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Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document,

[Handwritten Signature]
 District Sub-Registrar-II
 Burdwan

✓ Shikha Das.

✓ Sumita Das.

AMOPS HOLDING INDIA PVT. LTD.
Tarou math Khan
 DIRECTOR

04 SEP 2015

DEED OF AGREEMENT FOR DEVELOPMENT

:: Om Gurabey Namah ::

THIS DEED OF AGREEMENT FOR DEVELOPMENT IS MADE AT BURDWAN ON THIS 4TH DAY OF SEPTEMBER, TWO THOUSAND AND FIFTEEN (2015)

[Handwritten Signature]

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Shikha Das.
Sumanti Das.

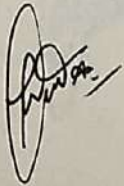
AMOPS HOLDING INDIA PVT. LTD.
Taranath Ghos
DIRECTOR

BETWEEN

1. **MRS. SHIKHA DAS**, W/o Late Chinmay Das, by faith- Hindu, by profession – Household Duties, resident of 2 No. Ichlabad, P.O. Sripally, P.S. Burdwan, Dist. Burdwan, Pin - 713103; and
2. **MR. SUMANTA DAS**, S/o Late Chinmay Das, by faith- Hindu, by profession – Business, resident of 2 No. Ichlabad, P.O. Sripally, P.S. Burdwan, Dist. Burdwan, Pin - 713103; **PAN No. AHUPD6034A**; herein after together and jointly called and referred as the **OWNERS** (which express on shall unless excluded their and each of their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.

And

AMOPS HOLDING INDIA PRIVATE LIMITED., (A Company incorporated under Companies Act, 1956) (CIN U20221WB1993PTC057432) having its Regd. Office at 3/9C, 3rd Floor, Gouri Bari Lane, Kolkata – 700004; PAN No. **AAECA6691E** represented by one of its Director **MR. TARAK NATH GHAR**, (having DIN 01998645) Son of Late Bhriguram Ghar, by Faith Hindu, by Occupation Business, resident of G. N. Mitra Lane, Parapukur-7, P.O. Burdwan,

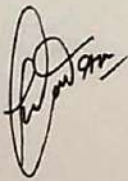


Shikha Das.
Sumanika Das.

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Tarun Mahi Wani.
DIRECTOR

P.S. Burdwan, Pin- 713101, West Bengal, PAN ADJPG0194P; herein after called the DEVELOPER (which express on shall unless excluded their and each of their respective heirs, executors, administrators, legal representative and assigns) of the party of the SECOND PART.

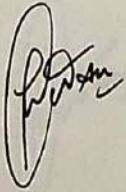
- A. The OWNERS are the sole and absolute owners and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands along with the existing structure thereon, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "SAID PREMISES").
- B. WHEREAS, the First Schedule mentioned property being C.S. Plot No. 26 & 27 (Sub Plot 26/1 & 27/1), C.S. Khatian No. 504, R.S. Plot No. 27/1965, R.S. Khatian No. 1095, L.R. Plot No. 91 presently appertaining to L.R. Khatian No 8939 and 8940 of Mouza- Ichlabad, J.L. No. 75 within P.S. & Dist Burdwan measuring an area 0.08 acres i.e, 8 Decimals previously belonged to one Umapasrad Hazra who while being the Owner and Possessor in respect of the said property, sold the same in favour of one Smt Prafullyyamoyee Dasi, wife of Satish Chandra Samanta by virtue of one Registered Deed of Sale being Deed No. 658 for 1931, incorporated



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in Book No. I, Volume No. 17, Page No. 99 to 101 registered at the Burdwan Registry Office and relinquished his all title in respect of the said property in favour of said Smt Prafullyamoyee Dasi. Afterwards being the absolute owner and possessor in respect of the First Schedule mentioned property, the said Smt Prafullyamoyee Dasi mutated her name in the C.S.R.O.R in C.S. Khatian No. 504 in respect of C.S. Plot Nos. 26 & 27. Later, while being the Owner and Possessor in respect of the said property, the said Smt Prafullyamoyee Dasi sold the same in favour of one Radhashyam Das by virtue of one Registered Deed of Sale being Deed No. 655 for 1947, incorporated in Book No. I, Volume No. 9, Page No. 161 to 166 registered at the Office of the D.S.R., Burdwan and relinquished her all title in respect of the said property in favour of said Radhashyam Das. Afterwards being the absolute owner and possessor in respect of the First Schedule mentioned property, the said Radhashyam Das mutated his name in the R.S.R.O.R in R.S. Khatian No. 1095 in respect of R.S. Plot No. 27/1965 at Mouza Ichlabad, J.L. No. 75, Touzi No. 712 measuring an area of 8 Decimals. Subsequently his name got duly been recorded in the L.R. Khatian No. 1264 in respect of L.R. Plot No. 91 measuring an area of 8 Decimals under the concept of "One Man One Khatian" during the operational stage of the L.R. Record of Rights. The said Radhashyam



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Das, during his life time executed one Will on 29th November, 1962 in which he bequeathed his entire properties in favour of his son Chinmay Das and in the said will he made and nominated his wife Lalita Das as the Executor of the said Will and moreover he also gave the entitlement of life estate enjoyer and holder of the said property to his wife Lalita Das during her entire lifetime. Subsequently, as the said Radhashyam Das died, his wife, being the executor of the said Will filed one Will Probate Case in the Court of the District Judge Burdwan which subsequently transferred to the Court of the 1st Additional District Judge, Burdwan and renumbered as O.S. Will Case No. 01 of 1987 and subsequently after the trial and proceeding of the said case the Ld. Court of the 1st Additional District Judge, Burdwan was pleased to grant the probate on 22nd August, 1990. Afterwards, as the said Lalita Das died, as per the said will of Late Radhashyam Das, their son, Chinmay Das obtained the entire First Schedule mentioned property and subsequently recorded and mutated his name at L.R. Khatian No. 2152 in respect of the said property comprising in L.R. Plot No. 91. Subsequently as the said Chinmoy Das died intestate on 22nd August, 2004, as per the Hindu Succession Act, his legal heirs being his widow namely Mrs. Sikha Das being the OWNER No. 1 of this Indenture and Mr. Sumanta Das being the OWNER No. 2 of this

Shikha Das.

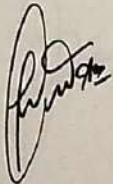
Sumanta Das.

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Tamara Mahapatra.
DIRECTOR

Indenture became the absolute and rightful owners and possessors in respect of the said property and acquired all kinds of rights, title and interest in respect of the said property. Subsequently they mutated their names in the L.R. Khatian Nos. 8939 and 8940 in respect of L.R. Plot No. 91. Thus this way, Mrs. Shikha Das and Mr. Sumanta Das have become owners to the extent of the property mentioned in the **First Schedule** appertaining to C.S. Plot No. 26 & 27, C.S. Khatian No. 504, R.S. Plot No. 27/1965, R.S. Khatian No. 1095, L.R. Plot No. 91 presently appertaining to L.R. Khatian No 8939 and 8940 of Mouza- Ichlabad, J.L. No. 75 within P.S. & Dist Burdwan measuring an area 0.08 acres i.e, 8 Decimals situated at Ward No. 10, Mahalla – Bara, having Holding No. 365 within the limits of the Burdwan Municipality.

AND WHEREAS the **OWNER No. 1** of the Party to the **FIRST PART** being MRS. SHIKHA DAS has become owner to the extent of total area 0.04 Acres i.e., 4 decimal i.e., 2.425 Katha, i.e 1745 Sq Ft of Land (A little more or less) and structure thereon by succession as aforesaid in respect of the property as mentioned in the **First Schedule** and has been fully seized and possessed with absolute right, title, interest therein and accordingly her name has been recorded in the present LR Khatian no. 8939, LR Plot No. 91 of Mouza- Ichlabad, J.L. No. 75, P.S. & Dist.




Shilcha Das.

Sumita Das.

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Burdwan in respect of 4 decimals of land out of an area of 8 Decimals out of total area measuring 9.3 Decimals of Land in respect of the entire Property as mentioned in the **First Schedule** and hence she has been fully seized and possessed with absolute right, title, interest therein in respect of the 4 Decimals i.e., 0.04 Acres of Property out of total 8 Decimals of property as mentioned in the **First Schedule** being C.S. Plot No. 26 & 27, C.S. Khatian No. 504, R.S. Plot No. 27/1965, R.S. Khatian No. 1095, L.R. Plot No. 91 presently appertaining to L.R. Khatian No 8939 and 8940 of Mouza- Ichlabad, J.L. No. 75 within P.S. & Dist Burdwan measuring an area 0.08 acres i.e, 8 Decimals situated at Ward No. 10, Mahalla – Bara, having Holding No. 365 within the limits of the Burdwan Municipality and she has been possessing the all the aforesaid properties on payment of Govt. rents etc. for the property exclusively in her name on appropriate receipt thereof.

 AND WHEREAS the OWNER No. 2 of the Party to the **FIRST PART** being MR. SUMANTA DAS has become owner to the extent of total area 0.04 Acres i.e., 4 decimal i.e., 2.425 Katha, i.e 1745 Sq Ft of Land (A little more or less) and structure thereon by succession as aforesaid in respect of the property as mentioned in the **First Schedule** and has been fully seized and possessed with absolute right,

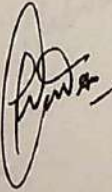
Shilcha Das.

Sunderi Das.

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DIRECTOR

title, interest therein and accordingly his name has been recorded in the present LR Khatian no. 8940, LR Plot No. 91 of Mouza- Ichlabad, J.L. No. 75, P.S. & Dist. Burdwan in respect of 4 decimals of land out of an area of 8 Decimals out of total area measuring 9.3 Decimals of Land in respect of the entire Property as mentioned in the **First Schedule** and hence he has been fully seized and possessed with absolute right, title, interest therein in respect of the 4 Decimals i.e., 0.04 Acres of Property out of total 8 Decimals of property as mentioned in the **First Schedule** being C.S. Plot No. 26 & 27, C.S. Khatian No. 504, R.S. Plot No. 27/1965, R.S. Khatian No. 1095, L.R. Plot No. 91 presently appertaining to L.R. Khatian No 8939 and 8940 of Mouza- Ichlabad, J.L. No. 75 within P.S. & Dist Burdwan measuring an area 0.08 acres i.e, 8 Decimals situated at Ward No. 10, Mahalla – Bara, having Holding No. 365 within the limits of the Burdwan Municipality and he has been possessing the all the aforesaid properties on payment of Govt. rents etc. for the property exclusively in his name on appropriate receipt thereof.

