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Certified that the document is authentic & genuine. The signature above is and the stamp below is both identical with the document and the part of the document.

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Notary Seal & Stamp

08 MAY 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this *Fourth* day of May, 2018 (Two Thousand and Eighteen) -

BY AND BETWEEN

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5-30 PM

4.5.18

1583 27/4/2018

Name.....

Address.....

VENDOR: MAMATA GUDIN GAZ
ALIPORE JUDGE'S COURT
KOLKATA-700027

S. Dasgupta
Advocate
Alipore Judge's Court
Kolkata-27

Signature of Vendor

Mamata Gudin Gaz



VIC-7
2485

Mrignayani Cosmetics Pvt. Ltd.

Mrignayani

Director



VIC-7
2486

Abhik Kumar Ghosh
also
Abhik Kumar Ghosh



Subhojit Das Gupta
810 Lake B. M. Road
Gurgaon
Alipore South 24 Pgs. Kolkata

Signature.....
4 MAY 2018
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SRI ASHOKE KUMAR GANGULY *alias* **ASHOKE KUMAR GANGULI**, son of late Kalipada Ganguly, by Religion : Hindu, by Occupation : Retired Person by Nationality : Indian, having PAN AECPG0758D, residing at 41A, Jadavpur Central Road, Police Station Jadavpur, Post Office : Jadavpur, Kolkata 700032, District : South 24-Parganas, hereinafter referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the **ONE PART**;

AND

MRIGNAYANI COSMETICS PRIVATE LIMITED., having PAN AABCM7965J, a Company within the meaning of the Companies Act, 1956, having its registered office at Premises No. 78A, Raja Basanta Roy Road, Post Office Sarat Bose Road, Police Station : Tollygunge, Kolkata : 700029, duly authorized and represented by its Director **SRI RAJESH KUMAR JHAJHARIA**, son of Sri S. M. Jhajharia, having PAN ACWPJ3828K, by faith : Hindu, by occupation : service, working at Premises No. 78A, Raja Basanta Roy Road, Post Office Sarat Bose Road, Police Station – Tollygunge, Kolkata : 700029, hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall

Ashoke Kumar Ganguly
Rajesh Kumar Jhajharia

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unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, assigns and nominees) of the OTHER PART :

✓ WHEREAS on 17.03.1942 The Jadavpur Estate Limited a Private Company incorporated under Companies Act 1913 having its office at 74, Bondel Road, P.S. Ballygunge, Kolkata 700019 executed a Permanent Deed of Lease in favour of Sri Kalipada Ganguly, son of Late Ashutosh Ganguly in respect of land measuring an area of Twelve Cottahs and Fourteen point Five Chittaks more or less comprised in Dag Nos.342, 343, 346 and 347 Khatian No. 57, 76 and 77 of Mouza Ibrahimpur, J.L No.36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas together with all easementary rights attached thereto on the terms and conditions as stated therein along with right of alienation of the property to any person free from all encumbrances. The said property has been fully described in the Schedule to the said Deed of Permanent Lease and simultaneously on the execution of the said Deed of Lease the said Jadavpur Estate Limited delivered possession of the aforesaid property in favour of said Kalipada Ganguly. The said Deed

Ashoke Kumar Ganguly

Attn: K. K. Ganguly



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was registered in the office of the Sadar Joint Sub Registrar at Alipore District the then 24 Parganas and recorded in Book No.I, Volume No.16 at Pages 106 to 115 Being No.427 for the year 1942.

AND WHEREAS the said Kalipada Ganguly since from the date of execution of the aforesaid Deed of Permanent Lease was in physical possession of the aforesaid property on payment of rates and taxes to the Superior Land lord the said The Jadavpur Estate Limited.

AND WHEREAS the said Kalipada Ganguly on 17.03.1942 further purchased 3 and ½ Chittaks of land comprised in C.S Dag No 345, C.S. Khatian No. 16 of Mouza : Ibrahimpur, J.L. No. 36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas together with all easementary rights attached thereto contiguous to the aforesaid plot of land by virtue of Sale Deed from the aforesaid The Jadavpur Estate Limited a Private Company . The said Deed was registered in the office of the Sadar Joint Sub Registrar at Alipore District the then 24 Parganas and recorded in Book No.I, Volume No.13 at Pages 125 to 131 Being No.429 for the year 1942.

Kalipada Ganguly
Kalipada Ganguly



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AND WHEREAS after purchase of the aforesaid land the said Kalipada Ganguli was in physical possession of All that the land measuring an area of 13 Cottahs 02 Chittaks comprised in Dag Nos. 342, 343, 345, 346 and 347 Khatian Nos. 16, 57, 76 and 77 Mouza Ibrahimpur, J.L No.36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas now South 24 Parganas.

AND WHEREAS after the enactment of West Bengal Estate Acquisition Act 1953, the said Kalipada Ganguly was the Rayat directly under the Government of West Bengal in respect of land measuring an area of Twelve Cottahs and Fourteen and $\frac{1}{2}$ Chittaks more or less comprised in Dag Nos.342, 343, 346 and 347 Khatian No.57, 76 and 77 Mouza Ibrahimpur, J.L No.36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas together with all easementary rights attached thereto.

AND WHEREAS aforesaid property has been mutated in the record of the Jadavpur Municipality and has been known and

Kalipada Ganguly
By Kalipada Ganguly



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numbered as Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District 24 Parganas now South 24 Parganas.

AND WHEREAS the said Kalipada Ganguly constructed Two Storied Building on the portion land measuring an area of 13 Cotthas 02 Chittaks more or less comprised in Dag Nos. 342, 343, 345, 346 and 347 Khatian Nos. 16, 57, 76 and 77 Mouza Ibrahimpur, J.L No.36 Touzi No. 237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas.

AND WHEREAS on 01.11.1974 the said Kalipada Ganguly during his lifetime executed a Deed of Settlement in respect of All that the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon on a portion of the aforesaid property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032. The said Deed was registered in the office of Sub Registrar at Alipore and recorded in Book No.I, Volume No.27 at Pages 70 to 74 Being No.420 for the year 1974.

