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Certified that the Document is admitted at
 Registration. The Signature Sheet and the
 Instrument sheet attached to this document
 are valid.

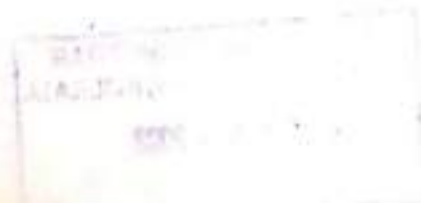
Additional Registrar of
 Assurances-IV, Kolkata

3 JUN 2023

Additional Registrar of
 Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this ^{3rd} Day of JUNE Two
 Thousand and Twenty-Three



For Natural Insurance (P) Ltd.

Signature

Director

220424

AWANI KUMAR ROY
Advocate

10, 1st Floor, Shankar Roy Road,
1st Floor, Kolkata-700 001

NAME: _____
ADD: _____
Rs. _____

16 MAR 2023

SURANJAN MUKHERJEE
Licensed Stamp Vendor
Court
2 & 3, K. S. Roy Road, Kolkata



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020620232008127933

GRIPS Payment Detail

GRIPS Payment ID:	020620232008127933	Payment Init. Date:	02/06/2023 17:05:17
Total Amount:	275099	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	32471610	BRN Date:	02/06/2023 17:06:47
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	MUKESH KUMAR SHARMA
Mobile:	9051046780

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240081279341	Directorate of Registration & Stamp Revenue	275099
Total			275099

IN WORDS: TWO LAKH SEVENTY FIVE THOUSAND NINETY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240081279341

GRN Details

GRN:	192023240081279341	Payment Mode:	Online Payment
GRN Date:	02/06/2023 17:05:17	Bank/Gateway:	HDFC Bank
BRN:	32471610	BRN Date:	02/06/2023 17:06:47
GRIPS Payment ID:	020620232008127933	Payment Init. Date:	02/06/2023 17:05:17
Payment Status:	Successful	Payment Ref. No:	2001326984/1/2023

[Query No*Query Year]

Depositor Details

Depositor's Name:	MUKESH KUMAR SHARMA
Address:	9A, LORD SINHA ROAD KOLKATA, West Bengal, 700071
Mobile:	9051046780
E-Mail:	MKSHARMA_06@YAHOO.CO.IN
Contact No:	9830922722
Depositor Status:	Buyer/Claimants
Query No:	2001326984
Applicant's Name:	Mr PARTHA NANDY
Identification No:	2001326984/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	02/06/2023
Period To (dd/mm/yyyy):	02/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001326984/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	75071
2	2001326984/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	200028
Total				275099

IN WORDS: TWO LAKH SEVENTY FIVE THOUSAND NINETY NINE ONLY.

PAID

BETWEEN

BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD., PAN No.AADCBB88SOD, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, having its registered office at Ground floor, at Premises No.932A/83, Jessore Road, Nilkusum Apartment, Police Station - Lake Town, P.O.- Lake Town, Kolkata - 700 089, represented by its Managing Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjana Sur Roy, having PAN no.ALUPS7185H and ADHAAR No.8184 6487 2815, by Religion Hindu, by Occupation - Business, by Nationality - Indian, residing at Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station - Lake Town, Kolkata - 700048.

1. **SRI SUSANTA SUR ROY**, son of Late Niranjana Sur Roy, having PAN no.ALUPS7185H and ADHAAR No.8184 6487 2815, by Religion Hindu, by Occupation - Business, by Nationality - Indian, residing at Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station Lake Town, Kolkata - 700048.
2. **MRS. SIMA SUR ROY**, wife of Mr. Susanta Sur Roy, having PAN No.ATQPS5029Q and Aadhaar No.6849 1207 0106, by Religion Hindu, by Occupation - Business, by Nationality - Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station - Lake Town, Kolkata - 700048, District - 24-Parganas (North),
3. **MR. SUPRAVO SUR ROY**, son of Mr. Susanta Sur Roy, having PAN No.FIQPS2720L and Aadhaar No.2049 0539 6514, by Religion Hindu, by Occupation - Business, by Nationality - Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station Lake Town, Kolkata - 700048, District - 24-Parganas (North).
4. **POROSHPATHOR REALCON PVT. LTD.**, Pan No. AAHCP9431C, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, having its registered office at Premises No.932A/83, Jessore Road, Nilkusum Apartment, Ground floor, Police Station - Lake Town, Kolkata - 700089, represented by its Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjana Sur Roy, having PAN no.ALUPS7185H and ADHAAR No.8184 6487 2815, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at "Ashirwad" of 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700 048.
5. **M/S. TARAMOYEE CONSTRUCTION**, a partnership firm, Pan No.AAIFT9678H, having its registered office at Premises No. "Ashirwad" of 543, Swamiji Sarani, Police Station - Lake Town, Kolkata 700 048, also at Nilkusum Apartment, Ground floor, 932A/83, Jessore Road, Police Station - Lake Town, Kolkata 700089.

For Natural Infrarman (P) Ltd.

[Signature]

Director

Bengal Ideal Home Maker & Associates Pvt. Ltd.

[Signature]

Managing Director



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

represented by its one of the partner namely **SRI SUSANTA SUR ROY**, son of Late Niranjana Sur Roy, having **PAN no.ALUPS7185H** and **ADHAAR No.8184 6487 2815**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at "Ashirwad" of 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700 048; hereinafter collectively referred to as the **OWNERS**(which term or expression shall unless excluded by or repugnant to subject or context be deemed to include proprietor/partner of the firm and/or the person inducted as Partners and their respective heirs, executors, administrators and assigns) of the **ONE PART**.

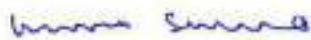
6. **NATURAL INFRANIRMAN AND PRIVATE LIMITED (PAN : AADCN6653L)** (CIN U74999WB2011PTC164428), a company incorporated under the provisions of Companies Act, 2013, as amended upto date, having its registered office at 9A, Lord Sinha Road, P.O. Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by its Director namely **MR. MUKESH KUMAR SHARMA**, son of Sri Mahesh Kumar Sharma, having **PAN No.ARKPS6485Q**, by Religion - Hindu, by Occupation - Business, by Indian, working for gain at 9A, Lord Sinha Road, P.O.- Middleton Road, Police Station Shakespeare Sarani, Kolkata - 700071, authorised Vide Board of resolution dated 17.05.2023, hereinafter called and/or referred to as the **DEVELOPER/PROMOTER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successor-in-interest and assigns) of the **OTHER PART**.

PART-I # DEFINITIONS & INTERPRETATION:

1. DEFINITIONS:

- 1.1 Unless in this Agreement there be something contrary or repugnant to the subject or context:-
- 1.1.1 **"Agreed Ratio"** shall mean the ratio of sharing of in the proposed construction project and/or distribution in Realization between the Owners and the Developer and in several other matters herein stated, **which** shall be 34% (Thirty Four percent) constructed area within the proposed buildings for the Owners and 66% (Sixty Six percent) constructed area within the proposed buildings for the Developer along with proportionate share in the entire land mentioned in the First Schedule Car Parking and other common amenities and facilities.
- 1.1.2 **"Appropriate Authorities"** shall mean the Central or State Government or any department thereof and/or its officers and functionaries also all other State, Executive, Judicial or Quasi-Judicial authorities, Local Authority, Government Company, Statutory Bodies and/or other authorities having jurisdiction and

For Natural Infranirman (P) Ltd.


Director

For Natural Home Maker & Associates Pvt. Ltd.


Managing Director




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includes local Madhyamgram Municipality, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Real Estate Authorities, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Income Tax Authorities, Goods and Service Tax Authorities, Courts, Tribunals, Judicial and Quasi-Judicial authorities and forums having jurisdiction over the relevant activity and include the concerned Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever;

- 1.1.3 **"Building Complex"** shall mean and include the Subject Property and the New Building thereat with the Common Areas and Installations and all other open and covered spaces thereat;
- 1.1.4 **"Building Plans"** shall mean vide No. COM-133/MM/2022-2023 dated 07/09/2022 valid upto 06/09/2025 for construction of the New Buildings sanctioned by the owners and the Developer liberty to submit further revised building plan before the Appropriate Authorities and include all modifications and/or alterations as may be made thereto. 1.1.5 **"Common Areas and Installations"** shall according to the context mean and include the areas installation, and facilities comprised in and for the New Building/s and/or the Subject Property and/or any part or parts thereof as may be expressed or intended by the Developer from time to time for use in common by Owners and Developer and Transferees, with rights to the Developer, with information to the Owners, to keep any part or parts of the Common Areas and Installations as being meant for use by the select category or group of Transferees and/or other persons as selected by the Developer.
- 1.1.6 **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the transferees thereof; collection and disbursement of the common expenses; the purpose of regulating mutual rights, obligations and liabilities of the transferees thereof; and dealing with all matters of common interest of the transferees thereof;
- 1.1.7 **"Completion of Construction"** in respect of the New Building or part thereof the developer shall obtaining of the Completion Certificate from the Madhyamgram Municipality within the stipulated period mentioned in this agreement at its own cost and expenses.

For Natural Infrastructure (P) Ltd.


Director

Ecopol India Home Maker & Associates Pvt. Ltd.


Managing Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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- 1.1.8 **"Developer's Realization Share"** shall mean and include 66% (Sixty Six percent) of constructed areas and Car Parking proportionate share in the land with common facilities and amenities within the proposed project, morefully and particularly described in the Third Schedule hereunder written the Realization belongs to the Developer. Subject to the completion and handover the habitable condition self-contained flats to the owners herein.
- 1.1.9 **"Developer's Allocation"** shall mean and include the Developer's 66% constructed areas and Car Parking proportionate share in the land with common facilities and amenities within the proposed multi-storeyed buildings save and except the owners allocation mentioned in the **THIRD SCHEDULE** hereunder written.
- 1.1.10 **"Encumbrances"** shall include mortgages, charges, security, liens, lispendens, attachments, leases, tenancies, bargadars, occupancy rights, uses, debutters, trusts, bankruptcy, insolvency, acquisition, requisition, vesting, and liabilities, whatsoever;
- 1.1.11 **"Extras and Deposits"** shall mean all the purchasers of the flat in the said complex will liable to pay the Developer a sum due to the common facilities within the project as notified by the developer except the owners and their transferees of the owners allocations. It will be sole discretion of the owners to decide about the payment and they will inform to the developer in advance. On receipt of the possession of the owner's allocation in habitable conditions, first payment ^{of} ~~and~~ ^{and deposits} ~~extra~~ should be made ~~before~~ ^{or} simultaneously with possession either owners or their transferees will be paid the extra and deposits with one year maintenance charges to the developer for their respective Flat / Units as decided by the Owners. The Developer agreed and accepted the contents as aforesaid.
- 1.1.12 **"Force Majeure"** shall mean any event or combination of events or circumstances beyond the control of a Party, such as (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters including Covid-19 like pandemic lockdown like situation. (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government; (f) Non- functioning of any existing or new Appropriate Authorities due to which development work of the project cannot commence/continue or be carried or completed and the developer issue a notice respecting such situation and/or valid reasons to the owners.

For Natural Inframan (P) Ltd.

[Signature]

Director

For The Home Maker & Associates Pvt. Ltd.

[Signature]

Managing Director





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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

- 1.1.13 **"New Building"** shall mean the one or more new building to be constructed from time to time at the Subject Property and the developer herein, declare that time will be essence of contact;
- 1.1.14 **"Owners' Realization Share"** shall mean morefully and particularly described in the **THIRD SCHEDULE** hereunder written;
- 1.1.15 **"Owners' Allocation"** shall mean that the owners will entitled to 34% (thirty four percentage) of total constructed area to be constructed in the project upon the said plot of land morefully and particularly described in the **SECOND SCHEDULE** hereunder written, togetherwith common areas and facilities as mentioned in the **FIFTH SCHEDULE** mentioned hereunder, details of the said Owners' Allocation mentioned in the **THIRD SCHEDULE** hereunder written.

1.1.16 **APPOINTMENT OF OWNERS REPRESENTATIVE**

- 1.1.16.1 shall, unless changed by intimation in writing given by the Owners to the Developer hereafter shall mean **MRS. SIMA SUR ROY, POROSHPATHOR REALCON PRIVATE LIMITED, TRARAMOYEE CONSTRUCTION, BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD., SRI SUSANTA SUR ROY AND SUPROVA SUR ROY** who will be the Owners' authorized representative and all written communication made to and by any one shall bind all the Owners for the following purposes:
- i) the giving and receiving of all notices, statements and information required in accordance with this agreement
 - ii) performance and responsibilities of the Owners in connection with the Development
 - iii) For such other purposes for the purpose of facilitating the work of completion of the said project in terms of this Agreement
 - iv) Any matter concerning to this Agreement or the Project.

1.1.17 **APPOINTMENT OF DEVELOPER'S REPRESENTATIVE:**

- 1.1.17.1 For the purpose of giving effect to this agreement and implementation thereof it has been agreed that **MR. MUKESH KUMAR SHARMA** be deemed to be the authorised representative of the Developer for the following purposes:
- i) the giving and receiving of all notices, statements and
 - ii) information required in accordance with this agreement performance and responsibilities of the Developer in connection with the Development
 - iii) For such other purposes for the purpose of facilitating the work of completion of the said project in terms of this Agreement

For Natural Infronirman (P) Ltd.

[Signature]

Director

Bengal Ideal Home Maker & Associates Pvt. Ltd.

[Signature]
Managing Director




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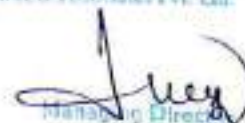
ADDITIONAL REGISTRAR
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- 3 JUN 2023

- 1.1.17.2 It is hereby expressly made clear that any act, deed or thing done by any of the authorised representatives shall be final and binding on the parties to whom such authorized representative belongs.
- 1.1.18 **"Parking Spaces"** shall mean the spaces at the Building Complex including at open and covered space (beneath the building) for parking and/or under a shade at the open area and/or mechanized multilevel systems for parking of motor cars and/or two-wheelers.
- 1.1.19 **"Charges"** shall mean the Goods and Service Tax and Income Tax according to Law applicable thereto.
- 1.1.20 **"Project"** shall mean and include (a) the planning and development of the Subject Property into the Building Complex, (b) Transfer of the Transferable Areas to the Transferees and the collection of the Realizations from the Transferees and its distribution, (c) division of unsold areas if any remaining as envisaged hereto with rights in respect thereof and (d) administration of Common Purposes until handing over to the Association, all as per the terms and conditions hereof.
- 1.1.21 **"Real Estate Laws"** shall mean the developer obtain registration according to the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and include the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof at the cost of the Developer.
- 1.1.22 **"Realization"** shall mean and include all amounts received against Transfer of or otherwise in respect of the Units, Parking Spaces and other Transferable Areas from time to time (save those if separately allocated to the parties in terms hereof) but shall not include any amounts received on account of (a) Pass Through Charges and (b) Extras and Deposits.
- 1.1.23 **"Shares in land"** shall mean the proportionate undivided share in the land of whole or part of the Subject Property.
- 1.1.24 **"Subject Property"** shall mean the piece or parcel of land hereditaments having an area of 87 Cottahs 15 Chittacks 30 Sq.ft. i.e., 4 Bighas 7 Cottahs 15 Chittacks 30 Sq.ft. more or less lying and situated at Premises/Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. Ganganagar, Police Station ~~Maha~~ Narayanpur (formerly Airport), Kolkata 700132, in Mouza Ganganagar, J.L. No. 49, within the jurisdiction of the Madhyamgram Municipality, in the District North 24-Parganas and morefully and particularly fully described in the **FIRST SCHEDULE** hereunder written:

For Natural Infranirman (P) Ltd.


Director

Equalised Home Maker & Associates Pvt. Ltd.


Managing Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 3 JUN 2023

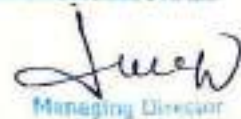
- 1.1.25 **"Transfer"** with its grammatical variations shall include transaction by sale/ agreement and in case any Transferable Area is agreed to be Transferred by the Developer by lease, letting out, grants, exclusive rights or otherwise, within Developer's Allocation then shall include such means of transaction, but the developer declare that they never transfer part or portion of the land and/or execute any instrument to any third party, from the property mentioned in the First Schedule hereunder written;
- 1.1.26 **"Units"** shall mean the independent and self-contained flats, offices, shops and other constructed/ open spaces in the New Building at the Subject Property capable of being exclusively held used or occupied by a person;
- 1.2 **INTERPRETATION:**
- 1.2.1 Reference to any Clause shall mean such Clause of this Agreement and include any sub-clauses thereof. Reference to any Schedule shall mean such Schedule to this deed and include any parts of such Schedule; 1.2.2 Words of any gender are deemed to include those of the other gender; 1.2.3 Words using the singular or plural number also include the plural or singular number, respectively;
- 1.2.4 The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Parts and Clauses of this Agreement, as the case may be;
- 1.2.5 Reference to the word "include" shall be construed without limitation;
- 1.2.6 The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement, and any breach of the stipulations contained in the Schedule shall be deemed to be a breach of this Agreement;
- 1.2.7 Reference to a document, instrument or agreement (including, with limitation, of this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions subject to the stipulated time and terms and conditions as mentioned in this Agreement; and
- 1.2.8 Where any act is prohibited by the terms of this Agreement, none of the Parties will knowingly permit or omit to do anything, which will allow that act to be done;
- 1.2.9 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice,

For Natural Inframman (P) Ltd.



Director

Bengal Ideal Home Maker & Associates Pvt. Ltd


Managing Director



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ADDITIONAL REGISTRAR
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consent, approval, permission or certificate must (except where otherwise expressly specified), be in writing.

PART-II # RECITALS AND REPRESENTATIONS:

1. **OWNERSHIP AND INTENT:** The Owners are the sole and absolute Owners of the Subject Property. Upon mutual discussions and negotiations between the parties, it was agreed and decided by and between them that the Owners would appoint Developer hereto as the Developer and grant to the Developer the sole and exclusive rights and authorities for causing to be developed the Building Complex at the Subject Property at its own cost and expenses as a whole project and the Owners would provide to the Developer the Subject Property with clear marketable title free from all type of encumbrances and the Developer would construct or cause to be constructed the Building Complex and would have the right to Transfer the Transferable Areas therein in the manner herein stated and to be entitled to the Developer's Allocation and other rights as morefully hereinafter contained; and further in consideration of the obligations, covenants, terms and conditions contained herein and on the part of the Owners to be observed, fulfilled and complied with, the Developer has agreed to the same on the terms and conditions hereinafter contained.
 - 1.1. **OWNERS' REPRESENTATIONS:** The Owners made the several representations and assurances to the Developer which have been completely relied upon and believed to be true and correct on relying upon the same as true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:
 - 1.1.1 The Owners is the sole and absolute Owners of the Subject Property;
 - 1.1.2 The Owners have good marketable title in respect of the Subject Property free from all type of encumbrances. The facts about the Owners deriving title to the respective portions and shares in the Subject Property as represented by the Owners are set out in the **SIXTH SCHEDULE** hereto and the same are all true and correct.
 - 1.2 **DEVELOPER'S REPRESENTATION:** The Developer made the following several representations and assurances to the Owners which have been completely relied upon and believed to be true and correct by the Owners for the purpose of entering upon this Agreement and the transaction envisaged herein:
 - 1.2.1 The Developer is a reputed real estate developer engaged, inter alia in undertaking or causing development of real estate in and around

For Natural Infrarman (P) Ltd.

[Handwritten Signature]

Director

Bengal Ideal Home Makers & Associates Pvt. Ltd

[Handwritten Signature]
Managing Director



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Kolkata by undertaking construction of various multistoried Building;

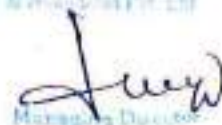
- 1.2.2 There is no impediment, obstruction, restriction or prohibition in the Developer entering upon this Agreement and/or in developing the Subject Property in terms hereof;
- 1.2.3 There is no difficulty in the compliance of the obligations of the Developer hereunder;
- 1.2.4 The Developer has physically inspected and surveyed the said property. The Developer has satisfied about the physical condition of the said property.
- 1.2.5 The Developer shall undertake and complete the development in the manner and as envisaged herein.
- 1.2.6 The Developer has adequate financial resources at its command to undertake development of the said premises and has assured the Owners that the said project will not suffer because of lack of funds and the developer further declare that they will not take any loan from any financial institution or any bank against the deposit of the owners title deeds to the said financial institution or any bank.
- 1.3 Each of the parties hereto do hereby represent to each other as follows:-
- 1.3.1 The shareholders and directors of the respective party have approved and passed all necessary resolutions authorizing the development and Transfer of their respective shares in the manner envisaged herein and authorizing the executants of this agreement to enter upon this agreement and all the matter concerning thereto.
- 1.3.2 No winding up or bankruptcy or insolvency proceedings or proceedings in Company Law Board or NCLT any other proceedings in any Court or Tribunal or statutory authorities have ever been filed by or is pending against the respective party.
- 1.3.3 Neither party is entitled to assign or transfer this entire agreement to anyone else without the written consent of the other.
- 1.3.4 The Developer shall incur all costs, charges and expenses and will obtain all permission whatsoever for construction of proposed multi storied building Complex morefully and particularly described in the **SECOND SCHEDULE** hereunder written, upon the said plot of land for development of the said property as agreed to under the terms of this agreement, and conditions stated in this Agreement hereinafter appearing, including but not limited to costs charges fees expenses

For Natural Infrastructure (P) Ltd



Director

Digital Mad Home Make & Appliances Pvt. Ltd


Managing Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

etc. for survey modification of Sanction Plan(except to be made herein Green building land cost), construction, landscaping and completion, building elevation and common area interior and to complete in all respect a good quality apartment with all facilities and amenities all as mentioned under this agreement and the Owners shall not be put to any expense cost or charge whatsoever in respect thereof unless the same is expressly and categorically mentioned in this agreement;

- 1.4 **RECORDING INTO WRITING:** The parties are now entering upon this Agreement to record into writing all the terms and conditions agreed between them in connection with the development of the Subject Property and the Transfer and administration of the Building Complex and the respective rights and obligations of the parties in respect of the same as hereinafter contained.

PART-III # WITNESSETH:

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

2. DEVELOPMENT AND CONSTRUCTION:

- 2.1. In the premises aforesaid, the Owners do and each one of them do hereby provide and deliver the possession of the Subject Property exclusively for the purpose of the Project and the Owners and the Developer have agreed to get the Subject Property exclusively developed by the Developer, for the Project and hereby create and grant to the Developer an interest in the Subject Property with the exclusive rights and authority to develop or cause to be developed the Subject Property as a Building Complex and to Transfer the Transferable Areas therein in the manner herein stated and to be entitled to the Developer's Allocation and other rights as morefully hereinafter contained and further in consideration of the obligations, covenants, terms and conditions contained herein and on the part of the Owners to be observed, fulfilled and complied with, the Developer has agreed to the same and in consideration thereof the Developer shall carry out the development of the Project and deliver the Owner's Allocation allocated area morefully and particularly described in the **THIRD SCHEDULE** hereunder written out of the Second Schedule hereunder written, of the Owners in terms hereof and on the terms and conditions hereinafter contained.
- 2.2. With effect from the date of execution hereof, the Developer shall have the sole and exclusive rights, authorities and entitlements(a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property in the manner as agreed with the Owners hereunder and (b) to administer the entire Building Complex in the manner and until the period as stipulated herein as

For Natural Infrarman (P) Ltd.


Director

For Madhav Nair & Associates Pvt. Ltd.


Managing Director



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morefully terms and conditions contained herein and (c) Transfer the Transferable Areas in the manner herein stated and (d) the Developer Allocation and (e) entirety of the Extras and Deposits from the **intending** purchaser or purchasers **and (f) all other properties** benefits and **rights** hereby agreed to be granted to the Developer **or to which the Developer is entitled hereunder and the Owners shall be entitled (a) o the Owner's Allocation and (b) all other properties** benefits **and rights hereby** agreed to be granted **to the Owners or to which the Owners are entitled hereunder and subject to the terms and conditions hereinafter contained.**

- 2.3 The Building Complex shall be constructed and completed by the Developer in the manner and as per the Building Plans and Specifications and facilities herein agreed to, at the Developer's cost.
3. — The Owners agree to Transfer the shares in land attributable to the Transferable Areas comprised in the Building in favour of the concerned Transferees in terms of this Agreement. **POSSESSION.**

- 3.1 The Owners **upon** execution of this Agreement had handed over vacant possession to **the Developer of** the Said Property and place its security guards, carry out all development activity for the development of the project including but **not limited to installing** hoardings **within and** outside the subject land, **give** newspaper/media/advertisement/ announcements/ notices, cause **survey**, soil testing, and preparation of plans etc. construction and development of the said Project the aforesaid expenses if any, **incurred**, the developer shall bear **all cost and expenses for the same** and the owners herein, not to liable **to pay** any such cost and expenses. **The Developer shall keep** the owners saved and harmless from any legal consequences or proceedings due to advertisement/announcements etc.

4. **TITLE DEEDS :**

- 4.1 Title Deeds shall include documents, instruments, orders cause papers, etc. in respect of **or** evidencing Ownership of the Owners and those forming part of the chain of title.

- 4.2 All original documents of **title** (including those mentioned in sixth schedule hereto) relating to the Subject Property shall kept in a Bank's Locker **to be** open by the Developer in SBI High Court Branch **and to be** operated jointly for safe custody of ^{title} both the Developer **MR. MUKESH KUMAR SHARMA** of 9A, Lord Sirlia Road, Kolkata 700071 (NOMINEE shall be decided at the time of opening of the account or locker) and ^{owner of the} Landowner **SRI SUSANTA SUR ROY**, of 543, Swamiji Sarani, P.O. Sreebhumi, Kolkata 700 048, (NOMINEE shall be decided at the time of opening of the account or locker) **will operate** locker and allow inspection of Such originals shall, at the request of the developer of ~~the Developer~~, for inspection

For Natural Inframman (P) Ltd.

[Signature]
Director

Durgalal Hota Maker & Associates Pvt. Ltd.

[Signature]
Managing Director



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ADDITIONAL REGISTRAR
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to the Bank and/or Financial Institution within 3 working days if asked then both the ^{Advocate} ~~Advocate~~ allows inspection of Original documents at Developer Office ~~Delay~~ will means a default by Owners. If ^{and} in case inspite of the Owners fulfill their obligation in all respect and the Developer fails to construct the construction and/or project upon the said land in terms and conditions stipulated herein, the owners herein, right and/or liberty to release such deed(s) from the bank and the said Learned Advocate Mr. Awani Kumar Roy, will co-operate for such operation of the Bank and the developer herein not to raise and objection for such release of the title deed(s) from the Bank's Locker and the said Ld. Advocate execute on behalf of the developer or release documents and/or consent regarding to open the said Bank locker and the said Mr. Awani Kumar Roy will hand over all such deeds to the owners upon receipt of such deed(s).

- 4.3. The Owners and the Developer shall be entitled from time to time and at all times to produce originals, give copies and extracts of and from the said original documents of title for inspection before government and semi government bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi-judicial forums, service providers, buyers/ transferees of their respective areas in the Building Complex and banks and financial institutions providing finance to the buyers/transferees as may be required.
- 4.4. Both parties shall ensure that the original title deeds are not used for any purpose other than for the Project and as agreed and permitted under this Agreement and the Developer/Owners shall ensure that the copies of the such documents are handed back to the Association of the flat buyers.
- 4.5. The Developer shall not claim or exercise any lien or right over and in respect of the documents of title relating to the Subject Property except in case of default by the Owners to fulfill their obligation and shall not cause the title deeds to be used in any manner for the purpose of obtaining any loan by developer for construction purpose but the intending purchaser can obtain loan.
- 4.6. Upon completion of the Project and/or delivery of the Owners Allocation to the owners in terms hereof, the parties herein, amicably decided to handover the original title deeds of the Subject Property after formation of the Association of the said project against proper receipts and acknowledgments thereof.
- 4.7. Relying on the aforesaid representations of the Owners including the marketable title and free from all types of encumbrances and believing the same to be true and acting on the faith thereof the

For Natural Inframirman (P) Ltd.



Director

Legal Cell Home No. 18, Accrues P.O.


Managing Director



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Developer has agreed to enter into this agreement. It is hereby made expressly clear that in the event of there being any defect in title, or any type of encumbrances found it shall be the obligation and responsibility of the Owners to remedy and/or cure the same at their own cost and shall keep the Developer and its Directors and Officers and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs. However, in case if the Owners within 03(three) months cannot settle the same then in such an event the Owners hereby authorized the Developer to settle on their behalf and Owners will pay all the expenses, costs, compensation as incurred by the Developer for such settlement.

5. **SURVEY, MUTATION, SANCTION AND MODIFICATION OF BUILDING PLANS:**
- 5.1. **SURVEY AND SOIL TEST:** With effect from the date of execution hereof the Developer shall be entitled at its own costs to cause survey and other work at the Subject Property and other preparatory works relating to the modification or alteration in the sanction of plans for the New Building.
- 5.2 **BUILDING PLANS PREPARATION & SANCTION:**
The Owner has already got sanction of a building plan bearing No.COM-133/MM/2022-2023 dated 07/09/2022 from the Madhyamgram Municipality.
- 5.3 The Developer shall at its own cost and expenses cause to be prepared the proposed modified building plans within 15 days hereof and send a copy of the same to the Owners Named Representative. It is the responsibility of the Owners to have the same sanction within three months from this day. However, all the cost for sanction of such modified plan will be paid and bear by the Developer. The Developer may obtain one or more building plans or modified or revised plan in respect of the Subject Property as it may deem fit and proper and as the laws permit with prior intimation to the owners.
- 5.4 The Developer shall utilize additional FAR, if possible, on account of Green Building and/or Metro Corridor and include the same in the planning and preparation of the Building Plans or in any modification or alteration thereof. The fees/charges payable for availing such additional FAR in relation thereto shall be paid by the Developer and the owners in proportionate to their ratio.
- 5.5 The Developer shall be entitled from time to time to cause modifications and alterations to the Building plans in such manner and to such extent as the Developer may, deem fit and proper. All

For Natural Infratman (P) Ltd.



Director

Bangal Khol Home Maker & Associates Pvt. Ltd.


