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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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 16/10/2019  
 D. Agreement

*[Signature]*  
 21/10/2019  
 Additional Registrar of  
 Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

*[Signature]*  
 Additional Registrar  
 of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

21 OCT 2019

THIS DEVELOPMENT AGREEMENT made on this 21st day  
 of October, 2019

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-008492139-1  
GRN Date: 21/10/2019 12:43:06  
BRN : 16345374

Payment Mode Online Payment  
Bank : United Bank  
BRN Date: 21/10/2019 12:40:26

DEPOSITOR'S DETAILS

Name : G Banerjee  
Contact No. :  
E-mail :  
Address : 7B Nepal Bhattacharjee Street Kolkata26  
Applicant Name : Mr G BANERJEE  
Office Name :  
Office Address :  
Status of Depositor : Seller/Executants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Id No. : 19040001619226/3/2019  
[Query No./Query Year]

Mobile No. : +91 9433830767

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040001619226/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	19040001619226/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	101

In Words : Rupees Ten Thousand One Hundred Twenty One only

Total

10121



BETWEEN

1. SRI ANJAN BHATTACHARYYA (PAN BVFPB7641K), son of Late Rabindra Nath Bhattacharyya (Ph No. 7980860388)
2. SRI BISWAJIT BHATTACHARJEE (PAN AEFPB4082A), SON OF Late Mahendra Nath Bhattacharya (Ph No. 9433310898)

- Nos. 1 and 2 both by faith Hindu, by occupation landholders, by nationality Indian and both are of 16/1 Iswar Ganguly Lane and 1A, Mukherjee Para Lane, P.S. Kalighat, Kolkata - 700026. hereinafter jointly referred to as the Owners (which expression shall unless excluded by or made repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives, transferees and assigns) of the First Part.

AND

MESSERS CALCUTTA SHELTER (PAN AANFC6913D) being a partnership firm having its principal place of business at 36/1A, Bosepukur Road, P.S. Kasba, Kolkata 700042 with operating offices at 21D, Iswar Ganguly Lane, Kolkata 700026 and 7B, Nepal Bhattacharjee Street, Kolkata 700026, represented by its Partners (1) Sri Gautam Banerjee (PAN AEHPB1254N) (Ph No.9433830767) son of Sri Kashinath Banerjee of 1C, Nepal Bhattacharjee Street, Kolkata 700026, 2) Sri Debojit Chakraborty (PAN ACRPC0276B) (Ph No.9831845294), son of Late Shyam Sundar Chakraborty of 7A Nepal Bhattacharjee Street, Kolkata 700026, 3) Sri Amlan Gupta (PAN AENPG1292B) (Ph No. 9830156394) son of late Kanailal Gupta of 4/1F, Jahura bazar Lane, Kolkata 700042, 4) Sri Sumitabha Dutta (PAN ADNPD6231A) (Ph No. 9830087942) son of Sri

Gobinda Chandra Dutta, of 47, Alipore Road, Kolkata 700027 and 5) Sri Tapan Kumar Halder (PAN AAQPH1973B) (Ph No 9830191675), son of Late Dhruveswar Halder of 50C, Iswar Ganguly Lane, Kolkata 700026 hereinafter referred to as the Developer (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, transferees, nominees and assigns) of the Second Part.

WHEREAS originally one Akshay Kumar Bhattacharyya was the paramount title holder of several properties situated in Mouza Siriti and Kalighat.

AND WHEREAS while the said Akshay Kumar Bhattacharyya was in possession and enjoyment of his properties he died intestate on 19.03.1958 leaving behind him surviving Harimati Debi as his widow and five sons namely Rabindra Nath Bhattacharyya, Mahendra Nath Bhattacharya, Ramesh Chandra Bhattacharyya, Monindra Nath Bhattacharyya, Chunilal Bhattacharjee and three daughters namely Smt Snehalata Debi, Smt Binapani Debi and Smt Mayarani Debi, who all jointly became the owners of the properties left by him having undivided 1/9th share each and stepped into the shoes of the said deceased.

AND WHEREAS after obtaining the properties, while the said widow, five sons and three daughters were in possession and enjoyment of their inherited property jointly, they, for their better benefit and uninterrupted enjoyment of the properties, by an amicable Deed of Partition by way of family settlement dated 09.06.1958 partitioned the entire properties by metes and bounds. The said Deed of Amicable Partition- cum- family settlement was registered in the office of the Sub Registrar Alipore and recorded in

Book No. I, Vol No. 107, Pages from 30 to 47, Being No. 5241, for the year 1958.