AND WHEREAS by virtue of the aforesaid Deed Smt. Ruma Mukherjee alias Ganguli, daughter of Kalipada Ganguly has life

Ruma Mukherjee Ganguli

Ruma Mukherjee Ganguli



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interest in respect of four rooms, kitchen, along with other facilities lying therein in respect of the portion of the property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032 and Sri Ashoke Kumar Ganguli son of Kalipada Ganguly is the beneficiary of the other portion of the property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032 and it has been further declared that in the absence of said Smt. Ruma Ganguli, the said Ashoke Kumar Ganguli is the ultimate beneficiaries of in respect of All that the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon on a portion of the aforesaid property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032. The Kalipada Ganguli died on 05.12.1978. The wife namely Smt Usha Rani Ganguli predeceased him, she died on 29th November 1959.

AND WHEREAS it has been specifically stated in the Settlement deed that on the expiry of 15 years from the date of execution of the said Deed of Trust and/or the death of the Settler, the said Trust came to an end and the said Ashoke Kumar Ganguli is the absolute owner in respect of All that the land measuring an area of



Ashoke Kumar Ganguli



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Seven Cottahs Two Chittaks more or less together with two storied building standing thereon on a portion of the aforesaid property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032.

AND WHEREAS the said Ruma Mukherjee alias Ganguli died on 29.01.2008 and on her death her life estate in respect of portion of the property will come to end.

AND WHEREAS thus on the death of aforesaid Kalipada Ganguli and Ruma Ganguli, the said Ashoke Kumar Ganguly thus became the sole and absolute owner of in respect of All that the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon ground floor having an area of 2500 Square feet more or less and First floor having an area of 2875 Square feet more or less at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032 more fully and particularly described in the First Schedule hereunder written free from all encumbrances.

AND WHEREAS the said Ashoke Kumar Ganguli mutated his name as the sole owner in the record of the Kolkata Municipal

Ashoke Kumar Ganguly
Ashoke Kumar Ganguly



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Corporation in respect of the land and building at the property at Premises No.41A, Jadavpur Central Road having Assessee No.210950300462.

AND WHEREAS the OWNER being desirous of developing the said aforesaid First Schedule Property, approached the Developer to enter into a development agreement for development of the property lying situate at and being Premises No. 41A , Jadavpur Central Road, Police Station: Jadavpur ,Kolkata:700032, District South 24 Parganas within ward no 95 of the Kolkata Municipal Corporation morefully and particularly described in the First Schedule hereunder written (herein after referred to as the said first schedule property).

AND WHEREAS on or before execution of these presents the OWNER has represented to the DEVELOPER as follows:-

1.. That the said First Schedule Property belongs only to the Owner only and the owner has absolute right, title, interest or claim there in. The Owner is fully entitled to deal with the said First Schedule Property in any manner whatsoever and/or howsoever as the Owner

Abhe Kumar Jangra,

By Mr. V. Uma...



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thereof. There is no existence of any development agreement in connection with the First Schedule property.

2.. The abstract of title of the OWNER to the said First Schedule Property as also the recitals herein above are all true and correct.

3.. The said First Schedule Property is free from all encumbrances, save and except the tenant namely Sri Prabir Kumar Sen Son of Sri Sudhangshu Sen in respect of Ground floor at a monthly rent of Rs 2500/ per month, Sri Supriyo Ghosh Son of Late Lokit Ghosh in respect of Ground floor at a monthly rent of Rs.2500/- per month, and except the aforesaid tenants, there is /are no other tenant in the First Schedule Property. The OWNER further declares no one else has any right title, interest claim of any nature whatsoever in the said First Schedule Property.

4. The OWNER shall clear all the Kolkata Municipal Corporation taxes, arrear dues in respect of the said First Schedule

Prabir Kumar Sen

Prabir Kumar Sen



Signature.....

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Property including the GR and dues if any related to this till the date of handover of vacant possession thereof to the Developer.

5.. There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the said First Schedule Property or any part thereof and/or involving the owner in relation thereto and/or in respect of the said First Schedule Property.

6.. The owner hereby indemnify the developer that in the event any litigation arises in respect and/or in relation to and/or concerning the said First Schedule Property due to any acts or omissions on the part of the owner, the OWNER shall settle all the disputes at his own costs and expenses except the tenant settlement.

7.. The terms in these presents shall unless contrary or repugnant to the context, mean and include the following:-

7.1 Said First Schedule Property shall mean and include
Premises No. 41A, Jadavpur Central Road, Police Station:

Wade Kanti Singh.

Benjamin Singh



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Jadavpur ,Kolkata:700032, District South 24-Parganas within ward no 95of the Kolkata Municipal Corporation.

- 7.2 Development agreement shall mean this agreement with such modification and/or alteration and/or supplementary agreement as may be mutually agreed upon in writing.
- 7.3 DEVELOPER shall mean and include the DEVELOPER herein as more fully described hereinabove and its representatives, successors in interest.
- 7.4 Plan shall mean the plan to be sanctioned by the Kolkata Municipal Corporation with such modification and/or alteration as may be required or which may be made and prepared by the DEVELOPER from time to time for the purpose of construction, and erection of building on the said properties afterwards with the approval of the Owner from time to time and such plan will be sanctioned in the name of the owner herein.
- 7.5 Said building shall mean Ground Plus proposed Four Storied Building, as shall be sanctioned by Kolkata Municipal Corporation, to be constructed on said First Schedule Property, in accordance the plan with

Abhishek Kumar Jha
Abhishek Kumar Jha



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modifications thereto, consisting of self-contained flats/apartments/ units/constructed spaces/cars parking space, capable of being held and/or transferred and/or used and enjoyed independently of each other.

7.6 Architect shall mean such person who may be appointed by the DEVELOPER for the purpose of undertaking the preparation and/or modification of the said plan and also for carrying out the supervision and management of the construction of the said building to be constructed at the said properties,

7.7 Specifications shall mean the specifications of the materials to be used in course of construction of the said building more fully described in the Fourth Schedule hereunder written.

7.8 Force Majeure shall mean strike, earthquakes, civil commotion, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the DEVELOPER and/or for which the DEVELOPER is not responsible.

Ashok Kumar Singh
Ban Kumar Singh



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- 7.9 Saleable Space shall mean the space in the said building/buildings, available for independent occupation after making due provisions for common facilities and amenities and the space required.
- 7.10 Common expenses shall mean and include all expenses for the maintenance management and upkeep of the premises and in particularly the common areas installations and facilities and for rendering of common services in common with the Co-Owner/s.
- 7.11 Common facilities and amenities shall include corridors, ways, passages, stairs, staircases, stair landings, common lavatories, water pump and motor, underground reservoir, overhead tank, water courses, lift, lift room, drive-ways and other facilities which may be actually agreed upon by and between the parties and required for the establishment, location, enjoyment, maintenance and / or management of the said building.
- 7.12 Word importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words

Abhe Kumar Singh
Rajiv Kumar Singh



Signature.....

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importing feminine and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

8. **DEVELOPMENT RIGHT AND COMMENCEMENT :**

This agreement has commenced on and with effect from the date of execution of this indenture

9.. **CONTRACT :**

In consideration of the various terms and conditions herein after provided and subject to the terms and conditions as are herein contained, whereby and where under the DEVELOPER shall be entitled to and is hereby authorized and empowered to construct, erect and complete the said building in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and/or as modified and/or revalidated from time to time (hereinafter referred to as the said plan) and the OWNER has hereby granted delivery of de jure possession of the said first schedule property to the DEVELOPER.

10.. **PLAN AND LICENSE :**

White House Group
Ben Kumar Patel



Signature.....

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10.1 The DEVELOPER at it's own costs shall prepare the said map or plan to be prepared, sanctioned, modified, re-validated, if required and the DEVELOPER shall be entitled to obtain all necessary permissions, approval and/or sanctions as may be necessary or be required from time to time afterwards with the approval of the Owner from time to time and such plan will be sanctioned in the name of the owner herein.

10.2 The OWNER hereby authorize the DEVELOPER and also agree to sign all maps, plans, applications and all other necessary papers as may be required from time to time to enable the DEVELOPER to obtain the modified plan or getting the said plan re validated and/or to obtain all necessary permission and/or approvals and/or sanctions as may be necessary or be required from time to time.

11.. **CONSTRUCTION** :

11.1 The OWNER hereby authorize and empower the DEVELOPER, and the DEVELOPER hereby agrees and undertakes to construct erect and complete the said building in accordance with the said sanctioned plan with all internal and external services amenities fittings and fixtures etc, upon demolition of existing structures thereat,

Shri K. S. Jangh

Shri K. S. Jangh



Signature.....

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at the costs, risk and responsibility of the Developer and realize the debris of the building materials entirely.

11.2 It is hereby agreed by and between the parties hereto that the said building shall be constructed erected and completed in accordance with the specifications more fully and particularly described in the Fourth Schedule hereunder written and as may be approved by the Architect.

12.. **COST OF CONSTRUCTION AND COMPLETION:**

12.1 The entire costs of construction, erection, amenities in connection with construction, erection and completion of the said building, to be constructed on said First Schedule Property shall be borne by the DEVELOPER. Such costs shall, inter alia, include costs of all overheads regarding construction, costs of materials used for construction, fees payable to the Kolkata Municipal Corporation, Architects and Engineers in respect of the construction, costs for the purpose of obtaining licenses. The OWNER shall not be required and/or liable to contribute any amount on any of the aforesaid account.

Abul Kalam Azad

Abul Kalam Azad



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12.2 Unless prevented by any authority or any Government agency or by an order of any competent court of law and/or any circumstances beyond the control of the DEVELOPER, the DEVELOPER shall complete the said building within 30 (Thirty) months after completion of demolition of the building which is obviously within two months after sanction of the building plan. The said period may be extended for a further period of six months if the situations arise then the said period has been extended for a further period of Six months on payment of penalty of Rs15,000/- (Rupees Fifteen Thousand) only per month.

13.. OWNERS' ALLOCATION :

Owner's allocation shall mean ALL THAT the 50% of the constructed area of the entire proposed new building by way of giving entire First Floor and Second Floor and 50% of the covered Car Parking and 50% of the open Car Parking space in the Ground Floor subject to sanction of the G+IV Storied building after execution of the deed of gift to the KMC in respect of 2.5 meters of land from the First Schedule property together with proportionate share in the land measuring an area of 7 Cottahs 2 Chittaks more or less lying situate at and being Premises

Asheke Kumar Singh
Pravin Kumar Singh



Signature _____
4 MAY 2018

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No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District : South 24 Parganas within ward no 95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other the Flat Owners of the building. Besides that the Owner shall be entitled to and the Developer will also pay a non-refundable sum of Rs.24,00,000/- (Rupees Twenty Four Lac) only to the Owner of which Rs.10,00,000/- (Rupees Ten Lac) only has been paid at the time of execution of this agreement and the owner has acknowledged the receipt thereof and the balance amount of Rs.14,00,000/- (Rupees Fourteen Lac) only will be paid in the manner following :-

- i. Rs.7,00,000/- only on and within 7 (Seven) days from the date of getting sanction of the building plan.
- ii. further Rs.7,00,000/- only at the time of shifting which is obviously after sanction of the building plan. The Owner will pay /deposit all arrear taxes including Taxes after General Revision to the KMC in respect of the First Schedule Property. 50% of the front portion ultimate roof area will be in the allocation of the Owner and the remaining 50% of the back portion ultimate roof area will

Shake Kumar Singh
Shake Kumar Singh



Signature.....

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be in the allocation of the Developer.

14.. **DEVELOPER'S ALLOCATION :**

14.1 Developer's allocation shall include the entire remaining portion of the constructed area i.e. **ALL THAT** the 50% of the constructed area of the new building covering entire 3rd Floor and 4th Floor including the ground floor tenant rehabilitation area if any sanctioned by the KMC and 50% of the covered Car Parking and 50% of the open Car Parking space in the Ground Floor in the Ground Floor of the proposed G+IV storied building together with proportionate share in the land measuring an area of 07 Cottahs 2 Chittaks more or less lying situate at and being Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District : South 24 Parganas within ward no 95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other the Flat Owners of the building.. The Developer's allocation is fully described in the Third Schedule herein below.. The Developer will bear entire costs and /or area to rehabilitate the aforesaid Tenants. 50% of the back portion ultimate roof area will be in the allocation of the Developer. If any area of the building on the Ground floor will be

Shri Kumar Gargal.
Shri Kumar Gargal



Signature.....

