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V 883088

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



I hereby declare that the document is admitted by me. The signature sheet/s and content sheets attached with the document are the part of this document.

Adtl. Dist. Sub-Registrar
Kolkata, South 24 P.O.

1-0 NOV 2016
REGISTRAR
KOLKATA SOUTH 24 P.O.

THIS AGREEMENT is made on this 27th day of October Two Thousand and Sixteen **BETWEEN** (i) **PALLAB KUMAR BOSE** (Income Tax PAN: ACXPB1702F), son of Late Sunil Kumar Bose, (ii) **BIPLAB BOSE** (PAN AGKPB7917M) son of Sri Sujit Bose both by faith Hindu, both by occupation Business both presently residing at No. 19, School Row, P.O.

13604

M.L.W. 23/10/16

530

VC 2474

Tilok Chand Nalla
S/o Late Mahabir Prasad Nalla
40, Sreedhar Roy Road
Kolkata - 700 029

178913

SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001


100x2 = 200/-
50/-
10/-

NAME.....
ADD.....
RE.....
21 MAR 2016
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
88 3/4, 1/2, 1/2, 1/2, 1/2, 1/2

SSC
260/-
SSC

21 MAR 2016
21 MAR 2016

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VCT9
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Pallab Kumar Bose




VCT9
7278

Bipul Bose

VCT9
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Signature.....

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

For Namita Bose
galli
(As Constituted Attorney)


Trilok Chand Nalta
S/o Late Mahabir Prasad Nalta
46, Sreedhar Roy Road
Kolkata - 700 039



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 883089



Bhowanipore, P.S. Bhowanipore, Kolkata – 700025 and (iii) NANDITA BASU (Income Tax PAN AHQPB9407K) wife of Mr. Lalit Mohan Basu, by faith Hindu, by occupation Housewife, presently residing at 448, Bunker Lane, Pleasanton, CA 94566 United States of America and is herein represented by her constituted attorney namely DILIP DATTA (Income Tax PAN ADUPD9969L) son of Late Dr. Manoranjan Datta by faith Hindu, by occupation Business,

Attn: Sub-Registrar, West Bengal

07/01/20

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SANJAY KUMAR BAID
Advocate
9, Old Post Office Street
Kolkata-700 001

100 x 2 = 200/-
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260/-

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RS.....
21 MAR 2016
SURANJAN MUKHOPADHYAY
Licensed Notary Public
C. G. C. S. No. 1000
20.3.16. No. 1000, HOSE

21 MAR 2016
21 MAR 2016



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Add. Dist. Sub-Registrar, Alipore
South 24 Parganas

23/10/16

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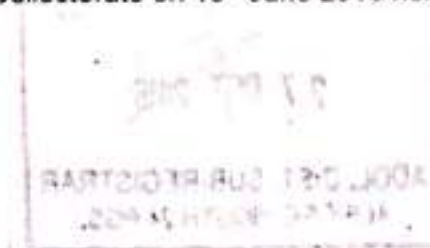


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presently residing at 32A, Creek Row, Kolkata 700 014 PO Entally, PS Beniapukur, duly appointed vide power of attorney dated 28th March 2016 and authenticated by the Consulate General of India, San Francisco, USA on 02nd May 2016 and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 10th June 2016 hereinafter collectively referred to as



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SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

21 MAR 2016
SUNIL KUMAR MUKHERJEE
Stamp Vendor
C. C. Court
26, Esplanade, Kolkata, West Bengal

21 MAR 2016
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ALIPORE, SOUTH 24 PGS.

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the OWNERS of the ONE PART AND SATVIC VIVEK RUIA (Income Tax PAN BIZPR8842M) son of Mr. Vivek Ruia by faith Hindu and by occupation business of No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat PO Ballygunge, hereinafter called the DEVELOPER of the OTHER PART.