AND WHEREAS by the said Deed of Partition the said widow Smt Harimati Devi and his five sons namely 1) Rabindra Nath Bhattacharyya, 2) Mahendra Nath Bhattacharya, 3)Ramesh Chandra Bhattacharyya, 4) Monindra Nath Bhattacharyya, 5) Chunilal Bhattacharyya jointly got the properties situated in Mouza Kalighat being Premises No. 16/1, Iswar Ganguly Lane, P.S. Kalighat, Kolkata 700026 and 1A, Mukhrjee Para Lane, P.S. Kalighat, Kolkata 700026 having areas 1Cottah 11 Chittak and 2Cottah 8 Chittaks respectively totaling to 4 Cottah 3 Chittaks of area besides other plots of lands as mentioned in the said Deed. Be it known here that Iswar Ganguly Lane is also known as Iswar Ganguly Street.

AND WHEREAS it is further to mention here that Harimati Devi the widow of Akshay Kumar Bhattacharyya before her death published her last will and testament in respect of her properties both movables and immovable including her 1/6<sup>th</sup> share in respect of properties covered under the instant instrument.

AND WHEREAS after the demise of Harimati Devi, the Probate of the last will of Harimati Debi was duly obtained by Ram Chandra Chakraborty being Administrator of the said Will from the District Delegate Court at Alipore in Act 39 Case No. 34 of 1976 (Letters of Administration) vide order dated 26/09/1996.

AND WHEREAS by the said Will the properties situated in Mouza Kalighat being premises no 16/1 Iswar GangulyLane and 1/A Mukherjee Para Lane



became the joint properties of namely Rabindra Nath Bhattacharyya, Mahendra Nath Bhattacharya, Ramesh Chandra Bhattacharyya , Monindra Nath Bhattacharyya and Chunilal Bhattacharyya as the five sons of Harimati Devi as she bequeathed her undivided 1/6<sup>th</sup> share in favour of aforesaid legatees.

AND WHEREAS on intestate demise of Rabindra Nath Bhattacharyya on 11.01.2001 as intestate the undivided 1/5<sup>th</sup> share of premises no. 16/1 Iswar Ganguly Lane and premises no. 1/A Mukherjee Para Lane under his name devolved upon his son Anjan Bhattacharyya and daughter Tanusree Bhattacharyya being the only legal heirs of their father Rabindra Nath Bhattacharyya since deceased. Be it known here that the wife of Rabindra Nath Bhattacharyya Smt Ila Bhattacharyya predeceased him on 11/01/1986.

AND WHEREAS after the said Mahendra Nath Bhattacharya died on 13.05.2008 and before that he published his last will and testament in respect of his properties both movables and immovable bequeathing his undivided share in favour of his widow, Smt Usha Rani Bhattacharya and one of his sons Kironmoy Bhattacharjee both.

AND WHEREAS after the demise of Mahendra Nath Bhattacharya, the Probate of his last will was duly obtained by Biswajit Bhattacharya being Administrator of the said Will from the District Delegate Court at Alipore in Act 39 Case No. 173 of 2011 (Letters of Administration) vide order dated 06/04/2013.

AND WHEREAS by the said Will the 1/5<sup>th</sup> share of the properties situated in Mouza Kalighat being premises no 16/1, Iswar Ganguly Lane and 1/A, Mukherjee Para Lane, Kolkata 700026 owned by Late Mahendra Nath Bhattacharya became the joint properties of Smt Usharani Bhattacharya and Kironmoy Bhattacharjee being the wife and third son of Late Mahendra Nath Bhattacharya respectively.

AND WHEREAS Sri Ramesh Chandra Bhattacharyya died intestate on 10.12.2010 and his 1/5<sup>th</sup> share of the properties situated in Mouza Kalighat being premises no 16/1, Iswar Ganguly Lane and 1/A, Mukherjee Para Lane, Kolkata 700026 owned by him devolved upon his wife Smt Rama Bhattacharyya and his only son Sri Amitava Bhattacharyya.

AND WHEREAS after the demise of Smt Usharani Bhattacharya on 29.01.2018 Sri Kironmoy Bhattacharjee the third son of Late Mahendra Nath Bhattacharya became the sole owner in respect of the properties situated in Mouza Kalighat being premises no 16/1, Iswar Ganguly Lane and 1/A, Mukherjee Para Lane, Kolkata 700026 as per the said will of Late Mahendra Nath Bhattacharyya.

AND WHEREAS Tanusree Bhattacharyya the daughter of Late Rabindra Nath Bhattacharyya by a Deed of Gift registered in the Office of DSR I at Alipore, South 24 Pgs and recorded in Book No. I, CD Volume No.16, Pages 4769 to 4785, being no. 03193 for the year 2014 gifted her 1/10th share in the properties situated in Mouza Kalighat being premises no 16/1 Iswar Ganguly Lane and 1/A Mukherjee Para Lane in favour of her brother, Sri Anjan Bhattacharyya who thus became the sole owner of the 1/5<sup>th</sup> share of the properties situated in Mouza Kalighat, being premises no. 16/1, Iswar

Ganguly Lane and 1/A Mukherjee Para Lane, Kolkata 700026 of his father Late Rabindra Nath Bhattacharyya.