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increased by the KMC for rehabilitation of the Tenants, that will be in the allocation of the Developer over and above the aforesaid allocation.

14.2 The Developer shall have the right to change the nature of use of its allocation. The cost, charges and expenses therefore shall, however, be borne by the Developer and the Owners shall not be responsible and/or liable therefore.

14.3 The Developer shall also be entitled to change the layout of the flats in the allocation of the Developer, by merging the same and/or by reducing the size of the flats, thus increasing the number of flats in the Third and Fourth floor at its sole and absolute discretion subject to approval by the KMC. Needless to add, the cost, charges and expenses therefore shall be borne by the Developer.

15. **LIABILITY EXISTING OCCUPIERS IN THE SAID PREMISES:**

15.1 It has been agreed between the parties that the Developer shall negotiate with the aforesaid tenants and for the purpose thereof, if

Ashok Kumar Singh

Shankar Singh



Signature.....

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required, the owner shall authorize the developer, to get the properties vacated from the tenant by way of payment of suitable compensation and/or by rehabilitating the tenant in any alternative space and/or in any manner as may be agreed by and between the Developer and the Tenant.

16.. **OWNERS' OBLIGATION:**

16.1 The OWNER shall simultaneously with this indenture execute and register a Development Power of Attorney in favour of the DEVELOPER to deal with of the DEVELOPER's allocation only in terms of this Agreement and with allied matters and with matters required to be dealt with on a day to day basis and for the purpose thereof the OWNER shall also join the deed of conveyance to be so executed.

16.2 The OWNER shall sign and execute and/or register all necessary applications, papers, deeds documents and to do all such acts deeds and things as the DEVELOPER may require in order to legally and effectually vest in the DEVELOPER or the purchasers of the Developer's allocation in the said properties undivided proportionate share in the land comprised in the said properties and for completing the

Hake Kumar Singh

Rajiv Kumar Singh



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construction and erection of the said building in accordance with the sanctioned plan.

16.3 The OWNER shall execute the deeds of conveyance and/or transfer in respect of the undivided proportionate share in the land comprised in the said properties and attributable to and/or forming part of the Developer's allocation in the said building.

16.4 The OWNER hereby undertakes that any person claiming through and/or under him shall not cause any hindrances in the construction of the said building at the said property and further undertake not to take any action, even in the court of law, whereby and where under the smooth construction of the said building is disturbed, subject to providing good building materials as mentioned in the Fourth Schedule hereunder written and making construction in accordance with law, unless the DEVELOPER may go before the appropriate Court of Law for violation of the agreement, which would be detrimental to the development.

Abhe Kumar Chandra
Deputy Commissioner



Signature.....

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16.5 The OWNER shall up to the date of handing over possession of the said properties to the DEVELOPER for construction, bear and pay all statutory charges in respect of the said property and the structure thereat. However after delivery of possession of the Second Schedule property OWNER shall be liable to bear entire Taxes and other charges as imposed by the statutory authority in respect of the Second Schedule Property and further Owner shall be solely responsible all new statutory charges, after the new building of owners allocation is completed.

16.6 The OWNER shall hand over vacant possession of the First Schedule Property to the developer immediately on receiving intimation in writing from the developer in connection with alternative accommodation as provided by the Developer to the Owner which is obviously after sanction of the building plan.

17. **DEVELOPER'S OBLIGATIONS:**

17.1 The DEVELOPER shall complete the construction of the said building within a period of 30 (Thirty) months after completion of demolition of the building which is obviously within two months after

Shri. Kumar Singh,
Shri. Kumar Singh



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obtaining sanction plan from the K.M.C as well as after handing over possession unless prevented by force majeure or any other reasons beyond the control of the DEVELOPER or if restrained by an order of court and/or statutory authority. The Developer will be entitled to further maximum 12 months over and above the aforesaid 30 months which is to be treated as a grace period on payment of penalty of Rs15,000/- per month after expire of 36 months.

17.2 The DEVELOPER is entitled to and authorized to demolish the existing structure/s standing on the said premises and all debris, rubble, iron and steel structures, electrical fittings, bricks wooden materials etc accruing there, from will absolutely belong to the DEVELOPER and OWNERS will have no right or claim there over.

17.3 The DEVELOPER shall use good quality materials and fixtures and fittings for constructing the said building as prescribed by the Architect.

17.4 If any deviation is being made by the DEVELOPER during construction of the said building, the DEVELOPER shall be solely

Adarsh Kumar Singh
General Manager



Signature.....

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responsible to rectify/regularize the same by paying necessary fees/compensation to the concerned authority before handing over possession of the OWNER'S allocation to the OWNER.

17.5 The DEVELOPER shall simultaneously with handing over possession of the OWNER'S allocation, make over to the OWNER a Xerox copy of the Completion Certificate to be granted by the Kolkata Municipal Corporation.

17.6 The DEVELOPER shall, at it's own cost, charges and expenses, which shall include monthly rent payable, provide to the OWNER one 3BHK flat for alternative accommodation in the same / nearby neighborhood or any other locality acceptable to the said OWNER, before the commencement of construction and erection of the new building till handing over of the OWNER'S allocation free from all encumbrances to the OWNER. Such alternative accommodation will be provided by the DEVELOPER to the said OWNER within 7 (seven) days of obtaining sanction of the building plan from the Kolkata Municipal Corporation. The said OWNER is also entitled to have twelve cheques for twelve months rent as advance for each succeeding month

Arka Kumar Chandra
Rajendra Kumar Chandra



Signature.....