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WHEREAS:
A. By virt

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SANJAY KUMAR BAID
Advocate
Old Post Office Street
Kolkata-700 001

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Re.....
21 MAR 2016
SUPANJAN MIKHERJEE
Licensed Stamp Vender
C. C. Court
2 & 3, K. S. Nay Road, Kol-1

21 MAR 2016
21 MAR 2016



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WHEREAS:


- A. By virtue of the Bengali deed of partition dated 20th June 1952 and registered with the Sub – Registrar at Alipore in Book No. I, volume No. 18 in pages 242 to 274 being No. 1117 for the year 1952 (hereinafter referred to as the said **PARTITION DEED**) Nabanalini Bose became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land measuring about 05 cottahs 09 chittacks and 39 sq. ft. be the same a little more or less being part and/or portion of the municipal premises No. 19, School Row, Kolkata 700 025 PS Bhowanipore in ward No. 71 of the Kolkata Municipal Corporation (hereinafter referred to as the said **NORTH PROPERTY**) in the manner as contained and recorded therein.
- B. By virtue of the said Partition Deed Nalin Chandra Bose became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land measuring about 04 cottahs 01 chittack and 43 sq. ft. be the same a little more or less being part and/or portion of the municipal premises No. 19, School Row, Kolkata 700 025 PS Bhowanipore in ward No. 71 of the Kolkata Municipal Corporation (hereinafter referred to as the said **CONJOINED PREMISES**) in the manner as contained and recorded therein.
- C. The said Nabanalini Bose during her lifetime made and published her last will and testament dated 19th July 1937 registered with the District Sub – Registrar, 24 Parganas Alipore in Book No. III, volume No. 3 page No. 60 being No. 87 for the year 1937 whereby and wherein the said Nabanalini Bose gave and bequeathed upon her death **ALL THAT** the said North Property unto and in favour of her daughter – in – law namely Parimal Bose for her life and upon the death of Parimal Bose absolutely in favour of her grand-daughter namely Smritikana Mitra.
- D. The said Nabanalini Bose died testate on 16th May 1957.



E. The execut
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- E. The executor to the last will and testament dated 19th July 1937 of the said Late Nabanalini Bose applied for the probate in respect of the last will and testament dated 19th July 1937 of the said Late Nabanalini Bose and the same was granted by the Hon' High Court at Calcutta in its Testamentary and Intestate Jurisdiction in Case No. 61 of 1958 on 01st May 1958.
- F. The said Parimal Bose died on 06th July 1983 and as such her life interest of residence came to an end.
- G. By the deed of conveyance dated 09th June 1989 and registered with the Registrar of Assurances, Calcutta in Book No. I, being No. 13009 for the year 1989 the said Smritikana Mitra sold, transferred and conveyed unto and in favour of Swami Debendra Saraswati Maharaj **ALL THAT** the demarcated area of about 02 cottahs 07 chittacks and 05 sq. ft. land out of the said North Property.
- H. As such the said Smritikana Mitra continued to remain the owner in respect of the land containing by ad- measurement an area of about 03 cottahs 02 chittacks and 34 sq. ft. be the same a little more or less and lying situate at the northern part and/or portion of the municipal premises No. 19, School Row, Kolkata 700 025 PS Bhowanipore in ward No. 71 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**).
- I. The said Smritikana Mitra died on 29th December 2004, leaving behind her surviving her one son namely Kunal Mitra and one daughter namely Nandita Bose as her only surviving legal heir and/or representative.
- J. The said Kunal Mitra and Nandita Bose caused to have their names mutated in the records of the Kolkata Municipal Corporation in respect of the apportioned share i.e. the said Premises.
- 

K. By the deed
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- K. By the deed of gift dated 01st October 2016 and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, being No. 7740 of 2016 the said Kunal Mitra transferred and conveyed unto and in favour of Pallab Kumar Bose and Biplab Kumar Bose **ALL THAT** the undivided 50% part and/or share into or upon the said Premises i.e. the entirety of his right, title, interest thereof absolutely and forever in the manner as contained and recorded therein.
- L. The Owners herein thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises free of all encumbrances whatsoever and/or howsoever.
- M. A portion of the building at the said Premises is presently under the tenancy of a monthly tenant namely Mr. Saroj Rakhit paying a monthly rent of Rs 2,250/= (hereinafter referred to as the said **TENANT**).
- N. The Owners are desirous of causing the said Premises to be developed have agreed to appoint the Developer herein who is a reputed promoter and is registered under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 as the exclusive Developer for undertaking the work of Development of the said Premises as well as the Conjoined Premises i.e. the said Entire Premises upon the terms and conditions hereinafter appearing.