-  C. **AND WHEREAS** being OWNERS and Possessors the **FIRST PARTY** have mutated and took all necessary initiatives to mutate and recorded the their own names in respect of the entire **First Schedule Property** and also paid up all due

Shilcha Das.
Sumati Das.

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revenue to the competent authorities in respect of the said property and obtained a good marketable right, title and interest over the **First Schedule Property**. Hence the **OWNERS** have acquired a good title over the **First Schedule Property** without any interference or intervention of any or by any other person.

- D. That there is a large portion of land which is unmaintained and structure is present over the said Land which is also dilapidated due to non-maintenance and non-repair and thereby the **OWNERS** have together and jointly taken decision to demolish the existing structure and to construct multistoried exclusively residential or residential cum/or commercial building/buildings along with shopping cum/or housing complex inclusive of Flats/Residential Units, Offices, Shops/Commercial Units and Car Parking Spaces by constructing building/s and to develop the premises which is not being looked after by the **OWNERS** due to their habitation uncertainty in the City of Burdwan and thereby the **OWNERS** have taken decision to construct exclusively Residential or Residential cum/or Commercial building/buildings along with shopping cum/or housing complex comprised of Multiple Flats/Residential Units/Offices/Shops/Commercial Units/Car Parking Spaces and to develop the premises.
- E. That the **OWNERS** neither have the capacity nor have the ability both

Shikha Dan.

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DIRECTOR

financially and technically and also nor have any experience nor have the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with exclusively residential or residential cum/or commercial building cum shopping cum/or housing complex by erecting multistoried exclusively residential or residential cum/or commercial building/buildings along with shopping cum/or housing complex thereon inclusive of Flats, Shops, Offices and Car Parking Spaces.

- F. That the **DEVELOPER** is a reputed organization having more experience, knowledge and skill to develop the same. So the **OWNERS** of the First Schedule mentioned property gave offer to the **DEVELOPER** to develop the First Schedule mentioned properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of a building exclusively residential or residential cum/or commercial purpose.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows: -

- 1.1 **PREMISES:** shall mean the premises with land as stated in the **First Schedule** of this agreement.

Shikha Das.

Sumanta Das.

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DIRECTOR

1.2 **BUILDING/S:** shall mean the proposed building/buildings along with exclusively residential or residential cum/or commercial building cum shopping cum/or housing complex to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality via its sanctioned Plan which is regarded as part and parcel of the said project, within the said premises.

1.3 **OWNER/OWNERS:** shall mean

a) **MRS. SHIKHA DAS**, W/o Late Chinmay Das, by faith- Hindu, by profession – Household Duties, resident of 2 No. Ichlabad, P.O. Sripally, P.S. Burdwan, Dist. Burdwan, Pin - 713103; and shall include her respective heirs, executors, administrators, representatives, transferees, assignees and nominees; and

b) **MR. SUMANTA DAS**, S/o Late Chinmay Das, by faith- Hindu, by profession – Business, resident of 2 No. Ichlabad, P.O. Sripally, P.S. Burdwan, Dist. Burdwan, Pin - 713103; and shall include his respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

1.4 **DEVELOPER:** shall mean **AMOPS HOLDING INDIA PRIVATE**

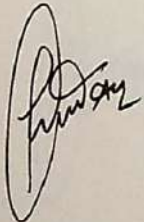
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AMOPS HOLDING INDIA PVT. LTD.
Tarak Nath Ghos,
DIRECTOR

LIMITED, (A Company incorporated under Companies Act, 1956) (CIN U20221WB1993PTC057432) having its Regd. Office at 3/9C, 3rd Floor, Gouri Bari Lane, Kolkata – 700004 PAN No. **AAECA6691E** represented by one of its Director **MR. TARAK NATH GHAR**, (having DIN 01998645) Son of Late Bhriguram Ghar, by Faith Hindu, by Occupation Business, resident of G. N. Mitra Lane, Parapukur-7, P.O. Burdwan, P.S. Burdwan, Pin- 713101, West Bengal; and shall include its respective heirs, partners, executors, administrators, representatives, transferees, assignees and nominees.

1.5 **COMMON FACILITEIS**: shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator room, community room, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be.

1.6 **OWNER'S ALLOCATION**: shall mean the absolute right of the OWNERS in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the



Shilcha Das.
Sumit Das.

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Taranvishu.
DIRECTOR

allocation of the OWNERS will be 38% of the proposed building/buildings being the exclusively residential or residential cum/or commercial building cum shopping cum/or housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality as per their respective share over the entire **First Schedule** mentioned land whereas OWNER No.1 will be entitled 19% of the proposed building/buildings being the exclusively residential or residential cum/or commercial buildings as well as shopping cum/or housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in respect to her respective share of 4 Decimals of land which is more specifically mentioned in the **First Schedule** and whereas OWNER No. 2 will be entitled 19% of the proposed building/buildings being the exclusively residential or residential cum/or commercial buildings cum shopping cum/or housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in respect to his 4 decimals of land which is more specifically mentioned in the **First Schedule**.

 1.7 **DEVELOPER'S ALLOCATION:**

1.7.1 Shall mean the absolute right of the DEVELOPER in regard to 62% of

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DIRECTOR

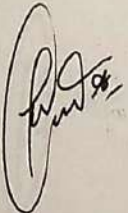
the Entire total constructed portion of the proposed building/s of exclusively residential or residential cum/or commercial building complex over the entire **First Schedule** mentioned property according to the sanctioned plan of the Burdwan Municipality including Car Parking/Garages and Flats/Units in all the floors **EXCEPT** the portion defined in the OWNER'S ALLOCATION.

1.7.2 Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favour of the DEVELOPER.

1.8 **ARCHITECH** : shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to approval of the owner.

1.9 **BUILDING PLAN** : shall mean the plan/plans for construction of the building, duly approved by the OWNER and submitted by at the costs of the DEVELOPER to the Burdwan Municipality for sanction, and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipality.

1.10 **TRANSFER** : with its grammatical variations shall include a transfer by



Shilpa Das.

Sunil Das

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Taran Mohan Sharma
DIRECTOR

and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building/s to purchasers thereof although the same may not amount to a transfer in law.

1.11 **TRANSFeree/INTENDING PURCHASER:** shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNER including the rights of transfer to the extent of his own share as defined and described as the OWNER'S ALLOCATION.

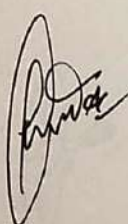
1.12 **MASCULINE GENDER:** shall include feminine gender and vice versa.

1.13 **SINGULAR NUMBER:** shall include plural number and vice versa.

ARTICLE II – TITLE INDEMNITIES AND REPRESENTATIONS:

The OWNERS do and doth hereby declare and covenant with the DEVELOPER as follows:-

- 2.1 That the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.
- 2.2 That the said premises is free from all encumbrances, charges, liens, lis-pendenses,

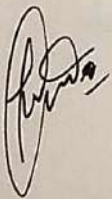


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Taran Maheshwari.
DIRECTOR

acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the **OWNERS** hereby unconditionally undertake to make the said **First Schedule** mentioned property free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 3 Months from this very date of execution of this Agreement .

- 2.3 That the **DEVELOPER** will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation and will also bear the cost and expenses of demolishing the old structure and the **DEVELOPER** will enjoy exclusive right over the rubbishes and demolished structure and its components, parts and particles.
- 2.4 That the **DEVELOPER** will bear all expenditure and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the **OWNERS** will co-operate with the **DEVELOPER** in all aspects except Financially.
- 2.5 That the **OWNERS** by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan / revised plan if necessary, and for construction of



Shikha Das.
Shikha Das.

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Tarak Nath Ghar.
DIRECTOR

building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.

2.6 The **DEVELOPER** is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction of the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the OWNER hereby agrees upon to execute a Power of Attorney in favour of **MR. TARAK NATH GHAR**, (having DIN 01998645) Son of Late Bhriguram Ghar, by Faith Hindu, by Occupation Business, resident of G. N. Mitra Lane, Parapukur-7, P.O. Burdwan, P.S. Burdwan, Pin- 713101, West Bengal, representing as the Director of the Developer Company namely **AMOPS HOLDING INDIA PRIVATE LIMITED.**, (A Company incorporated under Companies Act, 1956) (CIN U20221WB1993PTC057432) having its Regd. Office at 3/9C, 3rd Floor, Gouri Bari Lane, Kolkata – 700004 PAN No. **AAECA6691E**, whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNER all such application as to be require for the purpose and in connection with the construct of the proposed building/s and sell to flats and car parking spaces with share in land.

Shikha Das
Sunder Das

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Taran Mohan Sharma
DIRECTOR

- 2.7 That except the OWNERS no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The OWNERS shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises to the intending purchaser or transferee.
- 2.9 The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 The OWNERS does not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.11 The OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality or Government or local bodies including the Municipality as the case may be by the OWNER and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of

Shikha Das.
Shikha Das.

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DIRECTOR

the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this deed.

2.12 That during the continuance of this Agreement the OWNERS shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality.

2.13 In case of failure to give open and clear possession in favour of the DEVELOPER by the OWNERS and in that event if the DEVELOPER face any financial loss to that effect the OWNERS will liable for all consequences.

ARTICLE III – COMENCEMENT:

3.1 This agreement shall commence or shall deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE IV – DEVELOPER'S RIGHT OF CONSTRUCTION:

4.1 The OWNERS hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a

Shilcha Das.
Sunderi Das.

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Tanvir
DIRECTOR

building thereon by way of the said new construction is to be done according to the Burdwan Municipality by-laws, rules and regulations and not otherwise.

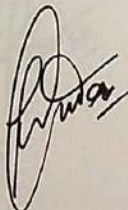
- 4.2 The OWNERS have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality by the DEVELOPER in the name of the owner, and/or the same is awaiting SANCTION/APPROVAL from the Burdwan Municipality, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Municipality or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality and/or the other statutory authorities.
- 4.4 The OWNERS will execute a Power of Attorney in favour of the Director of the DEVELOPER Company only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right,

Shikha Das.
Sumit Das.

AMOPS HOLDING INDIA PVT. LTD.
Tanu Chakrabarti
DIRECTOR

including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in respect of the allocation of the developer.

- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNERS of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by him in that account.
- 4.6 After getting free and vacant possession of the said premises, demolition of the existing building/structures on the said premises and removal of the debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNERS by any and all means will be barred from the right to claim to the same.



Shilpa Dan,
Suman Dan.

AMOPS HOLDING INDIA PVT. LTD.

Tanuj Kumar Sharma
DIRECTOR

- 4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNERS then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if at the time of the execution of the deed the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.9 That if any sort of amalgamation or enamel is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNERS shall hand over Original Title Deed and other papers and writings including the last paid up

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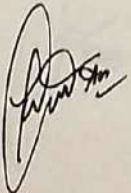
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Taran Kumar Sharma
DIRECTOR

Municipality Tax bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said **First Schedule** mentioned premises of and/or for necessary searches, to the DEVELOPER for inspection and record.

- 5.2 The DEVELOPER or his nominee/nominees or the transferees of the OWNERS and the DEVELOPER shall be entitled for detailed inspection of the original title deeds. The OWNERS shall strictly unconditionally keep the original Title Deeds deposited with the DEVELOPER or with the Advocate of the DEVELOPER to make such inspection convenient.
- 5.3 Subject to the provisions contained herein, the OWNERS have and possesses a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendence, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNERS and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone as the case may be and the same will be adjusted later from the OWNER's Allocation at the time of the Selling out



Shilcha Das.
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Tarak Nath Ghar
DIRECTOR

of the Flats and/or Car Parking Spaces.

ARTICLE VI – EXECUTION OF THE PROJECT:

- 6.1 After the plan being sanctioned by the Burdwan Municipality and the OWNERS by themselves or through their constituted Power of Attorney holder namely **MR. TARAK NATH GHAR**, (having DIN 01998645) Son of Late Bhriguram Ghar, by Faith Hindu, by Occupation Business, resident of G. N. Mitra Lane, Parapukur-7, P.O. Burdwan, P.S. Burdwan, Pin- 713101, West Bengal, PAN **ADJPG0194P**, representing as the Director of the Developer Company namely **AMOPS HOLDING INDIA PRIVATE LIMITED.**, (A Company incorporated under Companies Act, 1956) (CIN U20221WB1993PTC057432) having its Regd. Office at 3/9C, 3rd Floor, Gouri Bari Lane, Kolkata – 700004 PAN No. **AAECA6691E**, having obtained all necessary permission, approvals and sanctions, the DEVELOPER will *ipso-facto* get the privilege to commence construction in respect of the portion of the of the premises in the possession of the OWNERS. The construction will be in accordance with the Burdwan Municipality sanctioned plan. The OWNERS shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects.



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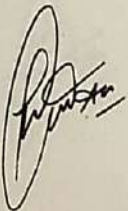
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Tarun Kumar Sharma,
DIRECTOR

During such period the OWNERS shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality.

- 6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNERS to carry out the construction of the proposed building which is to be completed within 48 months from the date of getting the Burdwan Municipality Sanction Plan and from the date of vacant possession given by the OWNER to the DEVELOPER building is to be constructed, whichever is later, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work.



- 6.3 The OWNERS will resume to be in possession over the said **First Schedule** mentioned property in respect to his Allocated Portion of the Constructed Building

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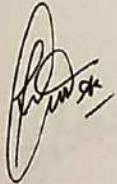
AMOPS HOLDING INDIA PVT. LTD.

Tanuj Kumar Das
DIRECTOR

after the completion of the project but not before that and during the continuation of term of the project, i.e. 48 months after the obtaining of the sanctioned plan from the Burdwan Municipality, The OWNERS or any of his agent/s or any other representative will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

ARTICLE VII – SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else.
- 7.2 The OWNERS shall be ENTITLED to the OWNER'S ALLOCATION as defined in *Clause 1.6* of this agreement.
- 7.3 The OWNERS shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules & Regulations of Burdwan Municipality as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at his



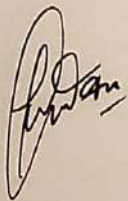
Shilcha Das,
Suman Das.

AMOPS HOLDING INDIA PVT. LTD.
Tarun Kumar
DIRECTOR

own costs and provided for the owner's allocation as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.

7.5 The OWNERS shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee.

7.6 The common area/facilities shall be jointly owned by the OWNER and the DEVELOPER for the common use and enjoyment of owner's/developers allocation of space. Here it must be mentioned that OWNERS will enjoy their entitlement in respect of the allotted share of 38% of the Total Constructed Portion of the proposed building/s cum exclusively residential or residential cum/or commercial building complex in regard to the rest of the building/s, the DEVELOPER will unconditionally and uninterruptedly enjoy the entire proposed building project as per the DEVELOPER'S ALLOCATION in respect of the said proposed project.



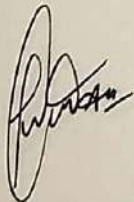
Shikha Das.

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AMOPS HOLDING INDIA PVT. LTD.

Tanuj Das
DIRECTOR

- 7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e., 62% of the Total Constructed Portion of the proposed building/s which is not attached with the OWNER'S ALLOCATION i.e. 38% of the proposed building/s and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit any Office or Shop or Commercial Unit and/or Car Parking Space/Garage with the third parties to the extent of 62% space of the total constructed area of the all floors and the OWNERS will have no right over the said floors except in regard to their own Allocation and they by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future.
- 7.8 Both the OWNERS and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPER.
- 7.10 On completion of the building, but therefore giving possession, both the OWNER and the DEVELOPER will conduct a joint survey of the super built up space/area



Shilcha Das.

Sumudra Das.

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Tanu Chatterjee
DIRECTOR

in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

- 7.11 That the DEVELOPER shall alone have the right to allocate flats and parking spaces to the intending purchasers and the OWNERS shall have no right whatsoever to enter into any agreement personally with the intending purchasers for sale of any of the flats or parking spaces to be constructed by the DEVELOPER over the land owned by the First Part (OWNERS).

