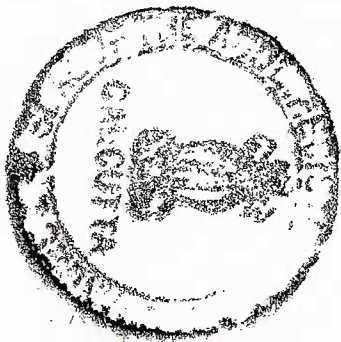
ALL THAT Piece and parcel of messuage, tenement, hereditament and land admeasuring 3 (Thee) Kattahs 15 (Fifteen) Chittaks (266.26 Sq.Meters) be the same a little more or less lying situate at and comprised in Pargana Khaspur, Mouza Kalikapur, Touzi Nos. 3 to 5, 12, R.S. No. 2, J.L. No. 20 in R.S. Dag No. 306/313 under Khatian No. 155 at present R.S. Dag No. 365 of R.S. Khatian No. 169 lying situated at being Premises No. 151, Kalikapur, Police Station Kasba at present Purba Jadavpur, Kolkata 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation.

SECOND SCHEDULE

(OWNERS' ALLOCATIONS)

OWNER'S AREA shall mean and include 40% of the Sanctioned F.A.R being the entire Second Floor Flat comprising of 4 Bed Rooms, one living and dining room, two balconies, one store, one kitchen, one pantry, 4 ^{Poilets} alongwith one covered car parking space ~~Toilets~~ TOGETHER WITH undivided proportionate share or interest in the land and the common portions and common facilities.

*Shelley
Joshi*



ADD: [unclear]
OF ASSURANCE [unclear]
- 6 APR 2013

(DEVELOPER'S ALLOCATION)

DEVELOPER'S AREA shall mean and include 60% of the Sanctioned F.A.R being the entire first and third floor and remaining car parking and other remaining area TOGETHER WITH undivided proportionate share or interest in the land and the common portions and common facilities.

THIRD SCHEDULE (SPECIFICATIONS)

(Manner of Completion of the said Unit)

The said Unit will be completed and finished in the following manner:

Plastering: Brick : No. Pick Quality.

Iron : I.S.O certified company and make

- a) 12 mm thickness inside plaster with sand cement mortar in (6:1) ratio;
- b) b) 19 mm. Thick outside plaster with sand cement mortar in (4:1) ratio;

Flooring:

Standard Marble/Vitrified/Ceramic with Skirting in Bed rooms, living-cum-dining, Verandah etc.;

Dado in Toilet upto 6' height; Black Stone Platform in the Kitchen.



ADDITIONAL AR
OF ASSURANCE - KEMAJA
- 6 APR 2013

Doors: Wooden Door frames with wooden Flush Doors shall be provided.

Windows: Aluminium windows with fully glass panes; Brick Works:

200 mm thickness brickwork will be done outside walls with 1st class bricks in cement and mortar in (1:6) ratio;

75 mm thick inside partition walls between the units will be done with 1st class bricks in cement and mortar in (1:4) ratio with wire nets as necessary;

Sanitary & Water Supply: Municipal Water Supply; G.I. fittings and pipe of best quality for concealed pipe lines; Porcelain European Commode in bath room; Concealed internal lines as necessary in kitchen and Toilet; C P stopcock, bibcock, angular stopcock etc. in Toilet and kitchen as necessary; Porcelain Hand Wash Basin in each Toilet and Black Stone in Kitchen; Painting:

Inside walls will be finished upto plaster of paris;

Synthetic enamel painting on all wood and steel work of doors and windows;

Electrification: Concealed or semi-concealed wiring, built-in switch board with modular switches.



ADDITIONAL MEMBER
OF ASSURANCE, KOLKATA
- 6 APR 2013

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands unto these presents, the day, month and year first above written.

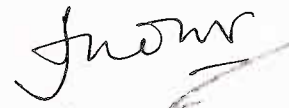
Signed and sealed delivered

By the Owners at Calcutta

In presence of the following

Witnesses:

1. Sudha Adak, Advocate
High Court Calcutta


(Ashok Kumar Das).
PAN NO. AAUPD6106C

2. Anshu Mukheja
Advocate
Judge's Court, Howrah.
Signed and delivered


ANSHU MUKHEJA.

By the Developer at Kokata

In presence of the following

Witnesses:

1. Sudha Adak, Adv.
2. Anshu Mukheja, Adv.

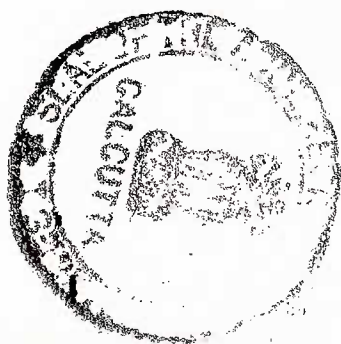
PAN NO. AECPG 8862N

Drafted by me -



Advocate

High Court, Calcutta.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 APR 2013