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

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

(Unless in these presents there is something in the subject or context inconsistent with):

- 1A.1 **ARCHITECT** shall mean and include **MR. ANJAN UKIL** of No. P-523, Raja Basanta Roy Road, Kolkata 700 029 or such person or firm who may be appointed as architects of the building by the Developer.





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- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises or after merger of the Conjoined Premises so as to have the said Entire Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Entire Premises.
- 1A.3 **OWNERS** shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.4 **DEVELOPER** shall mean and include his heirs, executors, administrators, legal representatives, transferors, nominee/s and/or assigns.
- 1A.5 **COMMON FACILITIES/PORCTIONS** shall include paths, passages, stairways, roof, lift and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.
- 1A.7 **ENTIRE PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about 07 cottahs 04 chittacks and 32 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 19, School Row, Kolkata 700 025, PS Bhowanipore in ward No. 71 of the Kolkata Municipal Corporation together with the buildings thereon and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.8 **PREMISES** shall mean and include **ALL THAT** the northern part and/or portion of the said Entire Premises and measuring about 03 cottahs 02 chittacks and 34 sq. ft. and is morefully and particularly mentioned and described in the **PART - I** of the **SECOND SCHEDULE** hereunder written;
- 1A.9 **CONJOINED PREMISES** shall mean and include **ALL THAT** the southern part and/or portion of the said Entire Premises and measuring about 04 cottahs 01





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chittack and 43 sq. ft. and is morefully and particularly mentioned and described in the **PART – II** of the **SECOND SCHEDULE** hereunder written;

- 1A.10 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building at the said Entire Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer absolutely at its own cost.
- 1A.11 **OWNERS' ALLOCATION** shall mean and include 50% of the constructed area of the said New Building to be constructed at the said Premises or 21.75% of the constructed area of the said New Building to be constructed at the said Entire Premises after merger with the said Conjoined Premises together with undivided proportionate share in the land together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **THIRD SCHEDULE** hereunder written.
- 1A.12 **DEVELOPER'S ALLOCATION** shall mean and include all remaining saleable areas on upper floors of the said New Building together with the all remaining area of the ground floor of the said New Building together with undivided proportionate share in the land together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART – II** of the **THIRD SCHEDULE** hereunder written.
- 1A.13 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/Kolkata Municipal





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Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owners.

- 1A.14 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1A.15 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.

In the interpretation of this Agreement unless the context otherwise requires:

- 1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B.2 Words denoting one gender include all other genders.
- 1B.3 Words denoting singular include the plural and vice versa.
- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs personal representatives successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub-paragraph, schedule or recital of this Agreement.
- 1B.7 Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.





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- 1B.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time
- 1B.9 If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B.10 If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day.
- 1B.11 The schedules shall have effect and be construed as an integral part of this agreement.
- 1B.12 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 1B.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.14 The terms "hereof", "heraby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and
- 1B.15 The term "including" shall mean "including without limitation".

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owners have collectively and severally assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owners: -
- a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owner with a marketable title in respect thereof.
- b) The said Premises is free of all encumbrances liens lispendens attachments trusts mortgages whatsoever and/or howsoever.



c) No suit
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- c) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the Owners into or upon the said Premises or any part thereof.
- d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises.
- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof.
- g) The freehold interest and/or Ownership interest of the Owners in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose whatsoever or howsoever and that all the original deeds are in the custody and possession of the Owners themselves.
- h) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have entered into any agreement for development thereof;
- i) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owners and in respect of any outstanding rates taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these presents.
- j) Save and except the said Tenant, there is no other tenant and/or occupant and/or trespasser in any part and/or portion of the said Premises and the Owners are in vacant peaceful and khas possession of the remaining of the said Premises and every part thereof.



k) The Owners
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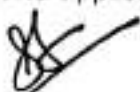
- k) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- l) The Owners are competent enough to enter into this agreement and to carry out their respective obligations, as mentioned herein.
- m) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owners have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

ARTICLE-III-PERMISSION TO CONSTRUCT

- 3. That in pursuance of the said agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owners do hereby appoint the Developer as the exclusive Developer/Promoter for undertaking the Development of the said Premises and/or the said Entire Premises as the case maybe.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall cause to have the said Entire Premises having two separate municipal assessment Nos. to be merged as one single assessment No. in the records of the Kolkata Municipal Corporation at its own cost.
- 4.2 The Developer shall at its own costs cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project, if there be any modification in the plan of the Owners' flat then the same shall be got approved in writing from the Owners at its own cost.
- 4.3 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal





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Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time at the Developer's cost.