AND WHEREAS after the demise of Chunilal Bhattacharjee on 26.07.2017 as intestate the undivided  $1/5^{\text{th}}$  share of premises no. 16/1 Iswar Ganguly Lane and premises no. 1/A Mukherjee Para Lane under his name devolved upon his widow Smt Basanti Bhattacharya and his only son Sri Shuvro Bhattacharjee being the only legal heirs of Chunilal Bhattacharjee.

AND WHEREAS by a registered Deed of Gift made on 20<sup>th</sup> Day of November, 2018 in the office of the ADSR at Alipore and recorded in Book- I, Volume number 1605 – 2018, Page from 237272 to 237304 being No. 160507369 for the year 2018 Sri Kironmoy Bhattacharjee, son of Late Mahendra Nath Bhattacharjee gifted his share in the properties situated in Mouza Kalighat being premises no 16/1, Iswar Ganguly Lane and 1/A, Mukherjee Para Lane, Kolkata 700026 to his youngest brother Sri Biswajit Bhattacharya. Thus the properties situated in Mouza Kalighat being premises no 16/1, Iswar Ganguly Lane and 1/A, Mukherjee Para Lane, Kolkata 700026 has come under the joint ownership of 1) Sri Monindra Nath Bhattacharyya ( $1/5^{\text{th}}$  share), 2) Sri Amitava Bhattacharyya ( $1/10^{\text{th}}$  share), 3) Smt Rama Bhattacharyya ( $1/10^{\text{th}}$  share), 4) Sri Shuvro Bhattacharjee ( $1/10^{\text{th}}$  share), 5) Smt. Basanti Bhattacharya ( $1/10^{\text{th}}$  share), 6) Sri Anjan Bhattacharyya ( $1/5^{\text{th}}$  share), 7) Sri Biswajit Bhattacharjee ( $1/5^{\text{th}}$  share).

AND WHEREAS by a registered deed of conveyance dated 19.09.2019 the said Sri Monindra Nath Bhattacharyya, Sri Amitava Bhattacharyya, Smt Rama Bhattacharyya, Sri Shuvro Bhattacharjee and Smt. Basanti Bhattacharya sold their undivided total  $3/5^{\text{th}}$  share to Sri Anjan Bhattacharyaa



and Sri Biswajit Bhattacharjee and the said deed is registered in the office of the A D S R at Alipore in Book I, Volume 1601-2019, Pages from 143434 to 143503 being No 160102922 of 2019. Thus Sri Anjan Bhattacharyaa and Sri Biswajit Bhattacharjee, the Owners herein, became the absolute joint owners of the said two plots of land in Mouza Kalighat being premises no 16/1, Iswar Ganguly Lane and 1/A, Mukherjee Para Lane, Kolkata 700026.

AND WHEREAS the said two plots of land are contiguous to each other and as such the said total 4 cottahs 3 chittaks of properties including structure standing thereon which is now being found as 3 cottahs 9 chittaks 3 sqft being a little more or less by actual physical survey with premises no. 1A Mukherjee Para Lane, Kolkata 700026 having an area of 2 Cottahs 1 Chittaks 28 Sft and premises no. 16/1, Iswar Ganguly Street, Kolkata 700026 having an area of 1 Cottah 7 Chittaks 20 Sft and these two plots are being treated as one single property by the Owners morefully described in the Schedule hereunder written.

AND WHEREAS, the Owners jointly have represented and assured that apart from them no other person has any right title or interest of ownership in respect of any portion of the said total property and that the said total property notwithstanding that it has two premises numbers comprise a single property and is totally free from all encumbrances and the same is not subject to any charge, lien, lispence, attachment, life interest, trust, debuttar, wakf, requisition acquisition scheme or alignment whatsoever and the Developer is entering into this agreement bonafide believing in and acting upon such representation.

NOW THIS AGREEMENT WITNESSETH that the parties have agreed to the following terms and conditions :

1. It is specifically recorded that the Owners jointly have appointed the Developer herein to develop the said total property measuring 3 cottahs 9 chittaks 3 sqft being a little more or less and more particularly described in the schedule hereinbelow on the terms and conditions hereinafter appearing, and it is recorded that the agreement is being entered into on a principal to principal basis, and no tenancy or demise upon lease is being created, and no interest of ownership is being transferred to the Developer and nothing herein is construed as the element of partnership and simultaneously with the execution of this document the Owners shall hand over all original documents of title and other relevant papers relating the property as are available with the owners and the developer shall hold the same and protect the same without any lien and upon completion of the development project the developer shall hand over these documents to the association to be formed for maintenance as stated below but on cancellation of this agreement for any reason the developer shall be bound to hand over these documents to the owners.
  