FINGERPRINTS OF PARTIES



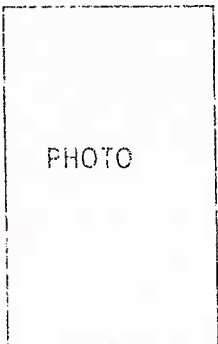
Ashok Kumar Das
 (Ashok Kumar Das)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



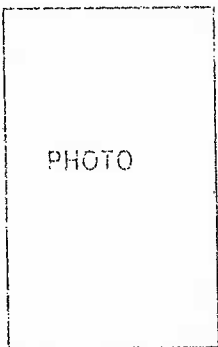
Kunal Gupta
 KUNAL GUPTA

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



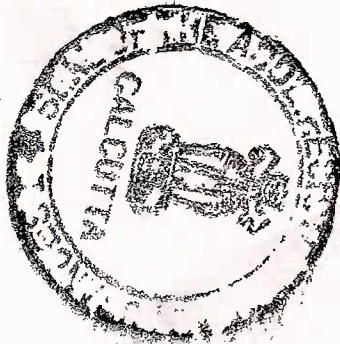
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



ADDITIONAL
OF ASSURANCE, KOLKATA
- 6 APR 2013



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03414 of 2013
(Serial No. 03252 of 2013 and Query No. L000008005 of 2013)

On 06/04/2013

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 : 5, 5(f) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 101.00/-, on 06/04/2013

(Under Article : ,E = 21/- ,I = 55/- ,M(a) = 21/- ,M(b) = 4/- on 06/04/2013)

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.-78,75,000/-

Certified that the required stamp duty of this document is Rs.- 10020 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 5030/- is paid , by the draft number 277696, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 06/04/2013

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

Presented for registration at 12.30 hrs on :06/04/2013, at the Office of the A.R.A. - I KOLKATA by Ashok Kumar Das ,Executant.

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

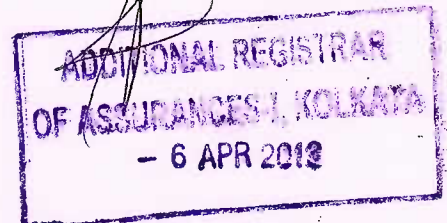
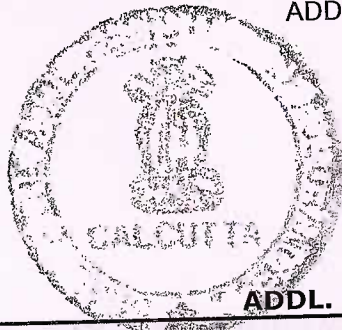
Execution is admitted on 06/04/2013 by

1. Ashok Kumar Das, son of Lt. Sudhindra Krishna Das , New Alipore Residency, Flat No:4 B, 45- A, Bura Shibtala Main Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038, By Caste Hindu, By Profession : Retired Person
2. Kunal Guha, son of Rameswar Guha , South City Towers, Tower No. 1, Flat.No:6 C, 375, Pr Anwar Shah Road, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068, By Caste Hindu, By Profession : Business

Identified By Sudha Adak, daughter of .. , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

06/04/2013 13:17:00




EndorsementPage 1 of 1

Handwritten notes and markings in the top right corner, including a date "11/11/11" and some illegible scribbles.






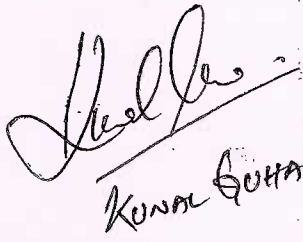
ADDITIONAL PAGES FOR
OF ASSAULT AND BATTERY
- 8 PAGES -

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 03252 / 2013

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashok Kumar Das New Alipore Residency, Flat No:4 B, 45- A, Bura Shibtala Main Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038	 06/04/2013	 LTI 06/04/2013	 ASHOK KUMAR DAS 06/04/2013

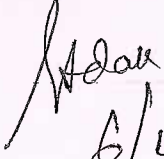
II . Signature of the person(s) admitting the Execution at Office.

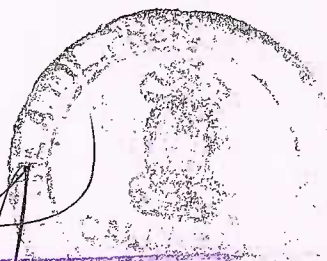
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ashok Kumar Das Address -New Alipore Residency, Flat No:4 B, 45- A, Bura Shibtala Main Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038	Self	 06/04/2013	 LTI 06/04/2013	
2	Kunal Guha Address -South City Towers, Tower No. 1, Flat No:6 C, 375, Pr Anwar Shah Road, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068	Self	 06/04/2013	 LTI 06/04/2013	 KUNAL GUHA

Name of Identifier of above Person(s)

Sudha Adak
High Court, CALCUTTA, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date


6/4/13


ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
 (Ashim Kumar Ghosh)
6 APR 2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

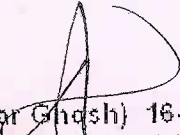
10

ADDITIONAL INFORMATION
OF ASSURANCE
- 8 APR 1958 -

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3950 to 3982
being No 03414 for the year 2013.




(Ashim Kumar Ghosh) 16-April-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal