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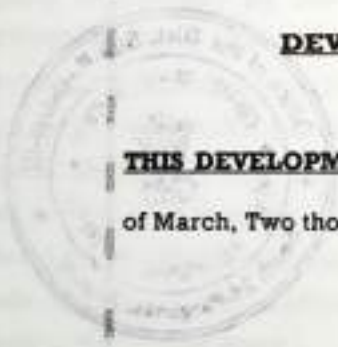
*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

**DEVELOPMENT AGREEMENT**

**16 MAR 2020**

**THIS DEVELOPMENT AGREEMENT** is made this 5<sup>th</sup> day of March, Two thousand and twenty

**BETWEEN**



425674

SHIO SHANKU SINGH  
Advocate

NAME.....Alipore J... Court  
ADD.....Kolkata-700027  
R#.....  
27 FEB 2020  
S. CHATTERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

DEY'S MEDICAL  
Private Limited  
registered  
Pradesh  
Floor  
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PINERIDGE INFRAPROJECTS PVT. LTD.

27 FEB 2020

*Imajinab*

Director.



Vic. T. 9 No-755

27 FEB 2020

PINERIDGE INFRAPROJECTS PVT. LTD.

*Imajinab*

Director



Vic. T. 9 No-756

for DEY'S MEDICAL (PVT) LTD.

*Imajinab*

Director



Gautam (ID-T.9 No 757)

(GAUTAM GOSWAMI)

S/o. Late Rabinendra Nath Goswami  
11, MARAYAN ROY ROAD  
KOL-700008

District Sub-Registrar-III  
Alipore, South 24 Parganas

05 MAR 2020



**DEY'S MEDICAL (UP) PRIVATE LIMITED**, having PAN AAACD7989A, a Private Limited Company incorporated under the Company Act, 1956 having its registered address at Plot No. A-8, Industrial Area, Naini Allahabad, Uttar Pradesh, PIN 211010 and its Administrative Office at 1B, Deodar Street, 2nd Floor, Post Office & Police Station : Ballygunge, Kolkata 700019, District South 24 Parganas, represented by one of its Directors **MR. GAUTAM DEY**, having PAN ADWPD0630J, Aadhaar No 7178 0548 5744, Son of Bhupendra Nath Dey, by faith Hindu, by occupation Business, by nationality Indian, residing at 55/5, Pramathesh Barua Sarani, Ballygunge, Kolkata 700019, District South 24 Parganas, hereinafter called the "**OWNER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s)-in-office, administrators, legal representative and assigns) of the **ONE PART** ;

**AND**

**M/S. PINERIDGE INFRAPROJECTS PRIVATE LIMITED**, having PAN AAKCP4093R, a Private Limited Company incorporated under the Company Act, 2013 having its registered address at 17/4/1, Nafar Chandra Das Road, Post Office Behala, Police Station Behala, Kolkata 700034, in the District of South 24-Parganas represented by one of its Directors namely **SRI PRODYOT MAZUMDER** having PAN AFAPM9724Q, Aadhaar No 4556 7723 1173, son of Pranab Kanti Mazumder, by faith Hindu, by occupation Business, by nationality Indian, residing at 161/9, Roy Bahadur Road, Post Office Behala, Police Station - Behala, Kolkata - 700034, in the District of South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s)-in-office, administrators, legal representative and assigns) of the **OTHER PART** ;

**WHEREAS** by virtue of an Indenture executed on 21st day of April, One Thousand Nine Hundred and Forty One, executed between The Trustees for the Improvement of Calcutta, therein mentioned and described as "the Board" of the One Part and one Jibanananda Sen, son of Late Jnanadananda Sen, therein mentioned and described as "the Purchaser" of the Other Part, the said Board

granted, conveyed and transferred unto the purchaser namely said Jibanananda Sen, son of Late Jnanadananda Sen, subject to security by an Indenture of Charge of even date with but executed immediately after said Indenture, executed between said Jibanananda Sen, son of Late Jnanadananda Sen in favour of said The Trustees for the Improvement of Calcutta, All That piece or parcel of revenue free land containing an area of 3 (Three) Cottahs 11 (Eleven) Chittaks 02 (Two) Square Feet, be the same a little more or less situate and being Plot No. 496 of the surplus lands in Calcutta Improvement Scheme No. XXXIII formed out of old premises no. 80, Russa Road (North and South portions) in Sub Division T, Division VI, Dihi Panchannogram, Thana Tollygunge, District of 24 Parganas. The said Indenture has been registered at the Office of District Sub-Registrar, Alipur, 24 Parganas and recorded in Book No. I, Volume No. 39, Pages from 240 to 247, Being No. 1699 for the year 1941 and the said Indenture of Charge has been registered at the Office of District Sub-Registrar, Alipur, 24 Parganas and recorded in Book No. I, Volume No. 57, Pages from 75 to 80, Being No. 1700 for the year 1941 ;

**AND WHEREAS** thereafter said Jibanananda Sen, son of Late Jnanadananda Sen sold and conveyed his aforesaid property free from all encumbrances whatsoever made and suffered by said Jibanananda Sen, save and except the charge and mortgage created by said Jibanananda Sen, in favour of his predecessor-in-interest namely The Trustees for the Improvement of Calcutta, by executing an Indenture on 28th day of June, 1941 in favour of Sreemati Sarojini Chaudhurani, widow of Late Bankim Chandra Chaudhuri. The said Indenture has been registered at the Office of District Sub-Registrar, Alipore, 24 Parganas and recorded in Book No. I, Volume No. 69, Pages from 48 to 53, Being No. 2487 for the year 1941 ;

**AND WHEREAS** the said charge created upon the said property by virtue of aforesaid Indenture of Charge, has duly been satisfied and the endorsement to that effect has been duly noted on the said Indenture of Charge, thus the said property been freed and released of said charge, thus Sreemati Sarojini Chaudhurani, widow of Late Bankim Chandra Chaudhuri became the absolute owner of the said property, without any encumbrance or charge ;



**AND WHEREAS** in due course of time said Sreemati Sarojini Chaudhurani, widow of Late Bankim Chandra Chaudhuri executed a Deed of Settlement on 5th day of January, 1961 settling herself as a Settlor and appointing Bimal Chandra Chowdhury, son of Late Bankim Chandra Chowdhury and Sm. Parul Lata Chowdhurani, wife of Bimal Chandra Chowdhury as the Trustees, creating a trust irrevocably for the benefit of her second son namely Bimal Chandra Chowdhury and his family, in respect of her properties lying within the Union of India, inter-alia making provisions that after the death of the Settlor, the Trustees shall hold the trust property including the property situated at 43, S. R. Das Road consisting of land with dwelling house, morefully mentioned and described in the Schedule "A" of the said Deed of Settlement, for the benefit of Settlor's second son Bimal Chandra Chowdhury and her grandsons Sreeman Sarit Kumar Chowdhury, Sreeman Sanat Kumar Chowdhury, Sreeman Samit Kumar Chowdhury, Sreeman Sujit Kumar Chowdhury and Sreeman Subrata Kumar Chowdhury, the last two named being minors under the age of 18 years, who being minors shall attain the age of 22 years and the property shall devolve upon them in equal shares. The said Deed of Settlement has been registered at the Office of Sub-Registrar, Alipore Sadar and recorded in Book No. 1, Volume No. 9, Pages from 240 to 245, Being No. 75 for the year 1961 ;

**AND WHEREAS** the said Settlor namely Sarojini Chaudhurani, widow of Late Bankim Chandra Chaudhuri, left for heavenly abode on 09th day of October 1964 and her second son namely Bimal Chandra Chaudhuri, died intestate on 28th day of October, 1976 and his widow namely Sm. Parul Lata Chowdhurani died intestate on 12th day of March, 1994 ;

**AND WHEREAS** upon death of said Settlor and Trustees coupled with the attainment of 22 years of age of the grandsons of Settlor, the said trust come to an end the said property including the property mentioned herein below i.e. the Schedule mentioned property devolved upon all five grandsons namely Sreeman Sarit Kumar Chowdhury, Sreeman Sanat Kumar Chowdhury, Sreeman Samit Kumar Chowdhury, Sreeman Sujit Kumar Chowdhury and Sreeman Subrata Kumar Chowdhury in equal shares ;

**AND WHEREAS** in the above manner said five brothers namely Sreeman Sarit Kumar Chowdhury, Sreeman Sanat Kumar Chowdhury, Sreeman Samit Kumar Chowdhury, Sreeman Sujit Kumar Chowdhury and Sreeman Subrata Kumar Chowdhury were enjoying their said property, one out of them namely Sarit Kumar Chowdhury died intestate as bachelor on 19th day of September, 2011 and another out of them namely Sujit Kumar Chowdhury also died intestate as bachelor on 15th day of May, 2013, leaving behind their three surviving brothers namely Sanat Kumar Chowdhury, Samit Kumar Chowdhury & Subrata Kumar Chowdhury and two sisters namely Srimati Dolly Chowdhury alias Jyoti Chowdhury and Srimati Gayatri Mitra, and their undivided respective share devolved upon them according to the provisions of Section 8 of The Hindu Succession Act, 1956 ;

**AND WHEREAS** while said Sanat Kumar Chowdhury, Samit Kumar Chowdhury, Subrata Kumar Chowdhury & Srimati Dolly Chowdhury alias Jyoti Chowdhury and Srimati Gayatri Mitra, were enjoying their said property having their respective undivided share, one out of them namely Sanat Kumar Chowdhury, died intestate on 16th day of May, 2015 leaving behind his widow namely Sumitra Chowdhury and one son namely Joyjit Chowdhury and his undivided share devolved upon them according to the provisions of Section 8 of The Hindu Succession Act, 1956 ;

**AND WHEREAS** in the above manner said Samit Kumar Chowdhury, Subrata Kumar Chowdhury, Srimati Dolly Chowdhury alias Jyoti Chowdhury, Srimati Gayatri Mitra, Srimati Sumitra Chowdhury and Joyjit Chowdhury became the joint owners of the said property, having their respective undivided share and in due course of time said Srimati Dolly Chowdhury alias Jyoti Chowdhury, sold her right title and interest over her undivided 2/25th share in the entire property to M/S Balaji INC, a partnership firm, having its office at 35, Lake Avenue, Police Station : Tollygunge, Kolkata 700026, in lieu of valuable consideration, by executing a Deed of Conveyance dated 17th day of August, 2015. The said Deed has been registered at the Office of District Sub-Registrar - I, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2015, Pages from 35207 to 35244, Being No. 160103319 for the year 2015 ;



**AND WHEREAS** subsequently said Samit Kumar Chowdhury, entered into an Agreement for Development on 30th day of May, 2016 w.r.t. development of his undivided 7/25th share in the said property, with M/S Balaji INC, a partnership firm, having its office at 35, Lake Avenue, Police Station : Toillygunge, Kolkata 700026 and also executed a Development Power of Attorney on 30th day of May, 2016. The said Agreement for Development has been registered at the Office of District Sub-Registrar - I, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2016, Pages from 52982 to 53040, Being No. 160101807 for the year 2016 and the said Development Power of Attorney has been registered at the Office of District Sub-Registrar - I, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2016, Pages from 53086 to 53116, Being No. 160101810 for the year 2016 ;

**AND WHEREAS** in due course of time said Srimati Gayatri Mitra, sold her right title and interest over her undivided 2/25th share in the entire property to M/S Balaji INC, in lieu of valuable consideration, by executing a Deed of Conveyance dated 05th day of October, 2016. The said Deed has been registered at the Office of Additional District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1605-2016, Pages from 189279 to 189315, Being No. 160506978 for the year 2016 ;

**AND WHEREAS** some typographical errors are inadvertently crept out in said Deed of Conveyance dated 17th day of August, 2015, Being No. 160103319 for the year 2015 and said Deed of Conveyance dated 05th day of October, 2016, Being No. 160506978 for the year 2016, which are duly corrected by executing two separate Deeds of Declaration, both dated 13th day of August, 2019, first of which been registered at the Office of District Sub-Registrar - I, Alipore, South 24 Parganas and recorded in Book No. IV, Volume No. 1601-2019, Pages from 4313 to 4328, Being No. 160100175 for the year 2019 and second of which been registered at the Office of Additional District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. IV, Volume No. 1605-2019, Pages from 9353 to 9367, Being No. 160500445 for the year 2019 respectively ;

**AND WHEREAS** in the above manner and due to effect of above referred Deeds said Samit Kumar Chowdhury, Subrata Kumar Chowdhury, Srimati Sumitra Chowdhury and Joyjit Chowdhury and M/S Balaji INC became the joint owners of the Schedule mentioned property having their undivided respective shares as enumerated and mentioned herein below :

Samit Kumar Chowdhury	::	Undivided 7/25th share
Subrata Kumar Chowdhury	::	Undivided 7/25th share
Srimati Sumitra Chowdhury	::	Undivided 7/50th share
Joyjit Chowdhury	::	Undivided 7/50th share
M/S Balaji INC	::	Undivided 4/25th share

**AND WHEREAS** said Samit Kumar Chowdhury & M/S Balaji INC jointly entered into an Agreement for Sale with the Owner herein namely **DEY'S MEDICAL (UP) PRIVATE LIMITED** on 19th day of September, 2019, duly Registered at the Office of Additional Registrar of Assurances - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2019, Pages from 445217 to 445285, Being No. 190409091 for the year 2019 w.r.t. sale of their aforesaid undivided 11/25th share against valuable consideration and completed the said agreement by executing a Deed of Sale on 07th day of December, 2019, duly Registered at the Office of Additional Registrar of Assurances - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2020, Pages from 08330 to 08373, Being No. 190411796 for the year 2019 ;

**AND WHEREAS** similarly said Subrata Kumar Chowdhury, Srimati Sumitra Chowdhury and Joyjit Chowdhury conjointly entered into an Agreement for Sale with the Owners herein namely **DEY'S MEDICAL (UP) PRIVATE LIMITED** on 19th day of September, 2019, duly Registered at the Office of Additional Registrar of Assurances - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2019 Pages from 445168 to 445216, Being No. 190409090 for the year 2019 w.r.t. sale of their aforesaid undivided 14/25th share against valuable consideration and completed the said agreement by executing a Deed of Sale on 16<sup>th</sup> day of December, 2019, duly Registered at the Office of Additional



Registrar of Assurances - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2020, Pages from 09785 to 09831, Being No. 190411754 for the year 2019 ;

**AND WHEREAS** upon execution of aforesaid two separate Deeds the said **DEY'S MEDICAL (UP) PRIVATE LIMITED** became the absolute owner of the schedule mentioned property being **ALL THAT** piece and parcel of homestead land admeasuring about 3 (Three) Cottahs 11 (Eleven) Chittaks 02 (Two) Square Feet, be the same a little more or less **TOGETHER WITH** one partly Two Storied and partly Three Storied residential structure standing thereon lying and situate at Plot No. 496 of the Surplus of land in Calcutta Improvement Scheme No. XXXIII formed out of old Premises No. 80, Russa Road (North and South Portion) comprised in Holding Nos. 15 and 15A in Sub Division T Division VI Dihi Panchannagram, Additional District Sub-Registry Office at Alipore in the District of 24-Parganas now South 24-Parganas, being Premises No. 43, S.R. Das Road, Police Station : Tollygunge, Kolkata : 700026, within Ward No. 87 of the Kolkata Municipal Corporation, having Assessee No. 11-087-27-0064-0.

**AND WHEREAS** the Owner herein has decided to develop its said property by raising a tall building over the said property after sanction of the Building Plan from The Kolkata Municipal Corporation.

**AND WHEREAS** the Owner herein have got no such expertise for construction of any Building and for that it has decided to develop its said property through a competent Developer, who has enough credential in the arena of development.

**AND WHEREAS** while in search of a good Developer, the Owner herein came across with the Developer herein and after prolong discussion held between the parties, ultimately the Owner herein has agreed to develop its said property through the Developer herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below.

**NOW THIS INDENTURE WITNESSES** and it is hereby agreed by and between the parties hereto as follows, unless in these presents it is repugnant to the subject on context.

1. **OWNER**

Shall mean the said present Owner namely **DEY'S MEDICAL (UP) PRIVATE LIMITED**, a Private Limited Company incorporated under the Company Act, 1956 having its registered address at Plot No. A-8, Industrial Area, Naini Allahabad, Uttar Pradesh, PIN 211010 and its Administrative Office at 1B, Deodar Street, 2nd Floor, Post Office & Police Station : Ballygunge, Kolkata 700019, District South 24 Parganas **represented by** one of its Directors **MR. GAUTAM DEY**, Son of Bhupendra Nath Dey, by faith Hindu, by occupation Business, by nationality Indian, residing at 55/5, Pramathesh Barua Sarani, Ballygunge, Kolkata 700019, District South 24 Parganas, and its successor(s)-in-office, administrators, legal representative, duly authorised attorney or agents and assigns.

2. **DEVELOPER**

Shall mean **M/S. PINERIDGE INFRAPROJECTS PRIVATE LIMITED**, a Private Limited Company incorporated under the Company Act, 2013 having its registered address at 17/4/1, Nafar Chandra Das Road, Post Office Behala, Police Station Behala, Kolkata 700034, in the District of South 24-Parganas **represented by** one of its Directors namely **SRI PRODYOT MAZUMDER** having PAN AFAPM9724Q, Aadhaar No 4556 7723 1173, son of Pranab Kanti Mazumder, residing at 161/9, Roy Bahadur Road, Post Office Behala, Police Station - Behala, Kolkata - 700034, in the District of South 24-Parganas, and heirs, executors, administrators, legal representatives, successors-in-office, duly authorised attorney or agents and assigns.



3. **PROPERTY**

Shall mean the said Premises No. 43, S.R. Das Road, Police Station : Tollygunge, Kolkata : 700026, within Ward No. 87 of the Kolkata Municipal Corporation, containing an area of 3 (Three) Cottahs 11 (Eleven) Chittaks 02 (Two) Square Feet, be the same a little more or less together with partly Two Storied and partly Three Storied residential structure standing thereon measuring built-up area of 1729 Square Feet in the Ground Floor and 1729 Square Feet in the First Floor and 1196 Square Feet in the Second Floor (more or less), that is the property mentioned in Schedule "A" herein.

4. **BUILDING**

Shall mean the structure or super structure intended to be constructed on the said property and shall include all the several units of residential and/or commercial unit and all common rooms, spaces and constructions including the meter room, lift room, pump room, reservoirs/tanks drainage/sewerage lines, and other covered spaces intended for the use and enjoyment of the occupants of the said building in common, including all its easements, appurtenances and appendages.

5. **COMMON FACILITIES**

Shall be deemed to include all passage, ways, stairways, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manholes, pits, roof, terrace, water connection and pipe lines between overhead and underground reservoir, motor pump, fences, boundary wall, courtyard, Lift, CESC supply, electric supply and electric connection to common areas and common implements, fittings, fixtures, for the above, entire exterior walls, garbage vat, common driveways and other facilities whatsoever required for the convenient enjoyment of dwelling and other units in the proposed building, and provision for maintenance and management of the said common parts and the

common services thereto annexed in the said building at the said premises.

6. **SALEABLE SPACE**

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof.

7. **OWNER'S ALLOCATION**

Shall mean that in the instant joint venture project the Owner shall get 60% (sixty percent) of total F.A.R. Be it stated here that in the event of sanction of any additional floor the Owner shall get 60% of the additional F.A.R.

8. **DEVELOPER'S ALLOCATION**

Shall mean that in the instant Joint Venture Project the Developer shall get all the portions of the constructed building save and except the portions hereinabove mentioned as the Owner's allocation, together with proportionate share of the said Premises.

9. **ADVOCATE** Shall mean such person or body of persons, to be appointed by the Developer for all sort of drafting, preparation and registration of MOUs, agreement for sale, deed of conveyances, and also preparing applications, clearances, possession letters and allied works, which comes within legal periphery and framework required for the project by the Developer.

10. **ARCHITECT**

Shall mean such person or body of persons conforming to all municipal statutory provisions, rules, regulations and other statutory



provision, to be appointed by the Developer for designing and planning of the building proposed to be constructed and in charge of supervision during construction of the building, if required by the Developer.

11. **BUILDING PLAN**

Shall mean the plan which will be prepared by the Developer in the name of the Owner, which is duly signed by the constituted attorney of the Owner, and the same been approved and sanctioned by the City Architect's Office of the Kolkata Municipal Corporation, and shall include any alteration, modification, revision made thereto and therein, in accordance with the Building rule of the Kolkata Municipal Corporation.

12. **TRANSFER**

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multi-storeyed Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.

13. **TRANSFeree**

Shall mean and include a person/s, Firm/s, Limited Company/ies, Association/s of persons to whom any saleable space in the Building will be transferred.

14. **TIME**

Shall mean the construction shall be completed positively and should be ready for possession within 36 (Thirty six months) months from the date of sanction of the Building Plan or from the date of handing over

peaceful vacant khas possession of the said property, whichever will be the later.

15. **WORDS**

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

16. **COMMENCEMENT**

This agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

**OWNER'S RIGHT AND REPRESENTATION**

1. The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owner has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

**DEVELOPER'S RIGHT**

1. The Owner hereby grants subject to what has been hereunder provided exclusive right to the Developer to build upon and commercially exploit the said property and shall be able to construct the new building thereon in accordance with the Plan to be sanctioned by The Kolkata Municipal Corporation with or without any modification or alteration as may be required or made or cause to be made by the Parties hereto.



2. All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities i.e. The Kolkata Municipal Corporation shall be prepared and submitted by the Developer on behalf of the Owner at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.
  
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof to the Developer so as to creating any title in respect thereof ; other than an exclusive right and interest to the Developer for exploiting commercially the said property in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter stated.

#### **CONSIDERATION**

1. In consideration of the Owner having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new building in accordance with the Plan to be sanctioned building plan with or without any amendment and/or modification thereto made or cause to be made in accordance with the Specification and material description of which are stated in details in SCHEDULE "C" hereunder written.
  
2. On completion of the proposed Building, the Owner shall be at the first instance entitled to get 60% (sixty percent) of total F.A.R. Be it stated here that in the event of sanction of any additional floor the same shall be divided amongst the parties in the same (60 : 40) ratio in finished and complete condition, morefully described in the SCHEDULE "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said

allocations are fully described in the SCHEDULE "C" hereunder written.

**POSSESSION**

1. The Owner shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building.
2. The Developer shall complete the construction of the Building positively within 36 (Thirty six) months from the date of sanction of the Building Plan and/or from the date of getting peaceful vacant khas possession of the said property, whichever will be the later and shall hand over the Owner's allocation by the Developer with the arrangements and other accessories as per specification and material description of which are stated in details in SCHEDULE "C" hereunder written.
3. That on completion of the new building, the Developer shall give written notice to the Owner requiring them to take possession of the Owners' allocation in the building and after expiry of 30 (Thirty) days from the date of service of such notice it will be presumed that discharging the duty to handover the Owner's allocation in first instance by the Developer is duly complied with and the Developer shall be entitled to alienate or transfer the Developer's allocation to intending purchaser(s).
4. The Developer shall be exclusively entitled to the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same. The Owner shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the proportionate undivided share of the land excepting the proportionate share of land of the Owner.



5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owner for which purpose the Owner undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owner nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
  
6. That the Owner shall execute the Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer in respect and up to the extent of Developer's allocation of the new building as shall be required by the Developer. All costs and all expenses in that behalf will be borne and paid by the Developer.

#### **COMMON FACILITIES**

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owner to the Developer. If there are any dues of the property taxes or any other taxes regarding the said property before the date of handing over the same to the Developer that would be borne by the Owners together with mutation fees, charges & expenses.
  
2. As soon as the new building shall be completed within the time hereinafter mentioned the Developer shall give written notice to the Owner requiring them to take possession of the Owner's allocation in the building and there being no dispute regarding the completing of the Building in terms of this Agreement and according to the Specification and Plan thereof and the certificate of the Engineer being produced to the effect and after 30 (Thirty) days from the date

of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the SAID RATES") payable in respect of the Owner's allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the building, if the same is levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the new building shall be subject to the provisions hereof and the transferee shall thereafter be responsible, in respect of the space so transferred, for payment of the said rate and service charges for the common facilities.
4. The Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said building.

#### **COMMON RESTRICTION**

The Owner's allocation in the new Building shall be subject to the same restrictions on use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.

1. The Owner shall not use or permit to be used of the Owner's allocation in the new building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard to the other occupiers of the new building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same



for any purpose which may cause any nuisance, obstruction or hazard to the other occupiers of the new building.

2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or local bodies and Associations when formed in future as the case may be and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
3. The respective allottees shall keep their respective allocation in the new building in good working conditions and repairs. The roof and the staircase and other common spaces should be cleared by the respective allottees after the ceremonial occasions, if any.
4. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound, corridors or any other portion of the common areas of the new building and the premises.

#### **OWNER'S OBLIGATION**

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the proposed building at the said property by the Developer.
2. The Owner agrees 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 portion or portions of the Developer's allocation in the new building.
3. The Owner hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charge the allocated portion of the Developer in the super built-up construction but shall have all right to let out, grant, lease, mortgage and/or charge, its allocated

portion to any person/s, company/ies save and except the Developer's allocation. The Developer shall also not have any right to let out, grant, lease, mortgage and/or charge the allocated the super built-up area of the Owner but shall have all right to let out, grants, lease, booking money etc. from the person/s, company/ies in respect of the Developer's allocation.

#### **DEVELOPER'S OBLIGATION**

The Developer hereby agrees and covenant with the Owner :

1. The Developer shall complete the construction of the new building within 36 (thirty six) months positively from the date of getting peaceful vacant khas possession of the property from the Owner and/or from the date of getting Plan sanction from The Kolkata Municipal Corporation, whichever will be the later, the time of completion of the Building shall be strictly observed. The period of construction will be extended, if there is any force majeure, natural calamity or situation beyond the control of the Developer.
2. The Developer shall give one shifting to the Owner, free of cost, till the Owner's allocation is not handed over in complete habitable condition, in the proposed new Building.
3. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.

#### **OWNER'S INDEMNITY**

The Owner hereby undertakes that the Developer shall be entitled to the said constructions and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer performs and fulfils all and singular terms and conditions herein contained and/or its part to be observe and performed.



**DEVELOPER'S INDEMNITY**

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by The Kolkata Municipal Corporation on that behalf.
  
2. The Developer hereby undertakes to keep the Owner indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.

**MISCELLANEOUS**

1. The Owner and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owner. The Parties hereto can proceed with the Agreement.
  
2. Nothing herein contained shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof to the Developer so as to create any title in respect thereof other than an exclusive right to commercially exploit the said property in terms hereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owner of effecting and the estate shall not be encumber and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owner indemnified against all actions, suits, proceedings and cost, charge and expenses in respect thereof.

3. Be it noted that this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement / final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement/ final document for transfer of property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.
  
4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered/speed post with acknowledgement due at the address given in this Agreement and shall likewise be deemed to have been served on the Developer by the Owner if delivered by hand or sent by prepaid registered/speed post to the office of the Developer.
  
5. Any dispute, difference or question arising out of or under or connected with this Development Agreement, which cannot be amicably resolved through negotiations between the Parties within 30 (thirty) days of being so notified by a Party or if such negotiations do not start within 7 (seven) days of such notice, shall be finally settled by arbitration by a sole arbitrator mutually appointed by the Parties in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The arbitration award made shall be final and binding on the Parties and not be subject to appeal and shall be



enforceable in any court of competent jurisdiction. The venue of arbitration shall be at Kolkata and the Arbitration shall be conducted in the English language. That the Courts at under the Judicature of High Court Calcutta shall have exclusive jurisdiction over any or all disputes arising out of this Development Agreement.

6. The Owner hereby fully agrees and consents that the Developer shall have the right to advertise, fix hoardings or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new building from the date of execution of this agreement and on completion of the building or earlier, all such advertisements and hoardings shall be cleared off by the Developer at its own costs.
7. All materials, debris and goods salvaged consequent upon demolition of the existing old building at the premises shall be the property of the Developer.
8. The Original agreement and a Xerox copy of the deed/s in respect of the said property shall be kept at the City Office of the Developer or at the office of its agent for the inspection of the intending Purchaser/s.
9. That this agreement contains the entire agreement arrived at between the parties hereto and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this agreement be terminated or waived except by written consent by both the parties. The Purchaser(s) acknowledge upon signing this agreement that no agreements, conditions, stipulations, representations, guarantees or warranties have been made by the Developer other than what is specifically set forth herein.

**FORCE MAJEURE**

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such majeure, if any.
  
2. The Force Majeure means any event or combination of events or circumstances beyond the control of the Developer which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Developer's ability to perform obligations under this Allotment, which shall include but not be limited to:
  - a) Acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters etc.
  
  - b) Explosions or accidents, air crashes and shipwrecks, act of terrorism.
  
  - c) Strikes or lockouts, industrial dispute.
  
  - d) Non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever.
  
  - e) War and hostilities of war, riots, bandh, act of terrorism or civil commotion.



- f) The promulgation of or amendment in any law, rules or regulation or the issue of any injunction, court order or direction from any government authority that prevents or restricts the party/company from complying with any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a competent court or any other Quasi-Judicial Body or for any other reason whatsoever.

#### **JOINT OBLIGATION**

1. The Developer shall develop and construct multistoried Building on the said land as per the rules of The Kolkata Municipal Corporation after utilising the available F.A.R. as per present rules in vogue.
2. The Owner will lend its names and signatures in all paper, Plans, documents and deeds those may be come on the way of the Developer for successful implementation of the project since the project will be developed in the Owner's name.
3. The Owner will forward to the Developer, the original Title Deed/s of the land on execution of the Agreement for Developer's record and reference. The Developer shall return all original Title Deed/s of the property to the Flat Owner's Association for its preservation upon its formation.
4. The Parties shall execute an Indenture supplemental to instant Development Agreement demarcating the allocation of Owner, Developer and the common areas of the premises after obtaining the sanction plan from The Kolkata Municipal Corporation.





**SCHEDULE "B" ABOVE REFERRED TO**

(Description of the Owners' Allocation)

**ALL THAT** on completion of the proposed Building, the Owner shall get 60% (sixty percent) of total F.A.R. Be it stated here that in the event of sanction of any additional floor the same shall be divided amongst the parties in the same (60 : 40) ratio in finished and complete condition and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the SCHEDULE "C" hereunder written.

**SCHEDULE "C" ABOVE REFERRED TO**

(SPECIFICATION OF CONSTRUCTION)

1. Foundation :

RCC framed building with RCC strip foundation, columns, beams, slab, Cement concrete mixing as per sanctioned building plan. Cement to be used either of Lafarge or L & T, Ultra Tech or Ambuja or ACC Company or Century Cement or Birla Cement.

2. Walls :

All external walls will be 200 mm. thick and the internal walls will be as per sanctioned building plan with the proportion with cement mortar as per the specification of the approved plan to be sanctioned by the concerned Municipality. All internal walls and ceilings will be finished with plaster of parish. External walls will be finished with super quality water resistance snowcem or alike paint.

3. Flooring / Doors & Windows :

a) All bedrooms, living / dining room, Kitchen will be finished with Marble.

b) Toilet floor will be of Marble.

c) White colour glazed tiles ( may have designs ) will be provided in all bathroom toilets upto a minimum height of 5' - 6" height.

d) Bedrooms and living / dining / window base will be provided with Marble. All internal and main doors will be made of flush door with necessary fittings. PVC door will be provided in the Toilet.

e) Door frames will be made up of Good quality Wood. Doors will be made up of Flush Door.

f) Glass Fitted Aluminium sliding window along with standard grill shall be fixed as per Building design.

g) Kitchen - Granite platform, Steel sink and wall above platform should be protected by Tiles upto the height of 2' ft.

h) Stairs will be of Marble finish.

4. Electrification :

Fully concealed wiring, AC points in bedrooms, Two lights points, one fan point and Two plug point in living and dining room, in Kitchen one light, Two Plug point, one exhaust fan point and one light point, one Plug point and one exhaust fan point will be provided in the Toilet. Exhaust fan point will be provided in Kitchen, Switch-Anchor / Pritam, Wire - ISI Mark.

5. Plumbing & Sanitary :

a) Concealed water line of pipe will be provided.

b) Ordinary white colour fittings i.e. commode basin A-2 type pan and basin will be provided.

6. Water :

K.M.C. Water, Two Taps in Kitchen, Two Taps in Toilet and each Toilet will have connection for shower. Washing machine pipe line to be provided. All water taps in good quality.

7. Roof Treatment :

Special roof treatment for water proofing and heat proofing.

N.B. : Brands and materials may be changed as per desire of the Purchaser(s) upon written request. The extra expenses of such change must be paid to the Developer in advance.



**IN WITNESS WHEREOF** the **PARTIES** hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the **PARTIES** in the presence of :-

1. Chakrabarti  
(UTPAL CHAKRABARTI)  
18, Deodar Street,  
Kolkata - 700019

For DEY'S MEDICAL (U.P.) PVT. LTD.

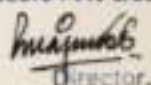


Director

Signature of OWNER

2. Gautam Goswami  
(GAUTAM GOSWAMI)  
11, NARAYAN ROY ROAD  
KOLKATA - 700008


PINERIDGE INFRAPROJECTS PVT. LTD.



Director.

Signature of DEVELOPER

Drafted by :



S. S. Singh

(SHIO SHANKER SINGH)

Advocate

Alipore Judges' Court,

Kolkata - 700027.

WB/225/1994

#9331035270



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : GAUTAM DEY

*Gautam Dey*



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : PRODYOT MAZUMDER

*Prodyot Mazumder*





Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
					
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T
					

NAME : . GAUTAM GOSWAMI

Gautam Goswami

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEY'S MEDICAL (U. P.) PRIVATE LIMITED



30/06/1970

Permanent Account Number

AAACD7989A

10000010

For DEY'S MEDICAL (U.P.) PVT. LTD.

  
Director

इस कार्ड के साथी / with this card is valid only / साथी

आयकर विभाग/Income Tax Department

के साथी/with this card

सही/Correctly

सही/Correctly

If this card is lost / someone's tax card is found,

please inform / return to

Income Tax PAN Services Unit, NSDL,

3rd Floor, Sapphire Chambers,

Near Bazar Telephone Exchange,

Bangalore, Phone - 411 045

Tel: 01-20-2721 8080, Fax: 01-20-2721 8081

e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)





सत्यमेव जयते

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

**Certificate of Incorporation**

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

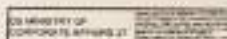
I hereby certify that PINERIDGE INFRAPROJECTS PRIVATE LIMITED is incorporated on this First day of March Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309WB2019PTC230770.

The Permanent Account Number (PAN) of the company is **AAKCP4093R**

The Tax Deduction and Collection Account Number (TAN) of the company is **CALP16330G**

Given under my hand at Manesar this Fifth day of March Two thousand nineteen .



Digital Signature Certificate  
Mr. ARVIND KUMAR BUNKER  
Deputy Registrar Of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

PINERIDGE INFRAPROJECTS PRIVATE LIMITED  
17/4/1,, NAFAR CHANDRA DAS ROAD, KOLKATA, Kolkata, West  
Bengal, India, 700034



\* as issued by the Income Tax Department

PINERIDGE INFRAPROJECTS PVT. LTD.

*Arvind Bunker*  
Director.

~~Director.~~

~~PINERIDGE INFRAPROJECTS PVT. LTD.~~

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADWPD0630J



नाम /NAME

GAUTAM DEY

पिता का नाम /FATHER'S NAME

BHUPENDRA NATH DEY

जन्म तिथि /DATE OF BIRTH

18-05-1951

हस्ताक्षर /SIGNATURE

*Gautam Dey*

*B. Das*

आयकर आयुक्त, प.ब.-XI

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

*Gautam Dey*







भारत सरकार  
GOVERNMENT OF INDIA



গৌতম গোস্বামী  
Gautam Goswami  
জন্মতারিখ/ DOB: 09/06/1966  
পুরুষ / MALE



6349 1189 0323

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:  
১১, নারায়ণ রায় রোড, পশ্চিম বর্ষা,  
দুঃ ২৪ পর্গনা,  
পশ্চিমবঙ্গ - ৭০০০০৮

11, NARAYAN ROY ROAD,  
Paschim Barisha, South  
Twenty Four Parganas,  
West Bengal - 700008



1947  
1800 290 1947

help@uidai.gov.in

www.uidai.gov.in

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

Gautam Goswami





## Major Information of the Deed

No :	I-1603-00860/2020	Date of Registration	16/03/2020
Registry No / Year	1603-0000425731/2020	Office where deed is registered	
Registry Date	04/03/2020 2:13:49 PM	D S R - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S S Singh Alipore Judges Court, Kolkata 700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331035270, Status: Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,10,92,374/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

### Land Details :

District: South 24-Parganas, P. S. - Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. R. Das Road, , Premises No. 43, , Ward No: 087 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 11 Chatak 2 Sq Ft	1/-	1,76,02,624/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road,
<b>Grand Total :</b>				6.089Dec	1/-	176,02,624 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4653 Sq Ft	1/-	34,89,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1729 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1729 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1195 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		4653 sq ft	1/-	34,89,750 /-	

**ord Details :****Name,Address,Photo,Finger print and Signature****DEYS MEDICAL UP PRIVATE LIMITED**

1B, Deodar Street, 2nd Floor, P.O.- Ballygunge, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No : AAACD7989A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :****SI No Name,Address,Photo,Finger print and Signature****1 PINERIDGE INFRAPROJECTS PRIVATE LIMITED**

17/4/1, Nafar Chandra Das Road, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No : AAKCP4093R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :****SI No Name,Address,Photo,Finger print and Signature****1 Mr GAUTAM DEY**

Son of Mr. Bhupendra Nath Dey 55/5, Pramathesh Barua Sarani, P.O.- Ballygunge, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADWPD0630J, Aadhaar No: 71xxxxxxxx5744 Status: Representative, Representative of: DEYS MEDICAL UP PRIVATE LIMITED (as Director)

**2 Mr PRODYOT MAZUMDER (Presentant )**

Son of Mr. Pranab Kanti Mazumder 161/9, Roy Bahadur Road, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFAPM9724Q, Aadhaar No: 45xxxxxxxx1173 Status: Representative, Representative of: PINERIDGE INFRAPROJECTS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Gautam Goswami</b> Son of Late Rabinranath Goswami 11, Narayan Roy Road, P.O.- Barisha, P.S.- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700008			

Identifier Of Mr GAUTAM DEY, Mr PRODYOT MAZUMDER



05-03-2020

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

Presented for registration at 18:35 hrs on 05-03-2020, at the Private residence by Mr. PRODYOT MAZUMDER, 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 10,92,374/-

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

Execution is admitted on 05-03-2020 by Mr GAUTAM DEY, Director, DEYS MEDICAL UP PRIVATE LIMITED (Private Limited Company), 1B, Deodar Street, 2nd Floor, P.O. - Ballygunge, P.S. - Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Gautam Goswami, . . Son of Late Rabindranath Goswami, 11, Narayan Roy Road, P.O. Barisha, Thana: Thakurpukur, . South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

Execution is admitted on 05-03-2020 by Mr PRODYOT MAZUMDER, Director, PINERIDGE INFRAPROJECTS PRIVATE LIMITED (Private Limited Company), 17/4/1, Nafar Chandra Das Road, P.O.- Behala, P.S. - Behala, District- South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr Gautam Goswami, . . Son of Late Rabindranath Goswami, 11, Narayan Roy Road, P.O. Barisha, Thana: Thakurpukur, . South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business



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

On 16-03-2020

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60/- ( E = Rs 28/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 9:32AM with Govt. Ref. No: 192019200205561511 on 05-03-2020, Amount Rs. 60/-, Bank: United Bank ( UTBI00CH175), Ref. No: 17781660 on 05-03-2020, Head of Account 0030-03-104-001-16

## ment of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 5,000/-,  
online = Rs 35,070/-

Description of Stamp

Stamp: Type: Impressed, Serial no F353816, Amount: Rs 5,000/-, Date of Purchase: 21/02/2020, Vendor name: S  
hatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/03/2020 9:32AM with Govt. Ref. No: 192019200205561511 on 05-03-2020, Amount Rs: 35,070/-, Bank:  
United Bank ( UTBI00CH175), Ref. No. 17781660 on 05-03-2020, Head of Account 0030-02-103-003-02



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



cate of Registration under section 60 and Rule 69.  
stered in Book - I  
me number 1603-2020, Page from 31841 to 31884  
ng No 160300860 for the year 2020.



Digitally signed by ASISH GOSWAMI  
Date: 2020.03.20 16:00:30 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/03/20 04:00:30 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)