Managing Director

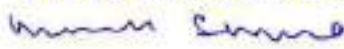


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fees, costs, charges and expenses in respect of such modifications and alterations shall be borne and paid by the Developer, subject to prior information to the owners.

- 5.6 **SIGNATURE AND SUBMISSION:** If require, the Owners shall sign, execute, submit and deliver all applications, undertaking, declaration, affidavit, plans, letters and other documents and do all acts deeds and things as may be required by the Developer in connection with the obtaining of sanctions and approvals required to be obtained by the Developer for commencing or carrying out the developments and constructions at the Subject Property, subject to prior confirmation from the Owners.
6. **CONSTRUCTION OF THE BUILDING COMPLEX:**
- 6.1 **CONSTRUCTION:** The Developer shall construct and build the Building Complex at the Subject Property in accordance with the Building Plans and to do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the Appropriate Authority in force at the relevant time. The Owners or any other person authorized by the Owners shall be allowed to inspect the construction and development activity during the normal working hours and give suggestion to the Developer.
- 6.1.1 With effect from the date of execution hereof, the Developer shall be free to set up site office, put up the hoardings/boards, bring out brochures and commence the preparatory works for marketing of the proposed Building Complex at the Developer's cost.
- 6.1.2 The Developer shall be entitled entitled to display its brand in the board/hoardings at the site of the Subject Property at any time after execution of this Agreement.
- 6.1.3 The name/names of the Building/buildings and the Complex shall carry the brand of the developer and the name/names will be such as be decided by the Developer at its own cost.
- 6.2. **SPECIFICATION AND QUALITY:** The Developer shall construct erect and complete the Building Complex in a good and workmanlike manner with good quality of materials and shall construct and finish the same.
- 6.3 **UTILITIES:** The Developer shall apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all Appropriate Authorities and service providers, at its own cost.
- 6.4 **REAL ESTATE LAWS:** The Developer shall comply with all necessary requirements under the Real Estate Laws and required to

For Natural Infratirman (P) Ltd.


Director

Harjeet Singh Malhotra & Associates Pvt. Ltd.


Managing Director



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be complied for development of a building complex. The Owners shall co-operate and assist the Developer in respect thereof and ^{the} Developer shall also comply with all necessary requirements under the Real Estate Laws required to be complied with by a Developer.

6.5

COMMON AREAS AND INSTALLATIONS: The Developer shall erect and install the necessary Common Areas and Installations on a phase wise basis providing for passages, pathways and driveways for ingress and egress by users of the Subject Property as developed from time to time; electricity, drainage and sewerage and water connections with necessary constructions and equipment's therefor; lifts/staircases/ elevators wherever applicable in the New Building; any other area, installation or facility that the Developer may provide at the Subject Property at its own cost.

6.5.1

The Developer shall be entitled to erect, install and/or operationalize the Common Areas and Installations for the Building Complex in phases and gradually and until completion of the Building Complex, to allow or permit only provisional and/or partial use of any of the Common Areas and Installations and also to impose restrictions and conditions for the use of the Common Areas and Installations and to charge, demand, receive or realize any Extras or Deposits in connection with any Common Areas and Installations and provide for separate entrances for different areas/uses and provide for segregation of Common Areas and Installations for different spaces/Transferees save and except from the Owners and Developer whose right in all Common Areas and Installations shall remain free and perpetual till they hold any allocation.

6.6.

CALCULATION OF AREAS: The carpet area shall be as per applicable Real Estate Laws and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Building Complex shall be such as be determined by the Developer and the owners.

6.7.

CLEARANCES : The Developer at its own cost shall be authorised and empowered in its own name and also in the name of the Owners, insofar as may be necessary, to apply for and obtain all permissions, approvals and clearances from any authority whether local, state or central for the construction of the Building Complex and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the Subject Property or any portion thereof and/or for obtaining any utilities and permissions.

For Natural Inframman (P) Ltd.

[Signature]

Director

Registered Home Builders Association Pvt. Ltd.

[Signature]
Managing Director






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- 6.8. **PROCUREMENT OF EQUIPMENTS & MATERIALS:** The Developer shall be entitled to procure at its own cost (either in its name or in the names of the Owners as may be deemed fit and proper by the Developer at its sole discretion and convenience), all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks, lift, water pump, sanitary fitting, etc.), construction equipments and/or any type of machinery required (viz. crusher, mixer, tools etc.) for construction of the Building Complex and to return the same upon completion of the necessary works or if it is found to be defective or procured in excess. However, Owners in no circumstances will be liable for the same.
- 6.9. **TEAM:** The Architects and the entire team of people required for execution of the Building Complex shall be such person as may be selected and appointed by the Developer in its sole discretion. The Developer shall be entitled from time to time to appoint engineers, consultants, planners, advisors, designers, experts and other persons of its choice as may be necessary. The Developer shall also appoint engage and employ such contractors, sub-contractors, engineers, labourers, mistries, caretakers, guards and other staff and employees and at such remuneration and on such terms and conditions as be deemed necessary by the Developer and wherever required, to revoke such appointments from time to time or at any point of time. All persons employed by the Developer for the purpose of construction shall be the persons under appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc.
- 6.10. **PHASES:** The construction work shall be carried out in phases as per the discretion of the Developer, subject to limitation of completion period in terms hereof,
- 6.11. **AUTHORITY IN GENERAL:**
- 6.11.1 The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Building Complex and obtaining inputs, utilities and facilities therein in terms hereof.
- 6.11.2 The Developer shall have all necessary authority to deal with the all the Appropriate Authorities and also local authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Pollution Control Authorities, B.L.& L.R.O., and other authorities under the West Bengal Land Reforms Act Insurance Companies and authorities, Police Authorities, WBSEDCL Limited and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or

For Natural Infrastucture (P) Ltd


Director

Engg. Work Home Kales & Associates Pvt. Ltd


Managing Director



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Quasi Judicial, Municipal and other authorities and persons in all manner and for all purposes connected with the development or Transfer of the Building Complex or anyway connected therewith.

- 6.1.2 **CALCULATION OF PROPORTIONATE SHARE:** The proportionate share in land and in the Common Areas and Installations attributable to any Unit shall be determined by taking the ratio in which the carpet of such Unit bears to the total carpet area of all the Units for the time being to contain in the New Building Provided. That insofar as proportionate share in the Common Areas and Installations of individual Building are concerned the same shall be determined by taking the ratio in which the carpet area of any Unit bears to the total carpet area of all the Units in the concerned building. The parties shall by mutual consent or if required by law, be entitled to vary the basis of determination of proportionate share as aforesaid and the aforesaid contains and terms decided by both the parties herein.
- 6.1.3. **COMPLIANCE OF LAWS:** The Developer shall not violate any Municipal, Zilla Parishad or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of Building. The Owners shall not be responsible for any laches and/or lapses on the part of the Developer.
- 6.14 **TIME FOR CONSTRUCTION AND COSTS:**
- 6.14.1 **TIME:** Subject to and except the Owners not being in default in compliance of any of their obligations hereunder and subject to Force Majeure:
- (i) The Developer hereby declare that construction of the proposed building shall be positively completed, and the Owner's allocation therein as agreed, shall be handover to the Owners within 60 (Sixty) months from the date of receipt of the modified sanction plan ~~as proposed permission required for modified plan hereof~~, and on failure to complete to such construction within the such period i.e. 60(Sixty) months from the date of receipt of modified plan, the developer shall be liable to pay penalty @ Rs.5,00,000/- (Rupees five lakh) only per month for 6 (six) months only. If the developers fail to complete construction even within total period of 66 (sixty six) months as aforesaid from the date of ~~the agreement~~, the Owners will be in and/or right thereto on its failure to perform their part thereunder and in such situation the owners will every right entitled to cancel the agreement as a whole, and construction if any, as may be effected by the Developer on the land as contained in the premises shall be treated as Owners property, the Developer will lose all its right, title and interest over the said incomplete construction

Per Natural Intra chain of P. Ltd

[Signature]
Director

Harshad Home Make & Appliances Pvt. Ltd

[Signature]
Managing Director

Receipt of the modified plan,

[Signature]

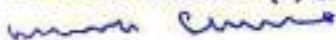


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and also the land and the Developer further declare that no such claim and/or monetary demand from the Owners herein to be made by him, in any manner whatsoever. In such respect the Owners shall have no liability for consequences of bookings accepted or monies receipts from any of the intending purchaser or purchasers by way of earnest money/advance money as against the Developer allocation within the building proposed to be constructed wherefor the developer shall be solely responsible to refund the said money to the intending purchaser(s) in the fullest sense of the term.

- (ii) That the Developer herein, agrees to handover and deliver the Owner's Allocation in phase manner simultaneous, delivering the possession of the Developer's Allocation to any intending purchaser(s), in particulars block the owners having the right of first instance. However, the Developer during the construction of the proposed building shall have the right to enter into an Agreement for Sale only and the Deed of Conveyance to be executed in connection with the Agreement for Sale in proportionate to the delivery of possession of the Owner's Allocation in phase wise according to their allocation and the Developer further declares that the developer shall strictly conform and/or comply with the same.
- (iii) That Income Tax, TDS and other Tax liabilities as may be arises out of the sale of allocation of the developer as agreed, shall be borne solely by the developer, the monies received by the developer and the owners will pay their respective Income Tax, TDS and other Tax liabilities as may be arises out of the sale of allocation of the owners as agreed, shall be borne solely by the owners.
- (iv) That the Developer hereby agrees with the owners that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others, victimizing such workman, or any other persons whatsoever, or causing any harm to the property during the course of construction of the said multi-storied building, the Developer shall be solely liable and/or responsible therefor and the Developer shall keep the owner, his estate and effects, safe and harmless, and the Developer agrees to pay all such claims, damages, rights and/or actions as the Owners actually may have to pay in respect of such eventualities without claiming any reimbursement and/or compensation from the owner therefor in any manner whatsoever.

For Natural Infrariman (P) Ltd.



Director

For Madhwar Mohan & Associates Pvt. Ltd.