ARTICLE VIII – COMMON FACILITIES:

- 8.1 As soon as the building is completed, the DEVELOPER shall give written notice cum Completion Certificate to the OWNERS requiring the OWNERS to take possession of their share of allocation in the building and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.



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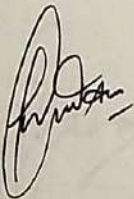
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AMOPS HOLDING INDIA PVT. LTD.

Taran Kumar
DIRECTOR

8.2 The OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNERS this behalf in respect of her proportionate share of the said rates.

8.3 As and from the date of receipt the completion certificate, the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNER'S ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or



Shikha Dan.
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Taran
DIRECTOR

storage or any additional maintenance or repair is required by virtue thereof in the owner's allocation or any part thereof the OWNERS shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

ARTICLE IX - CONSIDERATION

9.1 That the OWNERS are entitled as consideration the "OWNER'S ALLOCATION" as defined in **Clause 1.6** of this agreement and will get Consideration Amount from the DEVELOPER in lieu of their undivided proportionate share or interest share or interest in their land of the said First Schedule mentioned property, in proportion to the area allotted to them as per OWNER'S ALLOCATION.

9.2 In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises and since the OWNERS are hereby entitled to get the consideration amount specifically detailed in the **Second Schedule**, the OWNERS are duty bound to make adjustment with the DEVELOPER in respect of the said consideration amount by allotting a proportionate share in respect of the DEVELOPER at the time of booking of the flats/shops/offices/parking spaces by the intending

Shikha Das.

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Taran Nath Singh
DIRECTOR

purchasers and the DEVELOPER by all virtue, in any and all consequence will be entitled to get that said share without any prejudice and the amount of total consideration amount as specified in the **Second Schedule** is adjustable at any and all time.

9.3 That OWNERS together and jointly will be entitled to get a total sum of Rs. 5,00,000/- (Rupees Five Lacs only) [The payment system is specifically detailed in the *Second Schedule of this Agreement*] as the Earnest Consideration Amount of the Project which will be duly adjusted in favour of the DEVELOPER for realization of the said amount at the time of Booking of the flats and also Selling Out of Flats/Shops/Offices/Parking Spaces in respect of the allocated proportion of share of the OWNERS as per this agreement in the said Proposed multistoried exclusively residential or Residential cum/or Commercial Building which is detailed in the **Clause No. 1.6** of this Agreement.

9.4 That in respect of the DEVELOPER'S ALLOCATION of 62% Share of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and First Schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers



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DIRECTOR

against each Flat, Shop, Office and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/Residential Units, Shops/Offices/Commercial Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

ARTICLE X – TIME FOR COMPLETION:

- 10.1 The building shall be completed within 48 months from the date of sanction of the plan by the Burdwan Municipality unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/FORCE MAJURE such as riots, flood, earthquake, Act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

ARTICLE XI – MISCELLANEOUS:

- 11.1 The OWNERS and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNERS and the DEVELOPER nor shall the OWNERS and the DEVELOPER in any manner constitute an association of persons.
- 11.2 The DEVELOPER shall be entitled to assign this agreement in favour of any

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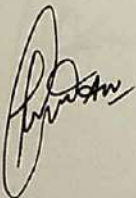
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DIRECTOR

Private Limited Company provided that the Representative Director of the DEVELOPER Company must also be a director of the said proposed Private Limited Company and in that event this agreement would be considered to have been executed between the OWNERS and the said Private Limited Company, and the terms and conditions contained herein shall be applicable to the said assignee.

- 11.3 All dealings to be made by the DEVELOPER in respect or the construction of the buildings and development of the complex shall be in the name of the OWNERS but such dealings shall not create or foster in any manner any financial, civil and / or criminal liability of the OWNERS.
- 11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.
- 11.5 **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.
- 11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be



Shikha Das.

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Taran Kumar
DIRECTOR

suspended for the duration of the **FORCE MAJEURE**.

11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may require the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relating to which no specific provision has been made herein, the OWNERS hereby authorize the DEVELOPER to do all such acts, deeds, matters and things and undertake, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertake to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNERS and by giving prior information.

11.8 The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership flats/offices/shops.

11.9 The OWNERS and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and

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Sumeet Das

AMOPS HOLDING INDIA PVT. LTD.
Tarun Kumar Mishra
DIRECTOR

hereby give their its consent to abide by the same.

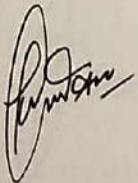
11.10 Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand or sent by prepaid registered post.

11.11 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.

11.12 As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees and the OWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.

11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.

11.14 The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises (for the commencement of work at the



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AMOPS HOLDING INDIA PVT. LTD.

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DIRECTOR

said premises) to the DEVELOPER by the OWNERS until delivery and/or the completion certificate of possession of the OWNER allocation in the proposed building.

ARTICLE XII – ARBITRATION:

12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE XIII – JURISDICTION:

13.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

The DEVELOPER has paid stamp duty over the value assessed by D.S.R.

- II, Burdwan.

The Photos, Finger Prints, Signatures of the OWNERS being the OWNER

Shikha Das.

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AMOPS HOLDING INDIA PVT. LTD.

Tamara Kumar
DIRECTOR

NO. 1 & OWNER NO. 2 themselves, the DEVELOPER being represented by one of its Director is annexed herewith in separate sheets, which will be treated as the part of this deed.