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from the DEVELOPER and after completion of said 12 months the DEVELOPER will further issue 12 cheques for rent and this process is to be going on till handing over the possession to the OWNER in the newly constructed building at the FIRST SCHEDULE property free from all encumbrances. The DEVELOPER will also bear brokerage charges for getting alternative accommodation of the OWNERS. The Developer will also provide covered space measuring 400 Square Feet more or less to the Owner for dumping old house hold goods and bear rent too. The Costs for publication in connection with the notification touching the affairs of the First Schedule property.

18.. PERFORMANCE, DEFAULTS & PENALTY :

18.1 In the event, the OWNER fails and/or neglects to comply with his obligations towards fulfillment of the terms and conditions of this agreement in the manner as described hereinbefore, the DEVELOPER shall at its discretion rescind this agreement and the OWNER shall refund to the DEVELOPER it's entire thereof in the said properties till that date together with all costs and expenses (on production of valid documentary evidence) made till then along with damages and in that event, the OWNER indemnify the DEVELOPER

Hake Kumar Singh
Ben Kumar Singh



Signature.....

04 MAY 2018

ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

to pay off all the sums due or payable to the DEVELOPER within 60 (Sixty) days immediately after receiving notice from the DEVELOPER in that respect. If due to any reasons whatsoever the OWNER fail to execute and sign necessary deeds, papers and documents the DEVELOPER shall be at liberty to sue the OWNER for specific performance of the contract.

18.2 If the Developer fails to deliver in undisputed possession of the Owner's allocation in complete habitable condition as mentioned in the Second Schedule herein below in time and/or extended period in that case the Developer will pay to the Owner a sum of Rs.15,000/- (Rupees Fifteen Thousand only) per month in addition to the monthly rent towards compensation for the defaulting period after expire of 36 months after completion of the demolition of the building as aforesaid.

19. MISCELLANEOUS:

19.1 It has been agreed between the parties that the Developer shall endeavor to persuade the tenant to vacate the Tenanted portion in connection with the First Schedule Property, so that the Developer will be able to start erection of the said building thereat as early as possible.

Handwritten signature: H. K. Kumar Singh
Handwritten signature: H. K. Kumar Singh



Signature.....
04 MAY 2018
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

19.2 Any notice required to be given by the OWNER or the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served either on the OWNER or the DEVELOPER if delivered by hand and duly acknowledged or sent by prepaid speed post with acknowledgement due and be deemed to have been served on the OWNER or the DEVELOPER if sent to the respective address of the party.

19.3 None of the parties hereto shall do any act, deed or thing whereby and where under the other party is prevented from enjoying and/or dealing with its respective allocation in terms of this development agreement.

19.4 Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this development agreement.

Abdul Kadir Jangal
Abdul Kadir Jangal



SIGNATURE _____
04 MAY 2018
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

19.5 In case, after commencement of construction it is found that the said property or any part thereof is affected by any acquisition, requisition or alignment by the State or Central Government or any other public body, then and in such event this agreement shall automatically stand terminated and the aggrieved party shall be entitled to damages from the other party

20 **JURISDICTION:**

20.1 The matter touching this agreement including the interpretation of the terms hereto shall be referred to arbitration of two arbitrators of which one Arbitrator to be appointed by the owner and the other Arbitrator to be appointed by the Developer and before reference the Arbitrator shall jointly appointed a Referee

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon ground floor having an area of 2500 Square feet more or less and First floor having an area of 2875 Square feet more or less lying situate at and being Premises No.41A, Jadavpur Central Road, Police

Abul Kalam Azad
Abul Kalam Azad



Signature.....

04 MAY 2018

ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Station Jadavpur, Kolkata 700032, District : South 24 Parganas within Ward No.95 of the Kolkata Municipal Corporation along with all right of easement attached thereto butted and bounded by:-

ON THE NORTH : Premises No.41A/1, Central Road (Jadavpur) and Premises No.41A/2, Central Road (Jadavpur) ;

ON THE EAST : 20 feet wide K.M.C Road ;

ON THE SOUTH : 12 feet wide K.M.C Road ;

ON THE WEST : Vacant land ;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT the 50% of the constructed area of the entire proposed new building by way of giving entire First Floor and Second Floor and 50% of the covered Car Parking and 50% of the open Car Parking space in the Ground Floor subject to sanction of the G+IV Storied building after execution of the deed of gift to the KMC in respect of 2.5 meters of land from the First Schedule property together with proportionate share in the land measuring an area of 7 Cottahs 2 Chittaks more or less lying situate at and being Premises No.41A,

Abul Kalam Azad
Secretary



Signature..... 7

04 MAY 2018

ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032,
District : South 24 Parganas within ward no 95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other the Flat Owners of the building. Besides that the Owner shall be entitled to and the Developer will also pay a non-refundable sum of Rs.24,00,000/- (Rupees Twenty Four Lac) only to the Owner of which Rs.10,00,000/- (Rupees Ten Lac) only has been paid at the time of execution of this agreement and the owner has acknowledged the receipt thereof and the balance amount of Rs.14,00,000/- (Rupees Fourteen Lac) only will be paid in the manner following :-

- i. Rs.7,00,000/- only ~~on and~~ within 7 (Seven) days from the date of getting sanction of the building plan.

further Rs.7,00,000/- only at the time of shifting which is obviously after sanction of the building plan. The Owner will pay /deposit all arrear taxes including Taxes after General Revision to the KMC in respect of the First Schedule Property. 50% of the front portion ultimate roof area will be in the allocation of the Owner and the remaining 50% of the back portion roof area will be in the allocation of the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO

Aditya Kumar Sengupta
Aditya Kumar Sengupta



Signature.....

04 MAY 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

(Developer's Allocation)

ALL THAT the 50% of the constructed area of the new building covering entire 3rd Floor and 4th Floor including the ground floor tenant rehabilitation area if any sanctioned by the KMC and 50% of the covered Car Parking and 50% of the open Car Parking space in the Ground Floor in the Ground Floor of the proposed G+IV storied building together with proportionate share in the land measuring an area of 07 Cottahs 2 Chittaks more or less lying situate at and being Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District : South 24 Parganas within ward no 95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other the Flat Owners of the building.. The Developer's allocation is fully described in the Third Schedule herein below. The Developer will bear entire costs and /or area to rehabilitate the aforesaid Tenants: 50% of the back portion ultimate roof area will be in the allocation of the Developer. If any area of the building on the Ground floor will be increased by the KMC for rehabilitation of the Tenants, that will be in the allocation of the Developer over and above the aforesaid allocation.