4.4 The Developer acting on behalf of and as the Attorney of the Owners shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said New Building.

4.5 The Developer shall submit in the name of the Owners all application, plan and other papers and documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the building shall also be borne and paid by the Developer exclusively and the Owners shall not be required to contribute any amount in this regard.

4.6 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the **FOURTH SCHEDULE** hereunder written HOWEVER in the event the Developer deciding to change the specifications the Developer shall be entitled to do so but in the event of such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.

4.7 The Owners shall be liable to and agrees to pay all charges for providing if any additional work in or relating to the Owners' Allocation at the request of the Owners and for providing any additional facility or utility for the Owners' Allocation.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities





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fittings, fixtures, all overheads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc.

ARTICLE- VI-SPACE ALLOCATION & PAYMENTS

- 6.1 The Owners' Allocation is detailed out in **PART – I** of the **THIRD SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **THIRD SCHEDULE** hereunder written.
- 6.2 Both the Owners and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realise and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.
- 6.3 Apart from the Owners' Allocation and in addition thereto in consideration of the Owners granting the exclusive right of development and exploitation of the Developer's Allocation the Developer has further agreed to make payment of an amount of Rs.60,00,000/= (Rupees Sixty Lakhs) only as and by way of non-refundable consideration amount to the Owners (hereinafter referred to as the said **CONSIDERATION AMOUNT**).
- 6.6 The Developer has at or before the execution of this agreement out of the said Consideration Amount made part payment of the amount of Rs.1,00,000/= (Rupees One Lakh) only to the Owners (the receipt whereof the Owners do hereby as also by the memo hereunder written admit and acknowledge to have received).
- 6.7 A further amount of Rs.29,00,000/= (Rupees Twenty Nine Lakhs) only out of the said Consideration Amount only has and/or shall be paid within 30 days from the date hereof.
- 6.8 The balance of the said Consideration Amount of Rs.30,00,000/= (Rupees Thirty Lakhs) only shall be paid by the Developer to the Owners simultaneously with the receipt of the vacant possession of the entirety of the said Premises from the Owners after sanction of the plan by the Kolkata Municipal Corporation.





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ARTICLE-VII- DELIVERY OF POSSESSION

- 7.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation arrange for either 02 flats of two bedrooms each or make payment of a composite monthly amount of Rs.20,000/= per month for the transit accommodation of the Owners.
- 7.2 The Owners shall immediately after the Developer having arranged the transit accommodation as hereinbefore mentioned vacate the said Premises and deliver the vacant peaceful and khas possession of the said Premises to the Developer.
- 7.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the net proceeds of the salvage to them and the Owners shall have no claim thereupon.
- 7.4 The Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owners' Allocation.
- 7.5 The Developer hereby agrees to complete the construction of the building within 27 months from the date of commencement of construction of the said New Building (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of genuine FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Allocation.
- 7.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owners' Allocation or any part thereof is delivered and/or caused to be delivered upon completion of the same as aforesaid. However it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail





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and/or neglect to take possession of the Owners' Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).

- 7.7 Immediately after the completion of the New Building and delivery of the possession of the Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost of the Developer or its nominee/s.
- 7.8 The Owners shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer.

ARTICLE -VIII- ARCHITECTS ENGINEERS ETC

- 8.1 For the purpose of development of the said Premises or the said Entire Premises the Developer alone shall be responsible to appoint Architect for the said New Building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the said New Building shall be final conclusive and binding on the parties.
- 8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.

ARTICLE-IX-INDEMNITY

- 9.1 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Entire Premises.





Signature.....