:: THE FIRST SCHEDULE ABOVE REFEREED TO ::

(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND appertaining to being C.S. Plot No. 26 & 27, C.S. Khatian No. 504, R.S. Plot No. 27/1965, R.S. Khatian No. 1095, L.R. Plot No. 91 presently appertaining to L.R. Khatian Nos. 8939 and 8940 of Mouza- Ichhlabad, J.L. No. 75 within P.S. & Dist Burdwan measuring an area 0.08 acres i.e, 8 Decimals i.e. 4.85 Katha (A Little More or Less) i.e., 3,490 Sq Ft. (A Little More or Less)) having one storied cemented pucca structure thereon being around 40 years old and the same is having its total Covered Area of 800 Sq Ft situated at Ward No. 10, Mahalla – Bara, having Holding No. 365 within the limits of the Burdwan Municipality.

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS DEVELOPMENT AGREEMENT:- 8 Decimals i.e. 0.8 Acres (More or Less) out of Total 9.3 Decimals i.e., 0.093 Acres (More or Less) with one storied 40 years old cemented Pucca Structure having covered area of 800 Sq. Ft.

Shikha Das.

Suman Das.

AMOPS HOLDING INDIA PVT. LTD.

Tamra Mohan Sharma
DIRECTOR

AND THE SAID PROPERTY IS BUTTED AND BOUNDED BY,

On the North: Ichhlabad Road

On the South: 18 Ft Wide Municipal Road

On the East: Property of Mr. Aditya Prasad Majumder & Ors

On the West: 18 Ft Wide Municipal Road

:: THE SECOND SCHEDULE ABOVE REFEREED TO ::

(Details of Payment System of Consideration Amount)

On the Day of Execution and Registration of this Deed of Agreement for Development between Developer and the Owners:- **Total Earnest Consideration Amount Rs.**

5,00,000/- (Rupees Five Lacs Only)

(Note: The Earnest Consideration Amount will be adjusted in favour of the Developer from the Allocation of the Owners at the time of Booking of flat/Registration of Flat/Car Parking Spaces/Garages)

IN WITNESSES WHEREOF, the OWNERS, the DEVELOPER being represented by one of its Directors and WITNESSES after knowing the purpose and meaning of this deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on 4th Day of September, 2015.

[This Deed is prepared on 1(One) Stamp Paper, 39 (Thirty Nine) White Bond Papers and 2(Two) Papers containing the Finger Prints and Photos of the Parties i.e., This Deed is prepared on and upon total 42 (Forty Two) Pages].

WITNESSES

1. ~~Samiang Das~~
S/o - Ajit Das
Gopalpur, Masidpur
Burdwan.

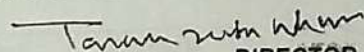
2. Nantu Aditya
S/o Pravash Aditya
Ambagan, Chotonilpur
Burdwan.

1. Shilcha Das.

2. Sumati Das.

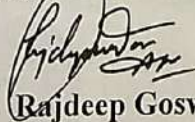
SIGNATURES OF THE OWNERS

AMOPS HOLDING INDIA PVT. LTD.


DIRECTOR


SEAL & SIGNATURE OF THE
DEVELOPER











Drafted by me & typed in my Office



Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Regd. No. F/1922/2011











Computerized Typed by Me


Sk. Sabir
Nerodighi, Burdwan

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SIGNATURE *Shilpa Dan.*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Sumati Dan.*

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AMOPS HOLDING INDIA PVT. LTD.

SIGNATURE



Tamara...

DIRECTOR



Seller, Buyer and Property Details

Land Lord & Developer Details



Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mrs SIKHA DAS Wife of Late CHINMAY DAS 2 No. Ichlabad, Ichhlabad Road, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103</p>	 04/09/2015 03:28:59 PM	 LTI 04/09/2015 03:29:07 PM
		<p align="center"><i>Shikha Das.</i></p> <p align="center">04/09/2015 03:29:27 PM</p>	




Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs SIKHA DAS Wife of Late CHINMAY DAS 2 No. Ichlabad, Ichhlabad Road, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Individual Date of Execution : 04/09/2015 Date of Admission : 04/09/2015 Place of Admission of Execution : Office</p>	 04/09/2015 03:28:59 PM	 LTI 04/09/2015 03:29:07 PM
		<p align="center"><i>Shikha Das.</i></p> <p align="center">04/09/2015 03:29:27 PM</p>	

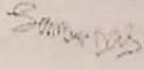
Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr SUMANTA DAS Son of Late CHINMAY DAS 2 No. Ichlabad, Ichhlabad Road, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHUPD6034A, Status : Individual Date of Execution : 04/09/2015 Date of Admission : 04/09/2015 Place of Admission of Execution : Office</p>	 <p>04/09/2015 03:29:58 PM</p>	 <p>LTI 04/09/2015 03:30:12 PM</p>
		<p><i>Sumanta Das</i></p> <p>04/09/2015 03:30:29 PM</p>	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	AMOPS HOLDING INDIA PRIVATE LIMITED 3/9C, Gouri Bari Lane, Kolkata, P.O:- SHYAMBAZAR, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 PAN No. AAECA6691E, Status : Organization Represented by representative as given below:-		
1(1)	Mr TARAK NATH GHAR, DIRECTOR DIRECTOR, AMOPS HOLDING INDIA PRIVATE LIMITED 3/9C, Gouri Bari Lane, Kolkata, P.O:- SHYAMBAZAR, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADJPG0194P, Status : Representative Date of Execution : 04/09/2015 Date of Admission : 04/09/2015 Place of Admission of Execution : Office	 04/09/2015 03:25:34 PM	 LTI 04/09/2015 03:25:40 PM
		 04/09/2015 03:26:02 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SAN JAY DAS Son of Mr AJIT DAS GOPALPUR, MOSIDPUR, P.O:- MOSIDPUR, P.S:- Galsi, District:- Burdwan, West Bengal, India, PIN - 713428 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mrs SIKHA DAS, Mr SUMANTA DAS, Mr TARAK NATH GHAR	 9/4/2015 3:30:51 PM