Anil Kumar Ganguly
Pran Kumar Ganguly



Signature.....

04 MAY 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

THE FOURTH SCHEDULE ABOVE REFERRED TO

Floor of Rooms :

Vitrified tiles 800 X 800mm (Kajaria/Nitco/Johnson/Somani)/ Marble 2'' X 2''.

Floor of Kitchen:

Marble Slab with Z black Granite on cooking Platform.

Floor of Living / Dining :

Vitrified tiles 800 X 800mm (Kajaria/nitco/Johnson/Somani) or marble.

Floor of Toilets :

Anti-skid tiles 300 X 300mm.

Toilet Walls :

Tiles up to 7' or door height (with border), Kajaria (18'' X 12''), somani /Johnson/nitco.

Painting & Finishing :

Internal face of the walls – Super white or sunbrand etc., J.k. putty, finish with Interior color (land owners portion only).

Exterior walls – Weather Coat.

*Abdul Kader Syed,
Senior Architect*



Signature.....
04 MAY 2010
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Boundary walls – Weather Coat.

Door:

30 mm – Flash door with polish.

32 mm main door –ply with polish.

Doorframe – Sal wood

Window:

Anodized Aluminum glass with Grill (10 mm) Square bar.

Electrical Fittings:

Copper wire – Finolex / polycab/ Havells or equivalent quality. Switches – Modular, make Crabtree, Havells, M.K, etc.

Sanitary Fittings in toilets:

Light Colour

Neycer/Cera/Porceline/Hind ware/ Parryware

Tap, Bibcock, Pillar cock, Jaquar/Johnson or equivalent etc. with commode Shower & telephone shower.

Tata/Medium GI – hot & cold in all toilets.

Stair Case:

Fully marbled/kota stone/marble with grills and wooden top/Balustrade with polish.

Ground floor:

Citu crazy mosaic/Designed Tiles

Shri K. Singh
Shri K. Singh



Signature.....
04 MAY 2018
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Lobby:

Designed marble with granite Finish.

Roof Treatment:

Roof tile with treatment of under budding/Citu mosaic/ best quality roof tiles with chemical treatment.

Pumps & Motors:

Pumps and motors of adequate capacity and reputed make with connection with overhead and underground reservoir.

Main gates of New Building:

MS flat/sheet/square bars

Lift & Machinery:

Kone or equivalent make.

Overhead reservoir:

PVC / RCC

Underground reservoir:

Concrete and plastered with chemical treatment.

Common Areas:

Crazy Marble/Mosaic

*** POWER SUPPLY: Electric connection to commensurate with the above to be provided with individual loop arrangements for all flats.

Abdul Kader Syed
Ben Kumar Jullia



Signature.....

04 MAY 2010

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Detailed Specification regarding Electrical Point

Power Points :-

- i) Each room to be provided with one fan point, three light points, two 5AMP and one 15 AMP plug points. A.C. point in all Room and Telephone, T.V. point.
- ii) Drawing and Dining – Two fan points, three light points, two 5 AMP and 15 AMP Plug points with 1 no. A.C. point and Telephone and T.V. point.
- iii) Kitchen – One light point, one exhaust Fan Point, Two 15 AMP plug point and Two 5 AMP plug point.
- iv) Toilets – One light point, One 15 AMP plug point and One 5 AMP plug point.
- v) Verandah – One light, One fan point, one Doorbell point at main Door of the flat.

Intercom :

Intercom connection for each flat.

*** Note :

If any extra work or extra charges beside the specification mentioned into the agreement extra charges will be applicable.

Salik Kumar Singh
General Manager



Signature.....

ABDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Common Areas and Facilities)

Common Portions as are common between the co-owners of the Said building.

- Lobbies, staircases and landings of the building.
- Stair head room and electric meter space of the said building.
- Lift machine room, chute and lift well of the Said building.
- Common installations on the roof above the top floor of the Said building.
- Common staff toilet in the ground floor of the Said building.
- Overhead water tank, water pipes and sewerage pipes of the Said building (save those inside any Unit or attributable thereto).
- Drains, sewerage pits and pipes within the Said building (save those inside any Unit or attributable thereto).
- Electrical Installations including wiring and accessories (save those inside any Unit or attributable thereto) for receiving electricity from Electricity Supply Agency to all the Units in the

Abhishek Kumar Jangal
Abhishek Kumar Jangal



Signature.....

01 MAY 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Said building and Common Portions within or attributable to the Said building.

- Lift and lift machinery of the Said building.
- Other areas and/or installations and/or equipment's as are provided in the Said building for common use and enjoyment.
- Centralized water supply system for supply of water in common to the building.
- Main sewer, drainage and sewerage pits and evacuation pipes in the Said building.
- Pumps and motors for water supply system for both building and Common Portions.
- Wiring and accessories for lighting of Common Portions of the Said building.
- Lighting arrangement for lighting of common Portions of the Said building.
- Other areas and/or installations and/or equipment as are provided in the Said Complex for common-use and enjoyment.

THE SIXTH SCHEUDLE ABOVE REFERRED TO:

(Common Expenses/Maintenance Charges)

Abhishek Kumar Singh
Byom Kumar Singh



Signature.....

4 MAY 2018

ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

1. Association : Establishment and all other capital and operational expenses of the Association.
2. Common Utilities.
3. All charges and deposits for supply, operation and maintenance of common utilities.
4. Electricity: All charges for the electricity consumed for the operation of the common machinery and equipment.
5. Litigation: All litigation expenses incurred for common purposes and relating to common use and enjoyment of the Common Portions.
6. Maintenance: All costs for maintaining, operating, replacing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Portions at the said building, including the exterior or interior (but not inside any Unit) walls of the said building.
7. Operational: All expenses for running and operating all machinery,

Shri. Kumar Singh
Deputy Manager



Signature.....7
4 MAY 2018
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

8. Equipment's and installations comprised in the Common Portions at the building level and/or the Said building level, including lift, changeover switches, pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Portions at the said building.
9. Rates and Taxes: Municipal Tax, surcharge, Building Tax, Water Tax and other levies in respect of the Said building save those separately assessed on the Buyer.
10. Staff: The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

Hake Kumar Singh
General Manager



Signature.....

