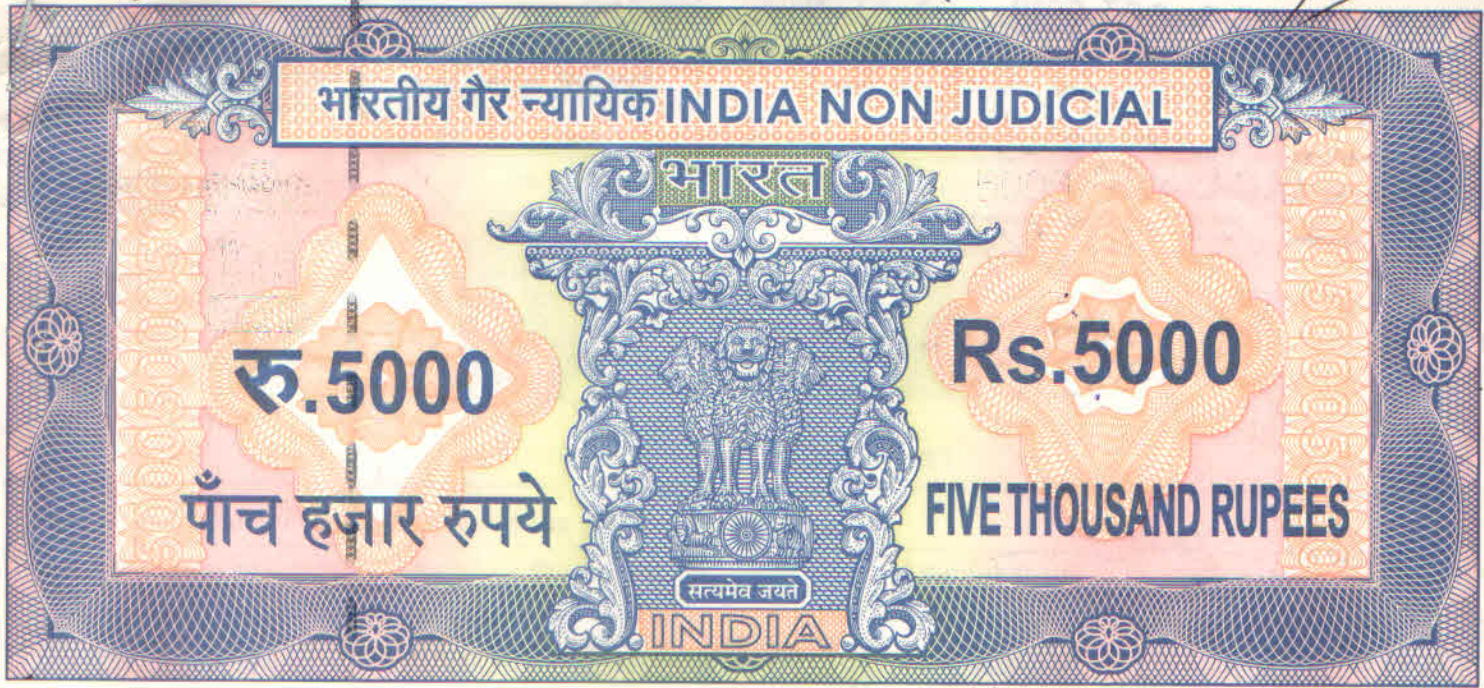


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 075735

B 075735

Handwritten notes in Bengali and English:
 11.10.13
 No 17 837/13
 24/10/13

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JOINT VENTURE DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made this 24th day of OCTOBER, 2013 (Two Thousand Thirteen), **B E T W E E N**

Faint handwritten notes and signatures at the bottom right of the page.

334 22 OCT 2013 5000
J. NO.....Dt.....Rupees.....
M/s. Sri/Smt. Kalyan Das
Address 24, Ashutosh Pally
P. S. Patuli, Kal 24
Vendor.....
54 m

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27



334 = 5000

ESTATE

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21 OCT 2013



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24 OCT 2013





Partha Sang
S/O Late R.M Sang
Deed writer
Alipur police court
KOL-27.