27 OCT 2016

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

- 9.2 The Developer shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses, damages, liabilities, costs, charges, expenses that will be incurred or suffered by the Owners or claims actions or proceedings thus arising.
- 9.3 The Owners will not be liable to pay any K. M. C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K. M. C. Tax in respect of the Owners' Allocation and completion of the said New Building.
- 9.4 The Owners doth hereby as and by way of negative covenants undertake to the Developer:
- a. Not to enter into any agreement for sale, lease, development or otherwise create any third party interest in the said Premises, save and except the said Owners' Allocation, or any part thereof without the consent in writing of the Developer.
 - b. Not to induct any person as a tenant or otherwise into or upon the said Premises.

ARTICLE-X-TAXES MAINTENANCE ETC

- 10.1 The Developer shall pay 50% and the Owners shall pay 50% of the rates & taxes in respect of the said Premises or alternatively since the said Premises would have been merged with the said Conjoined Premises in the records of the Kolkata Municipal Corporation as one single assessee No. the Developer shall pay 75% and the Owners shall pay 25% of the rates & taxes in respect of the said Entire Premises on and from the date of receipt of vacant peaceful and khas possession of the said Entire Premises by the Developer for construction upon demolition of the existing building and other structures at the said Entire Premises and prior to that the Owners shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises and/or 50% of the said Entire Premises as the case shall be.





Signature.....

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

10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the Owners shall be deemed to have taken possession of the Owners' Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owners' Allocation is taken or not by the Owners.

10.3 The Owners and the Developer shall from the Date of Possession of the Owners' Allocation maintain their respective portions at their own costs in a good and tenantable repair and shall not do or suffer to be done anything in or to the said Premises and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the other/future user(s) of such common area.

10.4 After the said New Building is completed and the Owners' Allocation is delivered the Developer and the Owners shall form an association of the Owners/ occupants of the various flats in the said building with such rules and regulations as the Developer shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.

10.5 For a maximum period of three months from the date of completion of the said New Building the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services.

10.6 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation wholly and proportionately relating to common parts.





Signature.....

27 OCT 2016

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

ARTICLE-XI-OBLIGATION OF THE OWNERS

- 11.1 The Owners shall settle and have the said Tenant to vacate the tenanted portions under the occupation of the said Tenant to be vacated at their own costs.
- 11.2 The Owners shall grant Power of Attorney/s in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the said New Building and authorising the Developer to represent the Owners before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities.
- 11.3 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation.
- 11.4 The Owners shall grant registered power of attorney/s in favour of Mr. Satwic Vivek Ruia so as to enable him to sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.
- 11.5 The said Nandita Bose has vide power of attorney dated 28th March 2016 and authenticated by the Consulate General of India, San Francisco, USA on 02nd May 2016 and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 10th June 2016 granted the power of attorney in favour of the Developer, i.e. Satwic Vivek Ruia, and the same shall always remain valid and subsisting and shall not be revoked.

ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 The Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.
- 12.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling,





Signature.....

27 OCT 2016

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

assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.

12.3 The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of each others allocation in the said New Building at the said Premises.

12.4 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof.

12.5 The respective parties i.e. both the Owners and the Developer shall be liable for payment of all outgoing towards Service Tax, VAT, GST, or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax of any nature is payable by the Owners in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations if applicable as per law.

ARTICLE-XIII-BREACH AND CONSEQUENCES

13.1. In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

ARTICLE - XIV - JURISDICTION

Courts at Kolkata and District Courts at Alipore alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.





Signature..... 7

27 OCT 2015

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(ENTIRE PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 07 cottahs 04 chittacks and 35 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 19, School Row, Kolkata 700 025, PS Bhownipore in ward No. 71 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 19B, School Row;

ON THE EAST: Partly by municipal premises No. 20, School Row and partly by municipal premises No. 15A, Debendra Ghosh Road;

ON THE WEST: By KMC Road;

ON THE SOUTH: By municipal premises No. 20, School Row;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(PART - I)

(PREMISES)

ALL THAT the northern part and/or portion of the said Entire Premises and measuring about 03 cottahs 03 chittacks and 08 sq. ft..

(PART - II)

(CONJOINED PREMISES)

ALL THAT the southern part and/or portion of the said Entire Premises and measuring about 04 cottahs 01 chittack and 43 sq. ft.