2. It is specifically agreed and recorded that within reasonable time the Developer shall, at its own costs and expenses, do the soil testing operation, survey the said total property again if necessary and cause to be prepared a building plan so that maximum amount of constructed area is obtained and have such plan sanctioned from Kolkata Municipal Corporation, and all costs, charges and expenses in this behalf shall be paid and borne exclusively by the



Developer, and the Owners and none of them shall have any liability or responsibility in this behalf or be called upon to bear any expense. Provided always that the Owners shall give absolutely free access to the Developer and its agent for survey of the total property and for doing the soil testing operation and the Owners shall also be bound to sign all building plan and / or other connected papers and documents to enable the developer to obtain sanction of the same from Kolkata Corporation and any other relevant authority. Provided further always that the Developer at its sole discretion may use the Development Power of Attorney to be granted by the Owners, as stated hereinafter.

3. It is further specifically agreed and recorded that the Developer shall be fully entitled to undertake the development project of the said total property in conjunction with development project of any other analogous and contiguous property, and if necessary, the Developer shall be fully entitled to have the said total property amalgamated with such analogue and contiguous property and the Owners shall be bound to give their consent in this behalf. Provided always that this clause of this agreement shall be deemed to be consent of the Owners, in this behalf. The deed of amalgamation of the lands will be registered.
4. It is further specifically agreed and recorded that the Owners shall be responsible to deliver full vacant possession of the said total property to the Developer and the Developer shall maintain possession of the said total property at its own costs by posting guards or by any other means, and in this behalf, the Developer

shall be fully entitled to negotiate with any person, as may be necessary.

5. It is recorded that the Developer shall be fully entitled to demolish the existing building and / or structure standing upon the said total property entirely at its own costs and any salvaged building materials obtained from the demolition, shall belong absolutely to the Developer and the Owners shall have no claim and / or shall forego their claim over any existing building or structure or any building materials salvaged after demolition.
6. It is specifically recorded that till the date of delivery of possession of the said total property, as stated above, the Owners shall pay and clear all municipal taxes, including arrears, and all other outgoings in respect of the said total property, and from the date of obtaining possession of the same, the Developer shall pay and bear municipal taxes and outgoings in respect of the said total property.
7. It is further recorded that the Developer shall intimate the Owners immediately upon obtaining the sanctioned building plan from Kolkata Municipal Corporation, and within 24 months from the date of obtaining sanction of such building plan, the Developer shall complete construction of the new building as per the sanctioned plan on the land of the said total property, without any unnecessary delay including land of any property that may be amalgamated with the said total property and make the same habitable and this time shall be the essence of the contract provided that this time shall stand



extended by the period that the developer is prevented by any reason beyond its control to complete the project including but not limited to fire, tempest, natural hazards, local and political disturbances, court orders, change in laws, not obtaining occupancy certificate, non-connection of drains or other amenities by the Kolkata Municipal Corporation or any other delay of the Kolkata Municipal Corporation or any other authority beyond the control of the Developer.

8. It is specifically agreed and recorded that the entire cost of construction, both for labour as well as for materials and all other connected costs for construction of new building shall be paid and borne exclusively by the Developer, and the Owners shall not have any concern or responsibility in this behalf, and the Developer alone shall defray all costs and expenses for meeting any exigency, such as local disturbances or any damages to be paid to any for any accident during construction and such other charges and the Owners shall not have any liability or responsibility in this behalf.
9. The Developer shall be totally free to engage any contractor, sub-contractor, Architect, labourer, staff and sub – staff, at its absolute discretion, Provided always that all charges, expenses, remuneration, salary, etc, of such persons engaged by the Developer shall be paid and borne exclusively by the Developer, and the Owners shall never have any liability or responsibility in this behalf.
10. It is agreed and recorded that the Developer shall be fully entitled to advertise the development project, including development project

that may be undertaken by the Developer in respect of any analogous or contiguous premises and to accept booking money or advance from persons intending to acquire ownership interest in portions of the Developer's allocation as defined hereinafter.

11. It is recorded that the Owners' allocation in this development project shall be as under:

i) One self contained two bedroom flat having covered area 500 Sft more or less, on second floor of the building which is proposed to be constructed, to Owner no. 1 being Sri Anjan Bhattacharjee.

ii) One self contained two bedroom flat having covered area 500 Sft more or less, on first floor south side of the building which is proposed to be constructed, to Owner no. 2 being Sri Biswajit Bhattacharyya.