Managing Director



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- (v) That the Developer undertakes to obtain Completion Certificate/Occupancy Certificate on completion of construction at the premises from the Madhyamgram Municipality bearing all costs and expenses therefor out of its own fund either phase wise or entire.
- (vi) Any personal liability or any other company liabilities as against the developer or owners shall not be included in this development project and/or land agreed to be undertaking hereunder if any claims arises from any third party, not relating to this Project the Developer or owners shall pay and/or settle the disputes to the third party, owners or Developer shall not be liable for the same in any manner whatsoever for other's default.
- (vii) The owners herein will setup their office for booking of their allocation at the project site at their own cost and also appoint marketing agency for their allocation and the developer will not raise any objection in any manner whatsoever.
- (viii) Both the parties agreed that saleable rate of booking shall be finalise upon mutually decided by both the developer and the owners herein.

6.14.2 In addition to the above it is expressly agreed and provided that in case of there being any restrain order or injunction in relation to any dispute or litigation or claim pertaining to the Ownership or title of the Project Land or any type of encumbrances relating to land or any non-compliance of the obligation of the Owners, then until vacating such injunction or restrain order by the Owners or removal of any defects, claim or encumbrances the time for compliance of its obligations by the Developer shall not be counted and ipso facto stand added to the time granted to the Developer. This shall be without prejudice to the other rights and remedies of the Developer hereunder, and the developer herein through written intimate inform to the owners of such situation. In case if due to any circumstances relating to or concerning the Owners or any encumbrances of any nature relating to land defect in title any litigation commence and work hampered the owners at their own cost and effort resolve the same.

6.14.3 It is the responsibility of the Owners to defend and contest all the claims, suit, litigation relating to Ownership possession and title of the said property and the Developer shall provide co-operation required by the Owners in respect thereof. However, in case of any litigation or dispute by any third-party concerning violations in the construction or development activity etc., possession encroachment

For Natural Intraniman (P) Ltd.


Director

Binod Bhai Hare Mekar & Associates Pvt. Ltd.


Managing Director



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trespassing if not claim through the Owners (after this day) the Developer at its own cost and effort will resolve the same within the same time and on same manner and responsibility and liabilities as provided to the Owners herein.

- 6.14.4 **COSTS AND EXPENSES:** Unless otherwise expressly mentioned herein all costs and expenses for entire construction and completion of the Building Complex including sanctioning of plans (including fees of the Architects and all fees costs and charges payable for sanction, modification, alteration and/or revision of building plans), all costs of construction and development of the Subject Property in terms hereof shall be borne and paid by the Developer and the Owners shall not be required to pay or contribute any amount on such account.
- 6.15 **COMPLETION OF CONSTRUCTION:** The construction of New Building shall be deemed to have been completed if certified by the Architect. The Developer will apply for Completion Certificate (CC) with the local authority and ensure that it obtain at the earliest.
- 6.16 **POST CC:** After such Completion of Construction, the Developer shall complete all the works in respect of the project with common area and facilities including amongst other, the following:
- 6.16.1 It is clarified that the elevation works and decoration and beautification work, landscaping works, pavements, permanent connections and also relating to the common amenities may be continued and carried out after Completion of Construction. Such works, however, must be completed within a reasonable period.
- 6.17 **CO-OPERATION BY OWNERS:** The Owners shall fully cooperate with and assist the Developer and shall sign execute register and deliver all photocopies, plans, affidavits, indemnities, undertakings, declarations, powers etc., as may be required by the Developer therefor and do all acts deeds and things as may be required by the Developer therefor and also for the purposes herein contained.
7. **TRANSFER AND MANNER:**
- 7.1.1 **Bookings and Allotments:** The Developer shall accept bookings and make allotments, in respect of any Unit, Parking Space or other Transferable Areas from the Developers allocation in favour of any Transferees and to cancel revoke or withdraw the same if the situation so warrants according to the Developer.
- 7.1.2 **Signature to Agreements and Deeds:** The agreements and final Transfer deed or deeds relating to Transfer of the Units, Parking Spaces and other Transferable Areas shall be executed by the Developer and if so required by the Developer and by the Owners.

For Natural Infrarman (P) Ltd.

[Handwritten Signature]

Director

For [Company Name] Private Limited

[Handwritten Signature]
General Director



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ADDITIONAL REGISTRAR
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The Developer shall be at liberty to sign the concerned agreement and/or Transfer deed on behalf of the Owners in lieu of their land pursuant to the power of attorney to be conferred to it hereunder or in pursuance hereof within the allocation of the Developer.

7.2 **INTEREST ETC., TO TRANSFEREES ETC.:** If any liability, interest, damage, refund or compensation is payable to any Transferee or other person relating to the Building Complex, or in accordance with the agreements to be entered with the Transferees, by the Developer the same shall be payable by the Developer for the Developer's Allocation. If any liability, interest, damage or compensation is payable to any Transferee of the Developer's Allocation due to delay or default to comply with any obligation on the part of the Owners or its predecessors-in-title then the Owners shall bear and pay the same and if payable solely due to delay or default of the Developer, the same shall be borne and paid by the Developer to their transferees and also to the transferees of the owners allocation.

7.3. **LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas launched from banks, institutions and entities granting such loans. The Owners and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as may be required in this regard by such bank, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Subject Property except the Unit and appurtenances under Transfer including proportionate undivided share in the said premises and save those occasioned due to cancellation of the agreement with the Transferee.

8. SECURITY DEPOSIT:

8.1 The Developer duly deposited with the Owners a refundable sum of Rs.1,00,00,000/- (Rupees One Crore) only as and by way of Security Deposit (hereinafter referred to as "**Security Deposit**") which the Owners hereby admit and acknowledge for the same and the same will be refunded without interest by the owners to the developer.

8.2 The developer shall further pay a sum of Rs.1,00,00,000/- (Rupees One Crore) only will be deposited immediately after the sanction of the modified Building Plan and the same will be refunded without interest by the owners to the developer.

*L to the owners
dev*

9. DISPUTE RESOLUTION & JURISDICTION: -

9.1 The parties hereto have agreed to amicably settle and/or resolve any dispute or differences, which may arise out of these presents between themselves. But in the event of any dispute whatsoever, incapable of being resolved by the parties hereto or their nominee or

For Natural Infrarman (P) Ltd.

[Signature]
Director

Design and Home Make & Associates Pvt. Ltd.

[Signature]
Managing Director



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representatives, with regard to the construction, meaning, purport and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction, shall be referred to and resolved by, a sole arbitrator, to be appointed by the Hon'ble High Court at Calcutta as per the Arbitration and Conciliation Act, 1996 and Rules, including its statutory modifications or enactments, for the time being in force. The sole place of such arbitration shall be within the local limits of Kolkata and the arbitral proceedings shall be conducted in English Language only.

- 9.2 Courts within whose local limits the property and the Hon'ble High Court at Calcutta is situated shall only have the jurisdiction to entertain the matter arising here from.


10. MAINTENANCE IN-CHARGE:

- 10.1.1 Until formation of the Association with the assistance of Developer and handover of the charge of the Common Purposes or any aspect thereof to the Association, the Developer shall be free to appoint different agencies or organizations for any activities relating to Common Purposes at such consideration and on such terms and conditions as the Developer may deem fit and proper. All charges of such agencies and organizations shall be part of the Common Expenses;
- 10.1.2 Notwithstanding any formation of Association or handover of charge to it, neither the Association nor the members thereof or any Transferee shall be entitled to frame any rule or regulation or decide any condition which may affect any right or privileges of the parties hereto.

11. COVENANTS:

- 11.1. The owners do and each one of them doth hereby covenant with the developer as follows:
- 11.1.1 All obligations of the Owners hereto shall be complied with by all of them and failure of any one of them shall be failure of all the Owners.
- 11.1.2 That with effect from the date of execution hereof, the Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development except the failure part of the Developer in terms as aforesaid.
- 11.1.3 The Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer.

For Natural Infratriman (P) Ltd.


Director

Bangal Infratriman (P) Ltd.

Managing Director




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ADDITIONAL REGISTRAR
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- 11.1.4 That the Owners shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.
- 11.1.5 The Owners have duly got a building Plan Sanction from the Madhyamgram Municipality. The said plan requires to modify. The Owners agree to have the said modified plan submitted to the Madhyamgram Municipality and obtain the sanction of the same within three months from this day. However, all the cost, charges for the same will be paid by the Developer.
- 11.1.6 The Owners hereby declare that said premises mentioned in the First Schedule hereunder written is free from all type of encumbrances charges liens lispensesde buttar trust, wakf etc. There is or was not legal proceedings initiated or pending in any Court of Law relating to or concerning said premises or any part (portion thereof.
- 11.1.7 The Owners has not enter into any Agreement for Sale, Memorandum of Understanding, Development Agreement or created any type of encumbrances, mortgage of any part portion of the said premises.
- 11.1.8 The Owners shall not act in any manner which will any one effect the right, title or interest of the Developer or this Project or development thereof.
- 11.1.9 That the Owners shall not cause any interference or hindrance in the sanction/ modification/alteration of Sanction Plans in term, hereof, construction and development at the Subject Property by the Developer and/or Transfer of the Transferable Areas from the Developer Allocation subject to prior information to the Owner.
- 11.1.10 The Owners shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement.
- 11.1.11 **Authority of Owners' Named Representative:** Unless changed by the Owners hereafter and communicated to the Developer in writing, only the Owners' Named Representative i.e., any one of the Owners severally shall be and is hereby authorized by the Owners to deal with the Developer in all matters involving the Project. The acts of the Owners' Named Representatives in all matters referred to herein shall bind the Owners, except that no notice of termination or revocation of this Agreement or the Power of Attorney can be issued

For National Infransman (P) Ltd


Director

Regional Head Madras & Bangalore Circle Ltd


Managing Director



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by the Owners' Named Representatives in his own name but can be issued jointly by all the Owners.

11.2. **COVENANTS BY THE DEVELOPER:** The Developer do hereby covenant with the Owners as follows:-

- (i) That each and every representation made by the Developer hereinabove are all true and correct and agrees and covenants to perform each and every representation.
- (ii) The Developer doth hereby agree and covenant with the Owners not to do any act deed or thing whereby any right or obligation of the Owners and their transferees hereunder may be affected or the Owners is prevented from making or proceeding with the compliance of the obligations of the Owners hereunder.
- (iii) The Developer shall implement the terms and conditions of this Agreement without any violations in terms hereof and shall adhere to the stipulations of time limits without delays or defaults and shall not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.
- (iv) The Developer shall not be entitled to assign this Agreement or any part thereof as from the date hereof to any person without the prior consent in writing of the Owners.
- (v) The Developer shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement.