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08281 / 2013, Deed No. (Book - I , 08150/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashim Kr Majumder 118/4 Raja S. C. Mullick Rd., Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	 24/10/2013	 LTI 24/10/2013	<i>Ashim Kumar Majumder</i> 24/10/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kalyan Das Address -24 Ashutosh Pally, Thana:-Patuli, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 24/10/2013	 LTI 24/10/2013	<i>K Das</i>
2	Ashim Kr Majumder Address -118/4 Raja S. C. Mullick Rd., Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	Self	 24/10/2013	 LTI 24/10/2013	<i>Ashim Kumar Majumder</i> 24/10/13

Name of Identifier of above Person(s)

Partha Sana
Alipore Police Court, District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date

Partha Sana
24.10.13



Ashoke Kumar Biswas

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08150 of 2013
(Serial No. 08281 of 2013 and Query No. 1604L000017837 of 2013)

On 24/10/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 5(f), 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Refórms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 585.00/-, on 24/10/2013

(Under Article : B = 539/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 24/10/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-25,28,748/-

Certified that the required stamp duty of this document is Rs.- 5011 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 25/- is paid , by the draft number 652433, Draft Date 24/10/2013, Bank : State Bank of India, ALIPORE COURT TREASURY BR, received on 24/10/2013

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

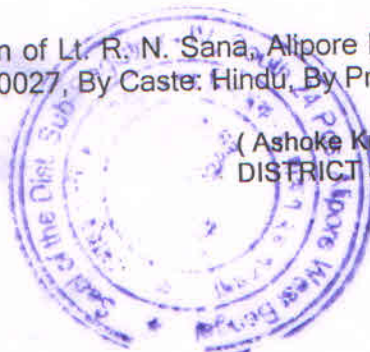
Presented for registration at 11.00 hrs on :24/10/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sri Ashim Kr Majumder ,Claimant.

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

Execution is admitted on 24/10/2013 by

1. Mr. Kalyan Das, son of Lt. Manahar Das , 24 Ashutosh Pally, Thana:-Patuli, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Retired Person
2. Sri Ashim Kr Majumder
Director /developer, M/s . Libra Infracon Pvt. Ltd., 118/4 Raja S. C. Mullick Rd., , Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047.
, By Profession : Others

Identified By Partha Sana, son of Lt. R. N. Sana, Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Deed Writer.



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

MR. KALYAN DAS, son of Late Manahar Das, By Faith-Hindu, By Occupation- Retired Presently residing at 24, Ashutosh Pally, Post Office: Garia, Police Station- Patuli, Kolkata-700 084, Dist:24 Parganas (South), herein after jointly referred to as the **VENDOR/OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

M/S. LIBRA INFRACON PRIVATE LIMITED, a Private Limited Company under the Companies Act, 1956, having its registered office at 118/4, Raja S.C. Mullick Road, Police Station : Patuli, Kolkata : 700047, being represented by its Directors namely (1) **SRI ASHIM KUMAR MAJUMDER**, son of Sri Atul Krishna Majumder of 23/1/1, Naktala Road, Police Station : Patuli, Kolkata : 700047 and (2) **SRI PRABIR KUMAR KUNDU**, son of Late Kalipada Kundu of 'ANURADHA' A-3, Neelachal Abasan Society Ltd., 98, Rajdanga Gold Park, Police Station : Kasba, Kolkata : 700107, being represented by its Director **SRI ASHIM KUMAR MAJUMDER**, hereinafter called and referred to as the **"DEVELOPER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representative and assigns) of the **SECOND PART**.

WHEREAS by virtue of a Deed of conveyance said Mr. Kalyan Das, the First party herein, became the sole and absolute owner in respect to his said homestead plot of land, having area about 4 (Four) Catthas 15 Chittaks, a little more or less, specifically described in the SCHEDULE-A herein below and said deed was registered on 13th December' 1996 at A.D.S.R. Sonarpur, 24 Parganas(s) and recorded in Book No.I, Volume No.136, pages from 89 to 94, Being No.8321 for the year 1996.



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AND WHEREAS since then the Owner/First Party herein is now in peaceful possession and enjoyment of the said property as absolute owner and mutated his name in the office of the local Rajpur-Sonarpur Municipality as well as in the office of the B.L & L.R.O, upon payments of all rates and taxes thereof, in respect to his individual tenement, land and said premises as absolute and indefeasible estate in free simple or an estate equivalent thereto, which is marketable and free from all encumbrances.

AND WHEREAS now the owner herein has decided to develop his said plot of land, having area about 4 (Four) Catthas 15 (Fifteen) Chittaks, a little more or less, specifically described in the SCHEDULE-A herein below as per the norms of the Local Municipality, by raising Ground plus three storied building thereon but as he has no available time to devote for this venture, he has approached to the Second Party, the Developer herein to execute the said work and considering the proposal of the Owner, the First Party herein and the Developer/Second Party herein has decided to develop the said plot as per the approved building plan to be sanctioned by the Authority concern at its own cost and initiative for their mutual benefit, under certain Terms and Conditions mentioned herein below.

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

ARTICLE-1

DEFINATION

Unless in this presents therein something in the subject or context repugnant to or inconsistent therewith the following means:-

1. **ARCHITECTS** :- Shall mean such person or persons or firm or firms who may be appointed as the Architect or Architects of the said building by the Developer.



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2. **BUILDING** :- Shall mean the building or buildings intended to be constructed on the said land containing several flats and/or apartments and also several commercial spaces or entirely commercial building and shall include the parking spaces and other spaces intended for the enjoyment of all occupiers and/or all owners in the said building including all common spaces thereof.
3. **BUILDING PLAN** :- Shall mean the plan or plans which may be approved by The Rajpur-Sonarapur Municipality and shall include any amendments, thereto and/or modifications thereof caused by the said Municipal Authorities.
4. **COMMON AREAS** :- Shall include the stairways, Lift (if Provided) & its well, Main entrance passage of the proposed building including Roof right.
5. **PREMISES** : Shall mean the following plot of land :-

SCHEDULE-"A"

(DESCRIPTION OF THE LAND)

ALL THAT homestead land as per the deed measuring about 4 (Four) Catthas 15 (Fifteen) Chittaks, a little more or less, alongwith one 200 Sq.ft. tile shed structure, which is lying and situated in R.S. Plot No.515/1432, appertaining to R.S. Khatian No.67 of Mouza : Laskarpur, under District collectorate Touzi No. 3-5, J.L.No.57, R.S. No.174, Police Station and Sub-Registry office at Sonarpur, P.O.: Laskarpur, under Rajpur-Sonarapur Municipality Ward No.31 (Previously ward No.29) and at present being recorded as Municipal Holdingnos.145, Ananda Pally, Kolkata - 700153, District : 24 Parganas (South), free from encumbrances, which is butted and bounded as follows :-

ON THE NORTH :- Holding of *MR. Bhattacharya & MR. Chatterjee*

ON THE SOUTH :- Holding no, 144, Ananda Pally;

ON THE EAST :- 18' 6" wide Municipal Road;

ON THE WEST :- Holding No. *Boundary well of* 145, Ananda Pally.

Kalyan Kumar Das



SCHEDULE :- "B"

(OWNERS' ALLOCATIONS)

Total 50% (fifty) of the total approved F.A.R. having self contained flats of different measurement from first floor level to Top floor level and 50% (fifty) approved area in the ground floor which consists stair area, lift area(if provided),open car parking spaces and/or any other spaces common in nature along with undivided proportionate share in the land together with all common facilities and amenities to be provided in the said premises by the Developer and an interest free refundable security deposit amount of Rs.50,000/-(Rupees Fifty Thousand) only, which is to be paid by the Developer on the date of execution and registration of this agreement i.e. To-day ^{24th OCT} 2013 and the Developer has paid sum of Rs.50,000/-(Rupees Fifty Thousand) to the owner to-day, i.e. 24/10/2013... as per the memo hereunder written. Be it mentioned here that the Owner/First party herein shall refund the said interest free security amount to the Developer herein on delivery of the entire Owner's allocations, as mentioned above.

Kalyan Kame Das,

SCHEDULE :- C

(DEVELOPER'S ALLOCATION)

The Rest of the constructed area i.e. 50% (Fifty) F.A.R. from ground level to top floor and all other saleable areas (save and except owners' allocations) within the said premises together with undivided proportionate share of land and along with all common amenities and facilities to be provided therein including proportionate roof right.

6. **OWNERS/VENDORS** : shall mean and include the party of the FIRST PART herein above mentioned and his heirs and



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heiresses and/or executor or executors and/or successors in interest or nominee or nominees.

7. **COVERED AREA** :-shall mean and include entire covered area of the flat to be sanctioned by the Authority concern and shall include the plinth area of stair, lift (if provided), balconies areas and also the thickness of the walls (external and pillars).
8. **PLANS** :- shall mean the plans of the new building to be sanctioned by the Authority concern and shall also wherever the context permits include such plan's drawings, designs and specifications as proposed by the Architects as per the prevailing Building Rules of the Municipality at the time of preparing and/or submitting the said plan for approval. The said plan shall specify the particular floor and portion and the respective area of each floor allocated for the owner with distinguished colour.

ARTICLE- II

TERMS AND CONDITIONS

1. That the Developer shall construct building on the said bastu land of the owner measuring about 4 (Four) Catthas 15 (Fifteen) Chittaks, a little more or less, which has been morefully described in the SCHEDULE-'A' above at its own costs and initiative strictly as per plan to be approved by the Authority concern.
2. That the owner shall get Total 50% (fifty) of the total approved F.A.R. having self contained flats of different measurement from first floor level to Top floor level and 50% (fifty) approved area in the ground floor which consists stair area, lift area(if provided),open car parking spaces and/or



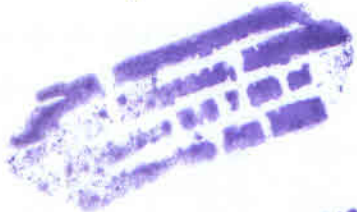
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24 OCT 2013

Kalijan Kumar Das

any other spaces common in nature along with undivided proportionate share in the land together with all common facilities and amenities to be provided in the said premises by the Developer and an interest free refundable security deposit amount of Rs.50,000/- (Rupees Fifty Thousand), which is to be paid by the Developer on the date of execution and registration of this agreement i.e. to-day ^{24th OCT} 2013 and the Developer has paid sum of Rs.50,000/- (Rupees Fifty Thousand) to the owner to-day, i.e. ^{24/10/2013} as per the memo hereunder written. Be it mentioned here that the Owner/First party herein shall refund the said interest free security amount to the Developer herein on delivery of the entire Owner's allocations, as mentioned above. *In case of difference of any area the either party shall remain to pay@ the rate of the then marketable prevailing price to the other party on the date of delivery of premises to the Owner.*

3. That on the date of execution of this Agreement the owner shall deliver all the attested photocopies of the original documents, like, deeds, both mutation certificates & up-to-date tax receipts of Rajpur-Sonarpur Municipality and also B.L & L.R.O. along with the tax clearance certificates and/or any court certificate/s in respect to the title of the said property and the registered site plan to establish his good and marketable titles in respect of his plot and also shall answer all questions and complied with the requisitions to be made by the Developer or its Advocate and/or Consultants.
4. That after scrutiny if the title of the owner or the possession of the owner in the said property be found defective or encumbered, the owner shall remove all such defects at his own costs and swear Affidavits, file applications or appear before the Authority concern, office or courts, if ever required



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in connection to the said property, failing which, the Owner along with his all legal heirs shall execute the necessary legal instrument of transfer upon receipt of the full considerations in favour of the Developer or in favour of the nominees of the Developer.