The balance of the constructed area in all floors including portion of mandatory open spaces in the ground floor but except the common areas which is more fully described in the schedule below, shall be the Developer's Allocation.

12. It is made further clear that during the period of construction of the new building Sri Anjan Bhattacharyya and his family will be suitably shifted to a separate accommodation at the cost of the Developer and this arrangement will be prevalent till such time the Owners will be given



possession of the Owner's Allocation. Provided always that the limit of monthly rent in this case will be to the tune of Rs 10000/- p.m.

13. It is recorded that the Developer shall be fully entitled to advertise the development project and to obtain booking or advance from persons intending to acquire ownership interest in portions of the Developer's allocation, as defined above, and enter into any agreement or contract with such intending purchasers, and it is further made clear that such intending purchasers shall be fully entitled to obtain loans from banks or financial institutions for purchase of portions of the Developer's allocation together with undivided impartible proportionate share of interest in the land and right over common areas and common facilities and the Owners shall give their consent to the same. Provided always that this agreement itself shall be deemed to be consent of the Owners, in this behalf.
14. It is agreed and recorded that the consideration to be paid by the Developer for sale of the proportionate share and / or interest in the land of the Developer's Allocation, shall be the cost of construction of the building or structure of the Owners' Allocation, and no party shall have any pecuniary claim against the other party, apart from such consideration and allocations as clearly mentioned in this agreement.
15. It is specifically agreed and recorded that the Owners shall be bound to execute and register at the cost of the Developer, a Development Power Of Attorney in favour of the Developer to

enable the Developer to carry out the project of development without any problem or hitch, including sale of portions or units of Developer's allocation together with proportionate share or interest in the land and right over common areas and common facilities, and notwithstanding what may be stated in such Development Power Of Attorney, the Owners shall never be entitled to revoke the same and the Development Agreement till the completion of the development project, that is, till obtaining completion certificate and till the sale and registration of the Developer's Allocation is over, if the Developer complies with the terms and conditions of this agreement as mentioned above and further notwithstanding what may be stated in the said general power of attorney, the said general power of attorney shall not be used by the Developer for sale of any portion of the Owner's allocation, and the Developer shall not use the said Development Power Of Attorney in a manner so as to cause any loss, prejudice or injury to the Owners in any manner whatsoever or in a manner that is derogatory to the spirit of this development agreement, and it is also made clear and undertaken by the Owners that in the event of death or incapacity of any of the Owners, the Developer shall continue to use the said Development Agreement for sale of Developer's allocation, and it is also made clear that the successor/ s in – interest of any deceased or incompetent owner shall be bound to execute and register in favour of the Developer a similar power of attorney, if necessary, without taking any additional charges or costs and the terms and conditions of this development agreement shall not be altered or varied by reason of death or incapacity of any of the Owners.

16. It is recorded that the Owners shall be bound and obliged to sign and have registered proper conveyance conveying portions or units of the Developer's allocation together with undivided proportionate share of interest in the land and right over common areas and common facilities without accepting any consideration or price except the allocations mentioned in this agreement. Provided always that it shall be open for the Developer to use the Development Power Of Attorney to be granted by the Owners for the purpose of execution and registration of conveyance limited only to the Developer's Allocation.
  
17. It is recorded that the Developer shall cause maintenance of the common areas and common facilities to be done at the first instance, and upon completion of development project, the Developer shall cause a body or association to be formed to carry on future maintenance of the entire building to be constructed, including portion of the building falling within the ambit of any contiguous property and the Owners agree and bind themselves to be members of such association and to contribute proportionately to the cost of formation of such association, including registration of the same and the Owners bind themselves to be governed by the rules, regulations and by – laws of such association and all transferees of the Owners' Allocation shall be also governed by the same.
  
18. The Developer shall give notice to the Owners to obtain possession of the Owners' allocation in a completely finished and habitable condition and upon obtaining such notice, the Owners shall be at



liberty to obtain possession of the same, and notwithstanding whether the Owners or their transferees or agents actually obtain possession of the Owners' Allocation, or not, the service of such notice to the Owners will be sufficient as the delivery of Owner's Allocation and from the date of obtaining such allocation the Owners shall be bound to pay proportionate maintenance charges in respect of the Owners' Allocation as also proportionate municipal taxes attributable to the Owner's Allocation, and in default of the Owners paying the same the Owners may be precluded from obtaining the common facilities and common conveniences and the owners shall also take all expeditious steps to have the Owners' Allocation separately assessed by Kolkata Municipal Corporation.