11.3. The Developer shall not allow any person or persons to encroach nor permit any encroachment by any person and/or persons into or upon the Subject Property or any part or portion thereof.

11.4. The Developer herein undertakes not to violate or contravene any of the Provisions applicable for construction of the said Project and shall not make any deviation in construction of the building/s for Residential use with the Plan as might be sanctioned/approved or to be sanctioned/approved by the concern authority.

12. POWERS OF ATTORNEY AND OTHER POWERS:

12.1. The Owners will with the execution of these presents execute and/or register Development Power of Attorney in favour of the Developer and/or its authorized representatives granting all necessary powers and authorities with regard to the purposes in this Agreement for Agreement for Sale, Deed of Conveyance(s) in favour of the intendin

For Natural Infratman (P) Ltd.


Director

For Managing Director (P) Ltd.


Managing Director



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purchaser(s) within the Developer's Allocation morefully and particularly described in the **FOURTH SCHEDULE** hereunder written.

13. GENERAL:

- 13.1. **PROPERTY TAXES AND OUTGOINGS:** On or before this day the Owners will pay and clear all the arrears rates, taxes and outgoing upon construction of the Building Complex, the Developer shall pay all municipal Taxes / BLRO khazna etc, till the date of CC / OC Thereafter all taxes and outgoing in respect thereof shall be borne paid and discharged by the Transferees and for non alienated areas therein by the parties hereto for their respective allocation and otherwise proportionately.
- 13.2. **DEATH OR INCAPACITY:** Notwithstanding any subsequent death or incapability etc., of any individual constituent of the Owners or Developer, this Agreement and the powers to be executed in pursuance here of shall remain valid and effective and automatically bind all the heirs, executors, administrators, legal representatives of such constituent of the Owners and Developer as if they were parties hereto and/or to the said power.
- 13.3. **INDEMNITY BY OWNERS:** At all times hereafter the Owners hereto shall indemnify and agree to keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising due to any representation of the Owners being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Owners.
- 13.4. **INDEMNITY BY DEVELOPER:** At all times hereafter the Developer hereto shall indemnify and agree to keep the Owners, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Owners and arising due to any representation of the Developer being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Developer.
- 13.5. **NO PARTNERSHIP OR AOP:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein.

W. S. Suresh

Head Office: 11/11, E. Anandaram Street, 11/11

[Signature]
Managing Director



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- 13.6. **EXECUTION IN DUPLICATE:** This Agreement is being executed in duplicate, one copy each whereof shall be retained by each party and each copy whereof shall be deemed to be the original. However this Agreement and Power of Attorney will be registered with the Registration Authority and the original of the registered Development Agreement or Power of Attorney will be kept by the Developer.
14. **ACQUISITION AND REQUISITION:**
- 14.1. That owners herein, declare that the property is free from all sorts of encumbrances and the owners herein till date has not received any kind of notice for acquisition and requisition from any Governmental Authority. The Owners are not holding any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
15. **NOTICES:** Except as otherwise specifically mentioned herein, all notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of despatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove (For Owners to its Administrative Office at Premises No.932A/83, Jessore Road, Nilkusum Apartment, Ground floor, Police Station - Lake Town, Kolkata - 700089) or subsequently notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. Notice to Owners as well as Developer shall always be deemed to be a sufficient notice to Owners and Developer herein. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid. A copy of any notice sent by any party to the other party shall also be sent by email. For the purpose of this clause the email id of the Owners for the Developer. A copy of the said notice be also sent to the Owners in their authorized E-mail idealgroup89@yahoo.co.in and to the Developer to its E-mail admin@naturalgroupkolkata.co.in.

PART-IV # SCHEDULES

**THE FIRST SCHEDULE ABOVE REFERRED TO:
(Subject Property total land area)**

ALL THAT demarcated piece and parcel of Land measuring area 87 Cottah.. 15 Chittacks 30 Sq.ft. i.e., 4 Bighas 7 Cottahs 15 Chittacks 30 Sq.ft. more or less lying and situated at Premises/Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. - Ganganagar, Police Station Narayanpur (formerly - Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No. 49, within the jurisdiction of the Madhyamgram Municipality, in the

For Natural Infrariman (P) Ltd.

[Signature]

Director

Prigal Hind Home Maker & Associates Pvt. Ltd.

[Signature]
Managing Director



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District North 24 Parganas and details Dag Nos. Khatian Nos. Area of land are given below: -

R.S./L.R.	L.R. Khatian No.	Area		
		03	10	04
350	1110	03	10	04
351(P)	1046, 1037, 356, 1045, 1025, 357, 358, 1024, 1026, 1015 and 1016,	78	04	35
351/659	1047	06	00	36
Total Area of land		87	15	30

Butted and bounded as follows: -

ON THE NORTH : By land of Dag No.349 and 646;
ON THE SOUTH : By 79'6" & 20'6" wide Municipal Road;
ON THE EAST : By 22-6" wide Municipal Road;
ON THE WEST : By land of R.S./L.R. Dag No.351;

SECOND SCHEDULE ABOVE REFERRED TO:
 (Description of the total building and/or project)

ALL THAT proposed multi-storeyed brick- built, message tenement hereditament premises and/or building in four blocks '1', '2', '3', & '4', together with a piece and parcel of land measuring an area of measuring 87 Cottahs 15 Chittacks 30 Sq.ft. i.e., 4 Bighas 7 Cottahs 15 Chittacks 30 Sq.ft. more or less lying and situated at Premises/Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. Ganganagar, Police Station Narayanpur (formerly - Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No. 49, within the jurisdiction of the Madhyamgram Municipality, in the District North 24 Pargabnas and details Dag Nos. Khatian Nos. Area of land are given below:-

R.S./L.R.	L.R. Khatian No.	Area		
		03	10	04
350	1048	03	10	04
351(P)	1046, 1037, 356, 1045, 1025, 357, 358, 1024, 1026, 1015 and 1016,	78	04	35
351/659	1047	06	00	36
Total Area of land		87	15	30

Butted and bounded as follows: -

ON THE NORTH : By land of Dag No.349 and 646;
ON THE SOUTH : By 79'6" & 20'6" wide Municipal Road;
ON THE EAST : By 22-6" wide Municipal Road;
ON THE WEST : By land of R.S./L.R. Dag No.351;

THIRD SCHEDULE ABOVE REFERRED TO:
(OWNERS' ALLOCATION, to be DELIVERED BY THE DEVELOPER)

OWNERS' SHARE and ALLOCATION shall mean that Owners will jointly get 34% (thirty four percent) of total constructed area

For Natural Infrastructure (P) Ltd.

[Signature]
 Director

Bergel Meel Hout Hout & Associates Pvt. Ltd.

[Signature]
 Managing Director



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within the proposed buildings like **Block '1', Block '2', Block '3', and Block '4'**, in Phase wise in forms of flats and carparking spaces, Two wheelers parking, in the proposed new building/Complex in lieu of Owners land as mentioned in the First Schedule hereinabove written, including proportionate share of land, stair case, lift, lobby, corridor, together with common facilities mentioned in the Fifth Schedule in the said registered Development Agreement, within the projects "Owner's allocation" details as under: -

BLOCK - '1' 3rd FLOOR

1) **Entire THIRD floor in Block '1'**, consisting of several flats are following:

- a) **Flat No.3A**, 3 BHK measuring built-up area **1064** square feet.
- b) **Flat No.3B**, 2 BHK measuring built-up area **812** square feet.
- c) **Flat No.3C**, 3 BHK measuring built-up area **1035** square feet.
- d) **Flat No.3D**, 3 BHK measuring built-up area **1079** square feet.
- e) **Flat No.3E**, 2 BHK measuring built-up area **820** square feet.
- f) **Flat No.3F**, 2 BHK measuring built-up area **823** square feet.
- g) **Flat No.3G**, 3 BHK measuring built-up area **1193** square feet.

BLOCK - '2' 3rd FLOOR

2) **Entire THIRD floor in Block '2'**, consisting of several flats are following:


- a) **Flat No.3A**, 3 BHK measuring built-up area **1201** square feet.
- b) **Flat No.3B**, 3 BHK measuring built-up area **1031** square feet.
- c) **Flat No.3C**, 3 BHK measuring built-up area **1194** square feet.
- d) **Flat No.3D**, 4 BHK measuring built-up area **1351** square feet.
- e) **Flat No.3E**, 4 BHK measuring built-up area **1351** square feet.

BLOCK - '3' 3rd FLOOR

3) **Entire THIRD floor in Block '3'**, consisting of several flats are following:

- a) **Flat No.3A**, 3 BHK measuring built-up area **1091** square feet.
- b) **Flat No.3B**, 3 BHK measuring built-up area **1043** square feet.
- c) **Flat No.3C**, 2 BHK measuring built-up area **818** square feet.
- d) **Flat No.3D**, 3 BHK measuring built-up area **1030** square feet.
- e) **Flat No.3E**, 3 BHK measuring built-up area **1091** square feet.
- f) **Flat No.3F**, 2 BHK measuring built-up area **803** square feet.

For Natural Inframman (P) Ltd,


Director

Dangal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director



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BLOCK - '4' 3rd FLOOR

- 4) **Entire THIRD floor in Block '4'**, consisting of several flats are following:
- Flat No.3A**, 3 BHK measuring built-up area **1083** square feet.
 - Flat No.3B**, 3 BHK measuring built-up area **1028** square feet.
 - Flat No.3C**, 3 BHK measuring built-up area **1188** square feet.
 - Flat No.3D**, 3 BHK measuring built-up area **1188** square feet.

BLOCK - '1' 5TH FLOOR

- 5) **Entire FIFTH floor in Block '1'**, consisting of several flats are following:
- Flat No.5A**, 3 BHK measuring built-up area **1064** square feet.
 - Flat No.5B**, 2 BHK measuring built-up area **812** square feet.
 - Flat No.5C**, 3 BHK measuring built-up area **1035** square feet.
 - Flat No.5D**, 3 BHK measuring built-up area **1079** square feet.
 - Flat No.5E**, 2 BHK measuring built-up area **820** square feet.
 - Flat No.5F**, 2 BHK measuring built-up area **823** square feet.
 - Flat No.5G**, 3 BHK measuring built-up area **1193** square feet.