5. That after execution of this Agreement the Developer, exclusively at the cost and expenses of the Developer, shall have liberty to effect soil testing, survey the said land and demarcate the same by any competent person, build a temporary structure for the use of the caretaker and storing construction related materials, install tube well for water arrangement, fix company sign board within the said premises and shall prepare the plan of the proposed Ground plus three storied building and submit the same to the office of the Rajpur-Sonarpur Municipality for approval and take delivery of the same on sanction.
6. That it is further agreed that the Developer duly be Authorised by the owner to take appropriate steps for getting the plan sanctioned from the authority concern in their names at the costs and expenses of the Developer. And in this regard the owner shall co-operate with the Developer and render all assistance to the Developer. The owner or his Attorney and/or Authority also agree to sign on such papers, plans, documents, applications as necessary for sanctioning the plan of the said building.
7. That it is agreed by and between the parties herein that the construction of the said building complex will exclusively be done by the Developer and it shall appoint all the workmen, supervisors, engineers, architects and all the payments exclusively shall be made by the Developer only. The owner shall not in any way interfere with the construction of the said building and not will they be responsible for any

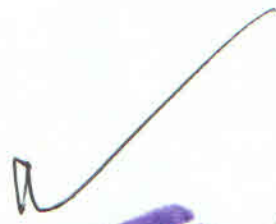


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24 OCT 2019

payments, non-payments, compensations, and/or payment of any of the dues payable to the employees either by way of wages ,salary or due to occurrence of any accident and/or any statutory dues payable to any person and/or Authority in respect to the said construction work. But the owner in all reasonable time reserve the right to inspect the work progress as well as to check the quality of materials and quantity of materials.

8. That the Developer in any event and under any circumstances shall keep the owner and his estate harmless and indemnified against all claims, demands, rights and actions arising out of the construction at the said premises.
9. That after sanction of the plan the Developer shall intimate the same to the owner and after such written intimation from the Developer, the owner shall either personally and/or through his attorney take every initiative to deliver the vacant khas possession of the said land to the Developer and after getting vacating possession the said premises within 30 days the Developer shall start construction works at its/their own costs and initiative.
10. That the Developer shall start the construction work on the said land upon approval of the building plan and deliver the owner's share within 30 (Thirty) months from the Date of Agreement to the owner, towards their considerations and strictly as per the Specifications mentioned in the **SCHEDULE-“D”** below, but Developers must get the necessary building plan approved by the Rajpur-Sonarpur Municipality maximum within 120 days from the date of execution & registration of this agreement as well as the General Power of attorney in favour of the Developers, for which the Owner herein shall render all kind of co-operations by delivering the original title deed, mutation



certificates, up-to-date municipal tax receipts, executing & registering necessary legal instrument or instruments etc. against proper receipt/s from the Developer and also to put his signatures conferring proper consent or consents in the plans, applications, affidavits, declarations etc. in respect to the said development works. Simultaneously the Developers shall remain liable to file all required documents, Plan with application fees, etc. before the Rajpur-Sonarpur Municipality for getting permission/ Plan for construction of Building within sixty days from this date. However, the said time of completion may be extended due to the reasons which are beyond the control of the Developer and/or due to **FORCE MAJURE**.

11. That the Developer shall have right only to enter in to third party agreement or agreements, (either registered or unregistered sale agreement), to sell the remaining portion of the constructed area i.e. 50% (fifty) of the total approved F.A.R. and for that purpose may advertise, appoint selling agents, negotiate with the intending buyers and receipt the consideration money from them or part thereof at its/their own choice and risk, but be it mentioned here that the Developer herein shall have no right to execute any kind of conveyance or conveyances in favour of the intending Purchaser or Purchasers. And the Developers shall not deliver his/its Allocated portion to the third party/Purchaser before delivery of premises to the Owner of thereof the entire owner's allocation, to the full & final satisfaction of the Owner, as mentioned above.
12. That the purpose of construction the Developer may procure fund from any financial institution and/or from any individual licensed money lender but without encumbering the owner's share in the said property or without making liable the owners in any manner whatsoever.