19. The parties will cooperate with each other to give effect to this agreement.

Schedule above referred to :

Description of Land

ALL THAT two contiguous pieces of land bearing Premises No.s 16/1, Iswar Ganguly Lane, P.S. Kalighat, Kolkata 700026 having KMC Assessee No. 110831300220 and having an area of 1 Cottah 7 Chittak 20 Sft and structure measuring 75 Sft approximately butted and bounded by:

On the East: 17A, Iswar Ganguly Lane, Kolkata 700026

On the West: 16, Iswar Ganguly Lane, Kolkata 700026

On the South: 1/A, Mukherjee Para Lane, Kolkata 700026

On the North: Iswar Ganguly Lane.

AND 1/A, Mukherjee Para Lane, P.S. Kalighat Kolkata 700026 having KMC Assessee No 110832200086 having an area of 2 Cottahs 1 Chittaks 28 Sqft and structure measuring 125 Sft approximately butted and bounded by:  
 On the East: Premises no. 17/1 Iswar Ganguly Lane, Kolkata 700026  
 On the West: Mukherjee Para Lane  
 On the South: Premises no. 1/B, Mukherjee Para Lane. Kolkata 700026  
 On the North: 16/1, Iswar Ganguly Lane. Kolkata 700026  
 Total Area of land is 3 Cottahs 9 Chittaks 3 Sft.

**SPECIFICATION:-**

SL.NO	PARTICULARS	DESCRIPTION
1.	CEMENT 53 Grade	As per design
2.	STEEL	As per design
2 a)	STRUCTURE	RCC framed structure.
3.	BRICK/FLY ASH BRICK	As per design
4.	PLASTER	As per design
5.	WINDOWS	Aluminum sliding window
6.a)	DOORS	All doors will be machine made flush door.
7.	HARDWARES	All door frames would be of Malaysian Sal wood or equivalent
		All door shutters will be hung by 3 no's stainless steel hinges
		Tower bolt will be used where ever necessary(Toilet/ W.C. -6 INCH would be used on both sides )

		One no cylindrical lock will be used in main door only
		Two nos decorative steel handle will be used in main door only
		One no. Hasp will be used in each bedroom door only
		Two no aluminium handle will be used in Kitchen, Toilet/ W.C. , balcony door.
		One Rubber tipped door stopper and One rubber buffer will be used where ever necessary
		One good quality 180 degree telescopic peep hole will be used in main door
8.	PAINTING WORK	All door frames will be finished with 2 coats of enamel paint
		All door shutters will be finished with 2 coats of enamel paint
		All M.S. section will be finished with 2 coats of enamel paint
		All internal surfaces of the apartment will be finished with plaster of Paris
		All external surfaces of the entire building will be finished with 2 coats exterior grade acrylic emulsion paint over coat of cement based paint.
9.	FLOORING/DADO WORK	The floor of the bed room, living dining will be of Vitrified Tiles and the floor of kitchen, toilet, W.C. etc. will be of non skid



		Ceramic Tiles.
		<p>Cooking platform of kitchen will be of black stone slab with suitable housing puncture to house a steel sink.</p> <p>In front of the cooking platform will be finished with plain colored glazed ceramic tiles up to a height of 30" above the cooking top</p>
		All around the dado of the toilet/ w.c. wall surfaces will be finished with coloured glazed ceramic tiles up to finished height of the lintel on and from the skirting.
10.	<p><b>SANITARY/PLUMBING WORK</b> ( All C.P. fittings will be Essco or equivalent) (All sanitary wares will be HINDUSTAN or equivalent)</p>	<p><b>TOILET/W.C.-</b> One European type water closet along with p.v.c. cistern and seat cover(White) One wash basin with C.P. pillar cock One shower rose along with shower arm Two nos bib cock</p>
		<p><b>KITCHEN-</b> Two nos bib cock</p>
11.	<p><b>ELECTRICAL WORK:-</b> (All switches will be modular type)</p>	<p><b>BEDROOMS:-</b> Two Light points One ceiling fan point One air conditioner point Two 5 amp socket outlets</p>
		<b>TOILET/W.C: -</b>

		One light point One Exhaust fan point One geyser point
		KITCHEN :- One light point One exhaust fan point Three nos 15 amp socket outlets One no 5 amp socket outlet
		LIV/DIN :- Two ceiling fan point Three wall light point One cable T.V. point Two 5 amp socket points One telephone point

Schedule above referred to:  
Common Facilities.

That the following things will remain common:-

1. The common mandatory open spaces save and except the area for open car parking spaces as stated above;
2. The ultimate roof of the building.
3. The service toilets
4. The semi underground water reservoir, the overhead tank , the water lines from the water pump to the reservoir and to the overhead tank and overhead tank to the flats. The sewerage lines, water lines, waste water lines, soil lines etc.
5. The water pump and motor.
6. The lift.

7. The staircase, the staircase head room, lift machine room and mummy roof etc.
8. The common electrical service meter.
9. The boundary walls.