Identifier Details			
Sch No.	Identifier Name & Address	Identifier of	Signature
2	Mr SANJAY DAS Son of Mr AJIT DAS GOPALPUR, MOSIDPUR, P.O:- MOSIDPUR, P.S:- Galsi, District:- Burdwan, West Bengal, India, PIN - 713428 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mrs SIKHA DAS, Mr SUMANTA DAS, Mr TARAK NATH GHAR	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhlabad	LR Plot No:- 91 , LR Khatian No:- 8939	8 Dec	0/-	33,93,936/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	800 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	800 Sq Ft.	0/-	4,65,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr SUMANTA DAS	AMOPS HOLDING INDIA PRIVATE LIMITED	4	50
	Mrs SIKHA DAS	AMOPS HOLDING INDIA PRIVATE LIMITED	4	50

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred	Transferred

Transfer of Property from Land Lord to Developer

Sl. No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr SUMANTA DAS	AMOPS HOLDING INDIA PRIVATE LIMITED	400 Sq Ft	50
	Mrs SIKHA DAS	AMOPS HOLDING INDIA PRIVATE LIMITED	400 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	RAJDEEP GOSWAMI
Address	Thana : Barddhaman, District : Burdwan, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - II BURDWAN, District: Burdwan

Endorsement For Deed Number : I - 020205071 / 2015

Query No/Year	02020000687927/2015	Serial no/Year	0202004810 / 2015
Deed No/Year	I - 020205071 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mrs SIKHA DAS	Presented At	Office
Date of Execution	04-09-2015	Date of Presentation	04-09-2015

Remarks

On 04/09/2015

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 12:52 hrs on : 04/09/2015, at the Office of the D.S.R. - II BURDWAN by Mrs SIKHA DAS , one of the Executants.

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 38,58,936/-

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

Execution is admitted on 04/09/2015 by

Mrs SIKHA DAS, Wife of Late CHINMAY DAS, 2 No. Ichlabad, Ichhlabad Road, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, By caste Hindu, By Profession House wife

Indetified by Mr SANJAY DAS, Son of Mr AJIT DAS, GOPALPUR, MOSIDPUR, P.O: MOSIDPUR, Thana: Galsi, , Burdwan, WEST BENGAL, India, PIN - 713428, By caste Hindu, By Profession Private Service

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

Execution is admitted on 04/09/2015 by

1. Mrs SIKHA DAS, Wife of Late CHINMAY DAS, 2 No. Ichlabad, Ichhlabad Road, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, By caste Hindu, By Profession House wife

2. Mr SUMANTA DAS, Son of Late CHINMAY DAS, 2 No. Ichlabad, Ichhlabad Road, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, By caste Hindu, By Profession Business

Indetified by Mr SANJAY DAS, Son of Mr AJIT DAS, GOPALPUR, MOSIDPUR, P.O: MOSIDPUR, Thana: Galsi, , Burdwan, WEST BENGAL, India, PIN - 713428, By caste Hindu, By Profession Private Service

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

Execution is admitted on 04/09/2015 by

Mr SUMANTA DAS, Son of Late CHINMAY DAS, 2 No. Ichlabad, Ichhlabad Road, P.O: SRIPALLY, Thana: Bardhaman, . City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, By caste Hindu, By Profession Business

Indetified by Mr SANJAY DAS, Son of Mr AJIT DAS, GOPALPUR, MOSIDPUR, P.O: MOSIDPUR, Thana: Galsi, , Burdwan, WEST BENGAL, India, PIN - 713428, By caste Hindu, By Profession Private Service

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

Execution is admitted on 04/09/2015 by

Mr TARAK NATH GHARDIRECTOR, AMOPS HOLDING INDIA PRIVATE LIMITED

Indetified by Mr SANJAY DAS, Son of Mr AJIT DAS, GOPALPUR, MOSIDPUR, P.O: MOSIDPUR, Thana: Galsi, , Burdwan, WEST BENGAL, India, PIN - 713428, By caste Hindu, By Profession Private Service

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

Execution is admitted on 04/09/2015 by

Mr TARAK NATH GHARDIRECTOR, AMOPS HOLDING INDIA PRIVATE LIMITED

Indetified by Mr SANJAY DAS, Son of Mr AJIT DAS, GOPALPUR, MOSIDPUR, P.O: MOSIDPUR, Thana: Galsi, , Burdwan, WEST BENGAL, India, PIN - 713428, By caste Hindu, By Profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

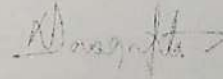
Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Draft Rs 6,020/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 5351, Purchased on 02/09/2015, Vendor named Madan Mohan Mallick.

Description of Draft

1. Rs 6,020/- is paid, by the Draft(other) No: 628434000382, Date: 03/09/2015, Bank: STATE BANK OF INDIA (SBI), PERBIRHATA BURDWAN.



(Dhruva Dasgupta)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II BURDWAN
Burdwan, West Bengal