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24 OCT 2013

13. That upon receipt of the owners' entire allocated area, the owner shall remain bound to execute and register the deed of conveyances in respect of the undivided share of the land in favour of the Developer and/or in favour of the nominees of the Developer, without charging any remuneration for the same and/or shall bound to execute and register any other necessary instruments conferring rights upon the occupiers of the flats, commercial spaces and car parking spaces in the said building. But any expenses towards the same shall be borne by the Developer and/or by the nominees of the Developer.

14. That on the date of execution and registration of this agreement, the owner also agreed to execute and register one "General Power Of Attorney" in favour of the Developer empowering it/them to negotiate and settle with the intending Purchasers and to execute the construction work, sign all documents, applications, deeds in respect to its share only, plans and to enter into all kind of third party agreement and/or any kind of legal instruments relating to the Development work and to receive agreement money and ultimate considerations from the intending Purchaser/ Purchasers and execute any third party conveyance/s in respect to its allocation only and also within seven days from the date of commencement of the construction work, the first party herein, has agreed to show all the original documents to the second party, the Developer herein, in respect to the said property of the Owner, i.e. Original Title Deed of the property, all Link deeds, up-to-date Tax receipts of the settlement department and also tax receipts of the local Municipality with Tax clearance certificate, Mutation certificate etc. as and when it will be required by the Developers, for which a minimum 7 days prior intimation from the Developer shall be appreciated.



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24 OCT 2013

15. That it is specifically mentioned, each every third party agreement which will be executed by and between the Developer with all intending buyers and/or lessees shall be counter signed by the owner to make the same an effective document and the owner, the first party herein are bound under this agreement to counter sign the each third party agreement as and when it shall be required by the Developer.
16. That unless mutually extended, if the Developer fails and/or neglects to deliver the owner's share within the stipulated period to the owner, the Developer shall remain bound to pay Rs.1000/- per month to the owner towards the compensation for defaulter till the possession is given by the Developer and/or if under any situation whatsoever, the Developer fails to complete the said project, in such event the Developer shall have liberty to assign and/or transfer the said agreement to any competent third party, as per their choice and discretion, but strictly under the same terms and conditions, as stated above, for which the Owner herein shall bound to execute all the necessary legal instruments in fresh without claiming any extra considerations and/or facilities from the present as well as from the new Developers.
17. That On the other hand inspite of receipt of the owner's share, if the owner fails and/or neglects to execute the deed of conveyance or any other necessary legal instrument as referred above, the Developer and/or Purchasers shall have right to execute and register the same through process of law and in that event the owner also liable to pay Rs.1000/- per month to the Developer towards the compensation.
18. That the profit or loss accruing out of the whole construction works of the project and the sale proceeds of the flats or any materials including other receipts and disbursement of all expenses and any liability pertaining to



the project shall be exclusive affairs of the Developer, the Second party herein and be enjoyed by the second party wherein the First party, the Owner/Vendor herein shall have no liability and/or responsibility whatsoever nor the First Party shall in any way responsible and/or liable in respect of any debt to government department and/or any dues to any person or persons, statutory body and to any firm pertaining to the construction, profit and loss out of sale proceeds of flats and parking spaces out of the Developer's allocation.

19. In case of violation of the terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim compensation and remedy against other.
20. That the Parties hereto along with his legal heirs shall remain bound by the terms of these agreement and each term of these agreement is the consideration for the other.
21. If any dispute and/or difference arises between the parties hereto the same shall be settled mutually by both the parties.

SCHEDULE- D'

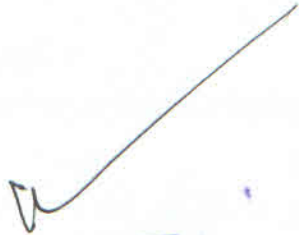
(SPECIFICATION OF OWNER'S ALLOCATED AREA)

STRUCTURE

The building will be of R.C.C. structure frame work on R.C.C. foundation, concrete grade confirming to M-15/M-20 as per the design and specification of the Architect and structural Engineer.

FLOORING

All floor area from first floor to top floor including Toilets & kitchen will be finished with 2' x 2' size white Marble or Vitrified 24"x 24" tiles and Satire case and Landings will be finished either with situ mosaic or with white torento marble tiles as per availability in the market.