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

Signed, sealed and delivered  
by the Owners at Calcutta in  
the presence of:

A. Mukherjee  
6, D. S. Street  
Calcutta

Schamaboof  
65/5E, Baghbaroo Street  
West-3

Signed, sealed and delivered  
by the Owners at Calcutta in  
the presence of:

A. Mukherjee

Schamaboof

Drafted by Advocate,  
as per declaration in docu-  
-ment by the parties.

K. C. Karanika  
Advocate  
High Court, Calcutta  
WB/867/183.

Anjan Bhattacharyya  
Biswjit Bhattacharyya

OWNERS

CALCUTTA SHELTER

Sanku Datta  
Deputy Chief Executive  
Housing Dept. Govt.  
Sunitabha Datta  
Tapan Kumar Halder

Partner

DEVELOPER



7. The staircase, the staircase head room, lift machine room and mummy roof etc.
8. The common electrical service meter.
9. The boundary walls.

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

Signed, sealed and delivered  
by the Owners at Calcutta in  
the presence of:

*A. Mukherjee*  
6, D.P.O. Street  
Calcutta

*Schamaboy*  
65/5E, Baghbanaraj  
Ust-3

Signed, sealed and delivered  
by the Owners at Calcutta in  
the presence of:

*A. Mukherjee*  
*Schamaboy*

Drafted by Advocate, my  
order declaration in docu-  
ment by the parties.

*K. C. Karanaker*  
Advocate  
High Court, Calcutta  
WB/867/83.

*Anjan Bhattacharyya*  
*Sisirjit Bhattacharya*

OWNERS

**CALCUTTA SHELTER**

*Sanjay Datta*  
*Delight Chakrabarty*  
*Arulam Jyoti*  
*Somitabha Datta*  
*Tapan Kumar Haldu*

Partner

DEVELOPER

## Major Information of the Deed

Deed No :	I-1904-09861/2019	Date of Registration	21/10/2019
Query No / Year	1904-0001619226/2019	Office where deed is registered	
Query Date	19/10/2019 8:09:59 PM	A R A - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	G BANERJEE 7 B NEPAL BHATTERJEE STREET, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9433830767, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 90,66,670/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,030/- (Article:48(g))	Rs. 101/- (Article E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ISWAR GANGULY LANE, , Premises No: 16/1, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 7 Chatak 20 Sq Ft		36,63,196/-	Property is on Road

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mukherjee Para Lane, , Premises No: 1/A, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	2 Katha 1 Chatak 28 Sq Ft		52,53,474/-	Property is on Road
<b>Grand Total :</b>				<b>5.885Dec</b>	<b>0/-</b>	<b>89,16,670/-</b>	







### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value.(In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	75 Sq Ft.	0/-	56,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 75 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	125 Sq Ft.	0/-	93,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 125 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0/-</b>	<b>1,50,000/-</b>	



**Lord Details :**

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<b>Shri ANJAN BHATTACHARYYA</b> Son of Late RABINDRA NATH BHATTACHARYYA Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	 21/10/2019	 LTI 21/10/2019	 21/10/2019
1A MUKHERJEE PARA LANE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BVFPB7641K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				
2	<b>Shri BISWAJIT BHATTACHARJEE</b> Son of Late MAHENDRA NATH BHATTACHARYA Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	 21/10/2019	 LTI 21/10/2019	 21/10/2019
1A MUKHERJEE PARA LANE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEFPB4082A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				










**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CALCUTTA SHELTER</b> 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AANFC6913D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative









Representative Details :




Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
<p><b>Shri GOUTAM BANERJEE</b> (Presentant) Son of Shri KASHINATH BANERJEE Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office</p>	 <small>Oct 21 2019 2:16PM</small>	 <small>LTI 21/10/2019</small>	 <small>21/10/2019</small>	
<p>1 C NEPAL BHATTACHARJEE STREET, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEHPB1254N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)</p>				
2	Name	Photo	Finger Print	Signature
<p><b>Shri DEBOJIT CHAKRABORTY</b> Son of Late SHYAM SUNDAR CHAKRABORTY Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office</p>	 <small>Oct 21 2019 2:16PM</small>	 <small>LTI 21/10/2019</small>	 <small>21/10/2019</small>	
<p>7A NEPAL BHATTACHARJEE STREET, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACRPC0276B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)</p>				
3	Name	Photo	Finger Print	Signature
<p><b>Shri AMLAN GUPTA</b> Son of Late KANAILAL GUPTA Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office</p>	 <small>Oct 21 2019 2:11PM</small>	 <small>LTI 21/10/2019</small>	 <small>21/10/2019</small>	
<p>4/1F JAHURA BAZAR LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AENPG1292B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)</p>				