04 MAY 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 P.S.

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

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES:

1. Lipika Mitra
wife of Subodh
Mitra. 25B EAST
ROAD SADKUPUR
KOLKATA - 700032

2. Anamika Ganguly
wife of Indranil
Ganguly. 131/9, N.S.C
Bose Road, Kolkata
- 700040.

3. Indranil Ganguly

Drafted by :

Subhasis Das Guin

Subhasis Dasgupta
Advocate,
Alipore Judges' Court,
Kolkata : 700027.

Indranil Ganguly - alias

OWNER

Indranil Ganguly

Mrignayani Cosmetics Pvt. Ltd.

Indranil Ganguly

Director

DEVELOPER



Signature.....
04 MAY 2018
DIST. SUB-REGISTRAR
BANGALORE, SOUTH 24 PPS.

RECEIVED of and from the above named Second Party a sum of Rs.10,00,000/- (Rupees Ten Lac) only as per Memo of Consideration below.

MEMO OF CONSIDERATION

1	By account Payee Cheque No.485747 dated 30.10.2017 drawn on IDBI bank branch in the name of the Owner	Rs 5,00,000/-
2	By account Payee Cheque No.494332 dated 13.02.2018 drawn on IDBI bank branch in the name of the Owner	Rs 1,50,000/-
3	By account Payee Cheque No.496010 dated 13.03.2018 drawn on IDBI bank Gariahat branch in the name of the Owner	Rs 1,00,000/-
4	By account Payee Cheque No. 495137 495137 dated 08.05.2018 drawn on IDBI bank Gariahat branch in the name of the Owner	Rs 2,50,000/-
Total		Rs 10,00,000/-

(Rupees Ten Lac) only.

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES:

1. *Hirika Mitra*

2. *Anamika Ganguly*

3. *Indranil Ganguly*

Abhe Kumar Ganguly. alias

OWNER
Abhe Kumar Ganguly



Signature.....

04 MAY 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



Thumb Index Finger Middle Finger Ring Finger Little Finger

Left Hand



Right Hand



NAME : SRI ASHOKE KUMAR GANGULY alias ASHOKE KUMAR GANGULI

Signature :

Ashoke Kumar Ganguly alias Ashoke Kumar Ganguly



Left Hand



Right Hand



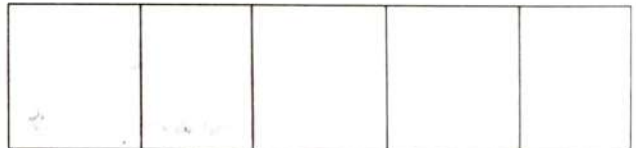
NAME : SRI RAJESH KUMAR JHAJHARIA

Signature :

Rajesh Kumar Jhajharia



Left Hand



Right Hand



NAME :

Signature :



Signature.....
- 04 MAY 2018
ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.





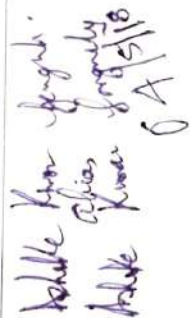


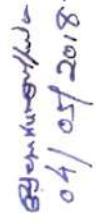
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050000670842/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOKE KUMAR GANGULY Alias Mr ASHOKE KUMAR GANGULI 41A, Jadavpur Central Road, P.O.- Jadavpur, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			
2	Mr RAJESH KUMAR JHAJHARIA 78A, Raja Basanta Roy Road, P.O.- Jadavpur, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Developer [MRIGNA YANI COSMETICS PRIVATE LIMITED]			



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Subhasis Das Gupta Son of Late B M Das Gupta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr ASHOKE KUMAR GANGULY, Mr RAJESH KUMAR JHAJHARIA	

(Md Shadman)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



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

GRN: 19-201819-022795673-2
GRN Date: 25/04/2018 22:38:28
BRN : 90044864

Payment Mode Counter Payment
Bank : State Bank of India
BRN Date: 26/04/2018 00:00:00

DEPOSITOR'S DETAILS

Name : Subhasis Das Gupta
Contact No. : Mobile No. : +91 9830049174
E-mail :
Address : C52 Panchasayar
Applicant Name : Mr Subhasis Das Gupta
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Id No. : 16050000670842/2/2018
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000670842/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	16050000670842/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	10021


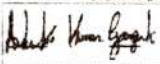
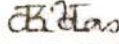
Total

49942

In Words : Rupees Forty Nine Thousand Nine Hundred Forty Two only



Signature.....
04 MAY 2018
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AECPG0758D	
नाम /NAME	ASHOKE KUMAR GANGULY	
विला का नाम /FATHER'S NAME	KALIPADA GANGULI	
जन्म तिथि /DATE OF BIRTH	05-01-1939	
हस्ताक्षर /SIGNATURE		
		आयकर आवृत्त, प. नं.-111 COMMISSIONER OF INCOME-TAX, W.D. - III

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

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राजेश कुमार जहाजहरी
SAWARMAL JHAJHARIA

01/01/1970

Permanent Account Number
ACWPJ3828K


Signature




आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRIGNAYANI COSMETICS PVT.LTD.