WALL

All inside walls of the flat shall be finished with plaster of Paris only.

Toilet wall would be finished with standard glaze ceramic tiles (as per the choice of the owners) up to 6(six) feet height from the floor. Kitchen wall all along the granite work top shall be provided with glaze tiles up to 3 feet height from the work top.

KITCHEN

Kitchen shall be provided with 500mm wide Black Granite work top with 2 nos. of black Kadappa shelves under it, 1 stainless steel sink with cold water CP tap.

DOORS AND WINDOWS

Aluminum framed with clear glass fitted window with M.S. covered box decorative grills. Wooden door Frames (100mm x63mm) of good quality wood with 35mm thick hot pressed phenol formaldehyde resin bonded commercial flush door, panel painted on both sides with standard door fittings, i.e. The stopper, 1 Ring handle (inside) and Tower Bolt. The main entrance door will be fitted with one Mortise Lock & one telescopic eye hole.

ELECTRICAL AND INSTALLATIONS

- i) All wiring will be concealed with MCCB DB.
- ii) Each floor space will be provide with 2 fan points, 2 light points, 4 nos. 5/15amp plug Points (A.C. line with required capacity Strater shall be provided in each floor at extra cost)
- iii) 1 No. cable point (without cables).
- iv) Toilet will be provided with 1 No.5/15 AMP plug point, 1 No. exhaust fan point and 1No.Light point.
- v) Staircase will be provided with 1 No. Light point each.
- vi) One Main Service electric Meter will be provided for Common Use only.



cc

24 OCT 2013

vii) Normal 440 volt. Electric Service connection shall be provided with one individual Meter in the name of the First Party and other expenses towards the individual meter against each flat of the owners' allocation shall be borne by the owners/the first party herein. Further, that it is agreed upon by both the parties herein that if under any circumstances the local electric supply authority of Govt. of West Bengal does not agree to provide required power supply to the said proposed building without installation of Transformer, then under such event, the total cost and expenses for such transformer installation shall be shared equally, i.e. 50% by the Owners and 50% by the Developers.

SANITORY AND PLUMBING

- All pipe lines will be concealed.
- Toilets will have one European white color commode with low down level PVC cistern and one colored(normal)porcelain required size wash basin, CP shower rose, CP tapes, bib cocks, mirror, soap case and towel rod.

WATER SUPPLY :

water would be supplied from the overhead Tank and would be lifted either from deep tube well or from the Under Ground water Reservoir connected with municipal water connection(if permitted), using standard motor-pump.



IN WITNESS WHEREOF THE PARTIES have hereunto set and subscribed their respective hands and seals on this Day, Month and Year first above written.

In Presence of :-

1. Biplob Das
24, Ashutosh Pathy
Kolkata-700084

Kalyan Das.
(KALAYAN DAS)

(OWNER/VENDOR)

2. Nilan Mondal
Ari Pore
Kolkata-27

Drafted By:-

Partha Saha
Detail writer
Ampur,
L.No-132

Computer Typed by :-

Sujit Majumdar

"Pratilipi"

Alipore Judges' Court, Kol-27.

For LIBRA INFRACON PRIVATE LIMITED

Arjun Kumar Majumdar.
Director
(DEVELOPER)



24 OCT 2013

MEMO OF CONSIDERATION

Received sum of Rs.50,000/- (Rupees Fifty Thousand) only from the above mentioned Developer as per following memo:-

1. By Cheque no 098457 dtd 24/10/2013 On Axis Bank, Garia Branch
.....Rs.50,000/-

In Presence of:-

1. *Bip Lab Das*
24 . Ashutosh Pally
Kolkata - 700044



Kalyan Das.
(KALAYAN DAS)

(OWNER/VENDOR)

2. *Nandu Banerjee*





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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 41
Page from 3886 to 3907
being No 08150 for the year 2013.



(Signature)
(SmitikanaPanda) 29-October-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

Digitally signed by TRIDIP MISRA
Date: 2015.06.24 01:43:14 -07:00
Reason: Digitally e-Signing the Completion Certificate of the Deed.