Name	Photo	Finger Print	Signature
<b>Shri SUMITABHA DUTTA</b> Son of Shri GOBINDA CHANDRA DUTTA Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office	 Oct 21 2019 2:17PM	 LTI 21/10/2019	 21/10/2019
47 ALIPORE ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPD6231A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)			
Name	Photo	Finger Print	Signature
<b>Shri TAPAN KUMAR HALDER</b> Son of Late DHRUBESWAR HALDER Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office	 Oct 21 2019 2:18PM	 LTI 21/10/2019	 21/10/2019
50C ISWAR GANGULY LANE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAQPH1973B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANISH MUKHERJEE</b> Son of Late B MUKHERJEE , 10/3, HARI MOHAN MUKHERJEE LANE, P.O:- SALKIA P.S:- Golabari, District:- Howrah, West Bengal, India, PIN - 711106	 21/10/2019	 21/10/2019	 21/10/2019
Identifier Of Shri ANJAN BHATTACHARYYA, Shri BISWAJIT BHATTACHARJEE, Shri GOUTAM BANERJEE, Shri DEBOJIT CHAKRABORTY, Shri AMLAN GUPTA, Shri SUMITABHA DUTTA, Shri TAPAN KUMAR HALDER			



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-1.20885 Dec
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-1.20885 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-1.73365 Dec
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-1.73365 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-37.50000000 Sq Ft
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-37.50000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-62.50000000 Sq Ft
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-62.50000000 Sq Ft

Endorsement For Deed Number : I - 190409861 / 2019

On 21-10-2019

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

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

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

Presented for registration at 14:03 hrs on 21-10-2019, at the Office of the A.R.A. - IV KOLKATA by Shri GOUTAM BANERJEE .

**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 90,66,670/-

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

Execution is admitted on 21/10/2019 by 1. Shri ANJAN BHATTACHARYYA, Son of Late RABINDRA NATH BHATTACHARYYA, 1A MUKHERJEE PARA LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 2. Shri BISWAJIT BHATTACHARJEE, Son of Late MAHENDRA NATH BHATTACHARYA, 1A MUKHERJEE PARA LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr ANISH MUKHERJEE, , Son of Late B MUKHERJEE, , 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others



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

Execution is admitted on 21-10-2019 by Shri AMLAN GUPTA, PARTNERS, CALCUTTA SHELTER (Partnership Firm), 36/1A BOSE PUKUR ROAD, P.O - KASBA, P.S - Kasba, District -South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, , 10/3, HARI MOHAN MUKHERJEE LANE, P.O SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

Execution is admitted on 21-10-2019 by Shri SUMITABHA DUTTA, PARTNERS, CALCUTTA SHELTER (Partnership Firm), 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, , 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

Execution is admitted on 21-10-2019 by Shri TAPAN KUMAR HALDER, PARTNERS, CALCUTTA SHELTER (Partnership Firm), 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, , 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

Execution is admitted on 21-10-2019 by Shri GOUTAM BANERJEE, PARTNERS, CALCUTTA SHELTER (Partnership Firm), 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, , 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

Execution is admitted on 21-10-2019 by Shri DEBOJIT CHAKRABORTY, PARTNERS, CALCUTTA SHELTER (Partnership Firm), 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, , 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 12:40PM with Govt. Ref. No: 192019200084921391 on 21-10-2019, Amount Rs: 101/-, Bank: United Bank ( UTBI00CH175), Ref. No. 16345374 on 21-10-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1627, Amount: Rs.10/-, Date of Purchase: 12/07/2019, Vendor name: B K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 12:40PM with Govt. Ref. No: 192019200084921391 on 21-10-2019, Amount Rs: 10,020/-, Bank: United Bank ( UTBI00CH175), Ref. No. 16345374 on 21-10-2019, Head of Account 0030-02-103-003-02



**Tridip Misra**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**



Government of West Bengal  
Office of the A.R.A. - IV KOLKATA, District: Kolkata  
W.B. FORM NO. 1504

Query No / Year	19040001619226/2019	Serial No/Year	1904010151/2019
Transaction id	0001974426	Date of Receipt	21/10/2019 2:05PM
Deed No / Year	I - 190409861 / 2019		
Presentant Name	Shri GOUTAM BANERJEE		
Land Lord	Shri ANJAN BHATTACHARYYA, Shri BISWAJIT BHATTACHARJEE		
Developer	CALCUTTA SHELTER		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 90,66,670/-
Stamp Duty Paid	Rs. 10/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	429/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	B K SAHA	1627	12/07/2019	10/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		429/-

\*Total Amount Received by Cash Rs. 429/-

(Tridip Misra)

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 1904-2019, Page from 485502 to 485553

being No 190409861 for the year 2019.



*Tridip Misra*

Digitally signed by TRIDIP MISRA  
Date: 2019.10.26 14:33:14 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 26-10-2019 14:33:04  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)