07/02/1995

Permanent Account Number

AABCM7965J

Signature

Major Information of the Deed

Deed No :	I-1605-02849/2018	Date of Registration	08/05/2018
Query No / Year	1605-0000670842/2018	Office where deed is registered	
Query Date	25/04/2018 10:28:42 PM	A D S R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subnasis Das Gupta Alipore Judges Court Thana: Alipore, District : South 24-Parganas, WEST BENGAL, PIN : 700027, Mobile No : 9830049174, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs 50,00,000/-	Rs. 2,52,17,011/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article 48(g))	Rs 10,021/- (Article: E, E, B)		
Remarks	Received Rs 50,00,000/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S. Jadavpur Corporation, KOLKATA MUNICIPAL CORPORATION, Road JADAVPUR CENTRAL ROAD, Premises No 41A, Ward No 95

Sch No	Plot Number	Khatian Number	Land Use Proposed	RGR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 2 Chatak	40,00,000/-	2,11,85,761/-	Width of Approach Road 20 Ft. Adjacent to Metal Road.
Grand Total :					11.7563Dec	40,00,000 /-	211,85,761 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land 11	5375 Sq Ft	10,00,000/-	40,31,250/-	Structure Type: Structure

Gr. Floor, Area of floor: 2500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor: 2875 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	Total :	5375 sq ft	10,00,000 /-	40,31,250 /-	
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Major Information of the Deed : I-1605-02849/2018-08/05/2018

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ASHOKE KUMAR GANGULY, (Alias. Mr ASHOKE KUMAR GANGULI) Son of Late Kalipada GANGULY 41A Jadavpur Central Road, P.O.- Jadavpur, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. : AECPG07081J Status: Individual, Executed by: Self, Date of Execution: 04/05/2018 , Admitted by: Self, Date of Admission: 04/05/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2018 , Admitted by: Self, Date of Admission: 04/05/2018, Place: Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MRIGNAYANI COSMETICS PRIVATE LIMITED 78A, Raja Basanta Roy Road, P.O. - Sarat Bose Road, P.S - Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029, PAN No. : AABCM7965J Status: Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAJESH KUMAR JHAJHARIA (Presentant) Son of Mr. S.M JHAJHARIA 78A, Raja Basanta Roy Road, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. : ACWPJ3828K Status: Representative, Representative of: MRIGNAYANI COSMETICS PRIVATE LIMITED (as Director)

Identifier Details :**Name & address**

Mr Subhasis Das Gupta
Son of Late B.M Das Gupta
Alipore Judges Court, P.O - Alipore, P.S - Alipore, District -South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mr ASHOKE KUMAR GANGULY, Mr RAJESH KUMAR JHAJHARIA

Transfer of property for L1

SI.No	From	To, with area (Name-Area)
1	Mr ASHOKE KUMAR GANGULY	MRIGNAYANI COSMETICS PRIVATE LIMITED-11 7563 Dec

Transfer of property for S1

SI.No	From	To, with area (Name-Area)
1	Mr ASHOKE KUMAR GANGULY	MRIGNAYANI COSMETICS PRIVATE LIMITED-5375 00000000 Sq Ft

Major Information of the Deed : 160502849/2018, 08/05/2018

Enrolment / Roll No. Number : I - 160502849 / 2018

On 04-05-2018

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

Presented for registration at 1752/15 on 04/05/2018 at the Private residence by Mr RAJESH KUMAR JHAJHARIA

Certificate of Market Value(W.B. Reg. Rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 2,52,17,011/-

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

Execution is admitted on 04/05/2018 by Mr ASHOKE KUMAR GANGULY Alias Mr ASHOKE KUMAR GANGULI Son of Late Kalipada GANGULY (Late) 1752/15, P.O. Jadavpur, Thana Jadavpur, South 24-Parganas, WEST BENGAL India PIN - 700027 by profession Retired Person

Identified by Mr Subhasis Das (1752/15) Son of Late M. Das Gupta, Alipore Judges Court, P.O. Alipore, Thana Alipore, South 24-Parganas, WEST BENGAL India PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 04/05/2018 by Mr RAJESH KUMAR JHAJHARIA, Director, MRIGNAYANI COSMETICS PRIVATE LIMITED (Private Limited Company) 1752/15, P.O. Sarat Basanta Roy Road, P.O. - Sarat Bose Road, P.S. - Tollygunge, District -South 24-Parganas, West Bengal, India PIN - 700029

Identified by Mr Subhasis Das (1752/15) Son of Late M. Das Gupta, Alipore Judges Court, P.O. Alipore, Thana Alipore, South 24-Parganas, WEST BENGAL India PIN - 700027, by caste Hindu, by profession Advocate

Md Shadman

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE**

South 24-Parganas, West Bengal

On 08-05-2018

Certificate of Admissibility(Rule 46 W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration fees payable on this document is Rs 10,021/- (B = Rs 10,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 10,021/- by online Rs 10,021/-

Description of Online Payment as per Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2018, 12:00AM Govt. Ref. No. 192018190227956732 on 25-04-2018, Amount Rs. 10,021/-, Bank: State Bank of India (SBI) 000001) A/c No. 60044864 on 26-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed : 1752/15 on 04/05/2018



Payment of Stamp Duty

Certified that required Stamp
by online = Rs. 39,921/-
Description of Stamp
1 Stamp Type Impressed
Description of Online Payment
Online on 26/04/2018 12:00
Bank State Bank of India (S

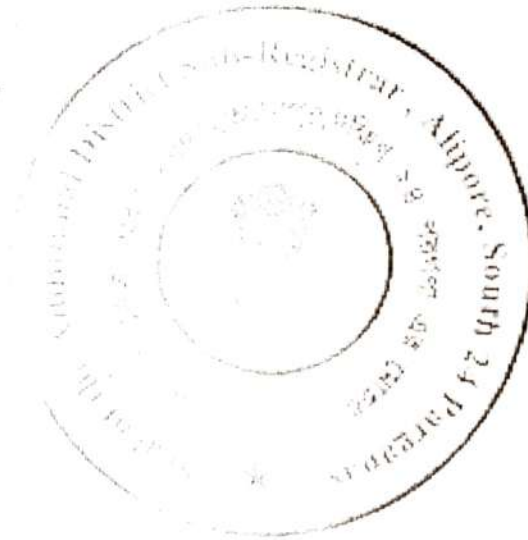
Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-
Date of Purchase 27/04/2018 Vendor name M Gazi
System (GRIPS) Finance Department, Govt. of WB
on 25-04-2018 Amount Rs 39,921/-
on 26-04-2018 Head of Account 0030-02-103-003-02

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A. D. S. R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018. Page from 94335 to 94390
being No 160502849 for the year 2018.



MD

Digitally signed by MD SHADMAN
Date: 2018.05.16 17:27:21 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 16/05/2018 17:27:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)