BLOCK - '2' 5TH FLOOR

- 6) **Entire FIFTH floor in Block '2'**, consisting of several flats are following:
- Flat No.5A**, 3 BHK measuring built-up area **1201** square feet.
 - Flat No.5B**, 3 BHK measuring built-up area **1031** square feet.
 - Flat No.5C**, 3 BHK measuring built-up area **1194** square feet.
 - Flat No.5D**, 4 BHK measuring built-up area **1351** square feet.
 - Flat No.5E**, 4 BHK measuring built-up area **1351** square feet.

BLOCK - '3' 5TH FLOOR

- 7) **Entire FIFTH floor in Block '3'**, consisting of several flats are following:
- Flat No.5A**, 3 BHK measuring built-up area **1091** square feet.
 - Flat No.5B**, 3 BHK measuring built-up area **1043** square feet.
 - Flat No.5C**, 2 BHK measuring built-up area **818** square feet.
 - Flat No.5D**, 3 BHK measuring built-up area **1030** square feet.
 - Flat No.5E**, 3 BHK measuring built-up area **1091** square feet.
 - Flat No.5F**, 2 BHK measuring built-up area **803** square feet.

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Ujjain Home Maker & Associates Pvt. Ltd.

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Managing Director



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BLOCK - '4' 5TH FLOOR

- 8) **Entire FIFTH floor in Block '4'**, consisting of several flats are following:
- Flat No.5A**, 3 BHK measuring built-up area **1083** square feet.
 - Flat No.5B**, 3 BHK measuring built-up area **1083** square feet.
 - Flat No.5C**, 3 BHK measuring built-up area **1188** square feet.
 - Flat No.5D**, 3 BHK measuring built-up area **1188** square feet.

BLOCK - '1' 2nd FLOOR

- 9) **Three flats in SECOND floor in Block '1'**, consisting of several flats are following:
- Flat No. 2B** 2 BHK measuring built-up area **812** square feet.
 - Flat No. 2E**, 2 BHK measuring built-up area **820** square feet.
 - Flat No. 2F**, 2 BHK measuring built-up area **823** square feet.

BLOCK - '3' 2nd FLOOR

- 10) **Two flats in SECOND floor in Block '3'**, consisting of several flats are following:
- Flat No.2C**, 2 BHK measuring built-up area **818** square feet.
 - Flat No.2F**, 2 BHK measuring built-up area **803** square feet.

BLOCK - '4' 2nd FLOOR

- 11) **Two flats in SECOND floor in Block '4'**, consisting of flats are following:
- Flat No.2C**, 3 BHK measuring built-up area **1188** square feet.
 - Flat No.2D**, 3 BHK measuring built-up area **1188** square feet.


BLOCK - '2' 1st FLOOR

- 12) **One flat in FIRST floor in Block '2'**, consisting of flats are following:
- Flat No.1A**, 3 BHK measuring built-up area **1201** square feet.

BLOCK - '1', 1st FLOOR

- 13) **One flat in FIRST floor in Block '1'**, consisting of flats are following:
- Flat No.1G** 3 BHK measuring built-up area **1193** square feet.

For Natural Infronirman (P) Ltd.,


Director


Director



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BLOCK - '3', 1st FLOOR

- 14) **One flat in FIRST floor in Block '3'**, consisting of flats are following:

a) **Flat No.1C**, 2 BHK measuring built-up area **818** square feet.

BLOCK - '4' 8th FLOOR

- 15) **Two flats in EIGHT floor in Block '4'**, consisting of flats are following:

a) **Flat No.8C**, 3 BHK measuring built-up area **1188** square feet

b) **Flat No.8D**, 3 BHK measuring built-up area **1188** square feet.

BLOCK - '1' 8th FLOOR

- 16) **Two flats in 3RD floor in Block '1'**, consisting of flats are following:

a) **Flat No.1F**, 2 BHK measuring built-up area **823** square feet.

b) **Flat No.1G**, 3 BHK measuring built-up area **1193** square feet.

BLOCK - '3', 8th FLOOR

- 17) **Two flats in EIGHT floor in Block '3'**, consisting of flats are following:

a) **Flat No. 8C**, 2 BHK measuring built-up area **818** square feet.

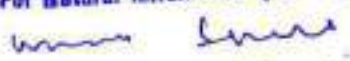
b) **Flat No. 8F**, 2 BHK measuring built-up area **803** square feet.

CAR PARKING SPACES ON THE GROUND FLOOR BENEATH THE SPACE BUILDINGS

34% of the car parking spaces beneath the building distribution of all blocks, each car parking space (measuring built-up area 135 (one hundred thirty-five square feet) and two-wheeler parking places.

The aforesaid flats, and Car Parking Space, as contained in the building complex, lying and situated at Premises/Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. - Ganganagar, Police Station - Narayanpur (formerly - Airport), Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said multi storeyed building is to be constructed as well as all common areas and facilities and together with common expenses and maintenance together

For Natural Infrariman (P) Ltd.


Director

Bengal Ideal Home Builders & Associates Pvt. Ltd.


Managing Director



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with guidance and restriction, save and except the developer's allocation mentioned in the **FOURTH SCHEDULE** hereunder written.

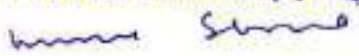
**FOURTH SCHEDULE ABOVE REFERRED TO: (DEVELOPER'S
ALLOCATION)**

DEVELOPER'S SHARE AND ALLOCATION shall mean that Developer will entitled to get remaining **66% (sixty six percent)** constructed area within the proposed buildings i.e **Block '1', Block '2', Block '3', and Block '4'**, in forms of flats and carparking spaces, Open space in the proposed new building including proportionate share of land, stair case, lift, lobby, corridor, together with common facilities mentioned in the Fifth Schedule hereto, as contained in the buildings, lying and situated at Premises/ Holding No.36, Ganganagar No. 2, Colony, in Ward No. 26, P.O. Ganganagar, Police Station Narayanpur (formerly Airport), Kolkata 700132, within the jurisdiction of the Madhyamgram Municipality, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, save and except the Owners' allocation mentioned in the as well as in the **THIRD SCHEDULE** hereinabove written.

**THE FIFTH SCHEDULE ABOVE REFERRED TO (Description of the
Construction of the proposed building complex) SPECIFICATION
(OWNERS ALLOCATION)**

Structure	: R.C.C. framed structure, standard brickwork & plaster.
Flooring	: Vitrified flooring in living room, dining room, bedrooms, balcony with 4" skirting. Anti-skid tiles in kitchen & toilets.
Doors	: Good quality flush doors (both side of laminated)
Windows	: Powder coating openable Aluminums windows with glass panel and MS grill.
Kitchen	: Kitchen with Granite slab & Ceramic tiles upto 2 feet above the platform and stainless-steel sink with sink cock shall be provided.
Toilet	: European style Western type commode (white colour in all toilets), white wash basin of reputed make in all toilets, adequate water connection, through 3 in 1 mixer with OH Shaver & healthy Faucet geyser point in each

For Natural Infronirman (P) Ltd.,


Director

Bangal Road Home Make & Services Pvt. Ltd.


Manager Director




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	toilet with elegant C P fittings of Jaguar or equivalent brand, 6 feet Tiles (up to door height) above the skirting.
Staircase	: Spacious Staircase will be of Marble & lobby will be of designer vitrified tiles of marbles.
Water supply	: Suitable electric pump will be provided for 24 Hrs filtered steady water supply.
Electrical	: Fire resistant concealed ISI make copper wiring with branded modular switches PVC conduit pipe & sufficient lighting, fans and power points in all rooms, Living/dining, Balcony, Kitchen & toilets. AC, TV & Telephone points in living room and all bedrooms Adequate Power Points and exhaust fan points in Kitchen & toilets.
Living/Dining	: One Wash Basin pedestal with pillar cock
External Finish	: Latest Available durable outer finish
Balcony	Decorative with MS railings upto 3feet height and one Power and water tap for WM.
CCTV	In common passage, main gate & ground floor lobby
INTERIOR FINISH	Smooth finish plaster of putty finish on walls and painting in lobby and common areas only

Specifications: Common Portions

1. The foundation columns beams support corridors, lobbies, stairs, stairways, landings, entrances- exits and pathways.
2. Drains and sewers from the premises to the Municipal Duct. Sewerage treatment plant.
3. Water sewerage and drainage connection pipes from the Flats to drains and sewers common to the premises.
4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
5. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.
6. Boundary walls of the premises including the outer side of the walls of the building and main gates.
7. Underground water reservoir for Fire, pump and motor with installation.
8. Tube well water pump overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
9. Transformer and electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding

For Natural Infrarman (P) Ltd,


Director

Legal Head/ Home Maker & Associates Pvt. Ltd


Legal Head



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- those as are installed for any particular Flat) and spaces required therefore.
10. Windows/doors/grills and other fittings of the common area of the premises.
 11. Generator its installations and its allied accessories.
 12. Lifts and their accessories installations and spaces required therefore.
 13. Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity connection or service to the individual flat/units or any constructed area.
 14. Betterment fees, fees for special consideration, and other levies taxes duties and statutory liabilities that may be charged on the each flat/unit/constructed area on their transfer or sale partially or wholly, as the case may be.
 15. All costs, charges, and expenses on account of bringing any services to the building complex including electricity, data, TV, lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider and or any service provider.
 16. Deposit on account of maintenance charges for ^{ONE} ~~two~~ years, electricity, water, other facilities, common expenses, rates and taxes, sinking fund, Club membership facilities, etc.
 17. Such other common parts areas equipment installations, fixtures and fittings covered and open space in or about the said Premises and/or the building as are necessary for passage to or use and occupancy of the Flats as are necessary.

Common Amenities / Facilities:

- a) Landscaped Garden
- b) A. C. Community Hall
- c) Swimming Pool
- d) Club House
- e) Indoor Games
- f) Gym / Health Club
- g) Children play Area
- h) Joggers Track in Open Space
- i) Rooftop garden
- j) Block wise 2 Automatic passengers Lift lift of reputed brand.
- k) Surveillance System (CCTV)
- l) Round the clock Security
- m) Back-up-Generator for adequate load capacity
- n) Fire Fighting System
- o) Water Filtration Plant

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Managing Director

Manish Kumar



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNERS at Calcutta in the presence of:

Bengal Ideal Home Maker & Associates Pvt. Ltd.

[Signature]
Managing Director

- 1. Partha Nandy
10, K. S. Roy Road
Kolkata - 700001
- 2. Sayan K. Chakraborty
13, A. M. Road, Belguria
Kolkata - 700056

[Signature]
(SUCANTA SUR ROY)

Sima Sur Roy
(SINA SUR ROY)

Supravo Sur Roy
POROSHPATHOR REALCON PVT. LTD.

TARAMOYEE CONSTRUCTION *[Signature]*
Director

[Signature]
Partner

SIGNATURE OF THE OWNERS

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Calcutta in the presence of

For Natural Inframirman (P) Ltd.

[Signature]

Director

- 1. Partha Nandy

SIGNATURE OF THE DEVELOPER

- 2. Sayan K. Chakraborty

Drafted by me

Arun Kumar Roy
Advocate.

High Court
Calcutta

NO/1927/1978

INSTRUMENT TRANSFER



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

MEMO OF CONSIDERNATION

MEMO

DATE	BANK	Ref No./ DD No.	AMOUNT(Rs)
1. 02.06.2023	UNION BANK OF INDIA	611746	27,00,000.00
2. 02.06.2023	UNION BANK OF INDIA	611743	13,00,000.00
3. 02.06.2023	UNION BANK OF INDIA	611742	28,00,000.00
4. 02.06.2023	UNION BANK OF INDIA	611744	10,00,000.00
5. 02.06.2023	UNION BANK OF INDIA	611745	14,00,000.00
6. 02.06.2023	UNION BANK	611748	8,00,000.00
			<u>RS. 1,00,00,000.00</u>

(Rupees One Crore Only)

WITNESSES:

1. Partha Nandy
2. Sayan K. Anandaboy

Bengal Ideal Home Maker & Associates Pvt. Ltd.

[Signature]
Managing Director

[Signature]
Sima Sree Roy

[Signature]
Supravo Sur Roy

POROSHPATHOR REALCON PVT. LTD.

[Signature]
Director

TARAMOYEE CONSTRUCTION

[Signature]
Partner



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

SL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
<i>Am</i>					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
<i>Sim</i>					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
<i>Supra</i>					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

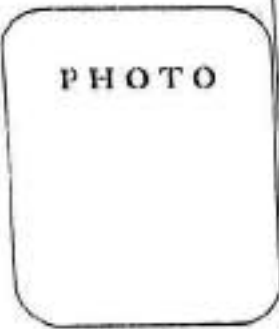
- 3 JUN 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Mung Sune

	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					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 3 JUN 2023

Major Information of the Deed

Deed No :	I-1904-07813/2023	Date of Registration	03/06/2023
Query No / Year	1904-2001326984/2023	Office where deed is registered	
Query Date	23/05/2023 5:37:49 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[430B] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 2,00,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 2,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 7,44,52,583/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,171/- (Article:48(g))	Rs. 2,00,112/- (Article:E, E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, JI No: 49, Pin Code : 700132









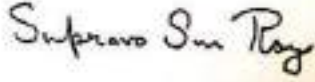
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-350 (RS :-)	LR-1110	Bastu	Danga	3 Katha 10 Chatak 4 Sq Ft		30,72,367/-	Property is on Road
L2	LR-351 (RS :-)	LR-1046	Bastu	Danga	78 Katha 4 Chatak 35 Sq Ft		6,62,60,389/-	Property is on Road
L3	LR-351/659 (RS :-)	LR-1047	Bastu	Bastu	6 Katha 36 Sq Ft		51,19,827/-	Property is on Road
		TOTAL :			145.1656Dec	0 /-	744,52,583 /-	
		Grand Total :			145.1656Dec	0 /-	744,52,583 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED

932A/83, JESSORE ROAD, NILKUSUM APARTMENT, GROUND FLOOR, City:- South Dum Dum, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, PAN No.:: AAxxxxx0D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	Name	Photo	Finger Print	Signature
	<p>Mr SUSANTA SUR ROY Son of Late NIRANJAN SUR ROY Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>			
	03/06/2023	LTI 03/06/2023	03/06/2023	
<p>City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5H, Aadhaar No: 81xxxxxxxx2815, Status :Individual, Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>				
3	Name	Photo	Finger Print	Signature
	<p>Mrs SIMA SUR ROY Wife of Mr SUSANTA SUR ROY Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>			
	03/06/2023	LTI 03/06/2023	03/06/2023	
<p>543, SWAMIJI SARANI, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx9Q, Aadhaar No: 68xxxxxxxx0106, Status :Individual, Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>				
4	Name	Photo	Finger Print	Signature
	<p>Mr SUPRAVO SUR ROY Son of Mr SUSANTA SUR ROY Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>			
	03/06/2023	LTI 03/06/2023	03/06/2023	
<p>543, SWAMIJI SARANI, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FIxxxxxx0L, Aadhaar No: 20xxxxxxxx6514, Status :Individual, Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>				

Identifier Details :

Photo	Finger Print	Signature
Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City- Howrah, P.O.- BAKSARA, P.S.- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110		
03/06/2023	03/06/2023	03/06/2023
Identifier Of Mr SUSANTA SUR ROY, Mrs SIMA SUR ROY, Mr SUPRAVO SUR ROY, Mr SUSANTA SUR ROY, Mr MUKESH KUMAR SHARMA		

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
2	Mr SUSANTA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
3	Mrs SIMA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
4	Mr SUPRAVO SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
5	POROSHPATHOR REALCON PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
6	TARAMOYEE CONSTRUCTION	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
2	Mr SUSANTA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
3	Mrs SIMA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
4	Mr SUPRAVO SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
5	POROSHPATHOR REALCON PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
6	TARAMOYEE CONSTRUCTION	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
2	Mr SUSANTA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
3	Mrs SIMA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
4	Mr SUPRAVO SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
5	POROSHPATHOR REALCON PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
6	TARAMOYEE CONSTRUCTION	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S. - Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar,
Jl No. 49, Pin Code: 700132

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 350, LR Khatian No - 1110	Owner: বঙ্গবন্ধু রিসোর্সেস প্রাইভেট লিমিটেড, Gurdian: ডিমেট্রি, Address: সিতা, Classification: ওয়াশ, Area: 0.06000000 Acre.	POROSHPATHOR REALCON PRIVATE LIMITED
L2	LR Plot No - 351, LR Khatian No - 1046	Owner: সীমা সুর রায়, Gurdian: সুশান্ত সুর রায়, Address: সিতা, Classification: ওয়াশ, Area: 0.11900000 Acre.	Mrs SIMA SUR ROY
L3	LR Plot No - 351/659, LR Khatian No - 1047	Owner: সুশান্ত সুর রায়, Gurdian: নিরতন সুর রায়, Address: সিতা, Classification: বাস, Area: 0.10000000 Acre.	Mr SUSANTA SUR ROY

02/06/2023

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

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

Presentation(Under Section 52 & Rule 22A(2) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.54 hrs. on 03-06-2023, at the Office of the A.R.A. - IV KOLKATA by Mr. MUKESH KUMAR SHARMA

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 7,44,52,583/-

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

Execution is admitted on 03/06/2023 by 1. Mr. SUSANTA SUR ROY, Son of Late NIRANJAN SUR ROY, P.O. SREEBHUMI, Thana Lake Town, City/Town SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Mrs. SIMA SUR ROY, Wife of Mr. SUSANTA SUR ROY, 543 SWAMUJI SARANI, P.O. SREEBHUMI, Thana Lake Town, City/Town SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 3. Mr. SUPRAVO SUR ROY, Son of Mr. SUSANTA SUR ROY, 543 SWAMUJI SARANI, P.O. SREEBHUMI, Thana Lake Town, City/Town SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Identified by Mr. PARTHA NANDY, Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O. BAKSARA, Thana Santragachi, City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

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

Execution is admitted on 03-06-2023 by Mr. SUSANTA SUR ROY, DIRECTOR, BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED (Private Limited Company), 932A/83, JESSORE ROAD, NILKUSUM APARTMENT, GROUND FLOOR, City - South Dum Dum, P.O. LAKE TOWN, P.S. - Lake Town, District - North 24-Parganas, West Bengal, India, PIN - 700089, DIRECTOR, PORODIPATHOR REALCON PRIVATE LIMITED (Private Limited Company), 932A/83, JESSORE ROAD, NILKUSUM APARTMENT, GROUND FLOOR, City - South Dum Dum, P.O. SREEBHUMI, P.S. - Lake Town, District - North 24-Parganas, West Bengal, India, PIN - 700048, PARTNER, TARAMOYEE CONSTRUCTION (Private Limited Company), 543, SWAMUJI SARANI, ASHIRWAD, City - South Dum Dum, P.O. SREEBHUMI, P.S. - Lake Town, District - North 24-Parganas, West Bengal, India, PIN - 700048

Identified by Mr. PARTHA NANDY, Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O. BAKSARA, Thana Santragachi, City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 03-06-2023 by Mr. MUKESH KUMAR SHARMA, DIRECTOR, NATURAL INFRANIRMAN PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City - Kolkata, P.O. - MIDDLETON ROW, P.S. Shakespeare Sarani, District - Kolkata, West Bengal, India, PIN - 700071

Identified by Mr. PARTHA NANDY, Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O. BAKSARA, Thana Santragachi, City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,112.00/- (B = Rs 2,00,000.00/- , E = Rs 28.00/- , J = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,00,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2023 5:06PM with Govt. Ref. No. 192023240081279341 on 02-06-2023, Amount Rs: 2,00,028/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 32471610 on 02-06-2023, Head of Account 0030-03-104-001-16


Statement of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 75,071/- by online = Rs 75,071/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 220424, Amount: Rs. 100.00/-, Date of Purchase: 16/03/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2023 5:06PM with Govt. Ref. No. 192023240081279341 on 02-06-2023, Amount Rs. 75,071/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 32471610 on 02-06-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 386410 to 386462
being No 190407813 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.06.06 16:10:36 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/06/06 04:10:36 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)