Signature..... 7

27 OCT 2019

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

THE THIRD SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART - I OWNERS' ALLOCATION

1. 50% of the constructed area of the said New Building to be constructed at the said Premises or 21.75% of the constructed area of the said New Building to be constructed at the said Entire Premises after merger with the said Conjoined Premises;
2. 50% of the car parking areas on the ground floor of the said New Building to be constructed at the said Premises or 21.75% of the of the car parking areas on the ground floor of the said New Building to be constructed at the said Entire Premises after merger with the said Conjoined Premises;
3. Undivided proportionate share in the land;
4. Undivided Proportionate share in the common parts and facilities;

PART - II DEVELOPER'S ALLOCATION

1. All Remaining flats on the upper floors after providing for the Owners' Allocation as hereinbefore mentioned;
2. All remaining areas of the ground floor of the said New Building after providing for the Owners' Allocation as hereinbefore mentioned;
3. Undivided proportionate share in the land;
4. Undivided proportionate share in the common parts and facilities;

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

- Structure** : Building designed on RCC frame and foundation conforming to Indian Standards and National Building Code;
- Internal Walls** : Plaster of paris over cement plastering;
- Doors** : Wooden frame and flush doors;
- Windows** : Aluminum frame & shutters with glassed panel & grill;





Signature.....7

27 OCT 2016

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

- Flooring : Marble/Vitrified Tiles flooring;
- Kitchen : Work top in black stone and regular colour ceramic tiles above counter with Stainless Steel sink;
- Bathroom : Wall dados with regular colour ceramic tiles upto door height with ISI CP fittings, concealed hot & cold water pipeline with sanitary ware of Cera make;
- Electrical : Concealed Copper wiring provided from ground floor upto each unit with adequate electrical points with modular switches of Crabtree make;
- Water : Round the clock water supply through KMC supply;
- Lift : Adequate capacity of reputed make;
- Exterior : Aesthetically designed front façade;
- Ground floor lobby: Decorated facade of Lift & lobby;
- Others : Common toilet for servants;
Car Wash;
Personalised Mail Box;

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

SIGNED SEALED AND DELIVERED

by the OWNERS at Kolkata

in the presence of:

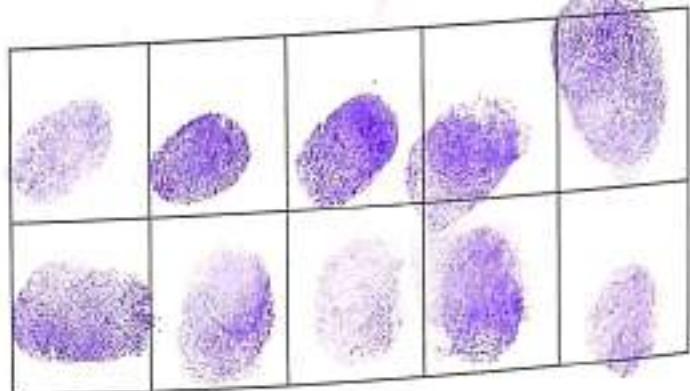


Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Kakali Tapadar Das
KAKALI TAPADAR DAS
D/O. C. S. TAVDAR
21/2, BALLYGUNGE PLACE
KOLKATA-700019

Pallab Kumar Bose

Left



Right

Pallab Kumar Bose



Signature.....

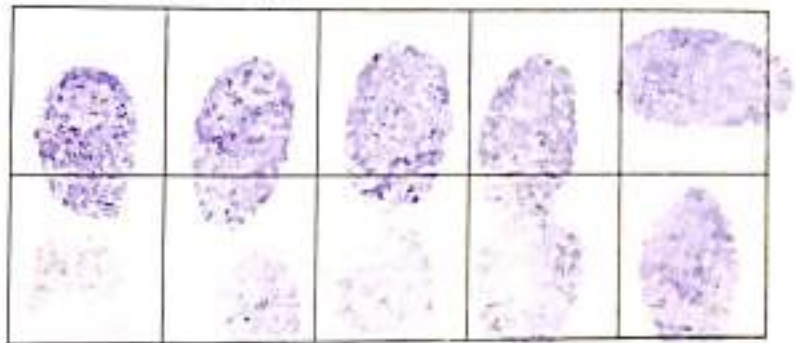
27 OCT 2016

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

Biopub Ban

Left

Right

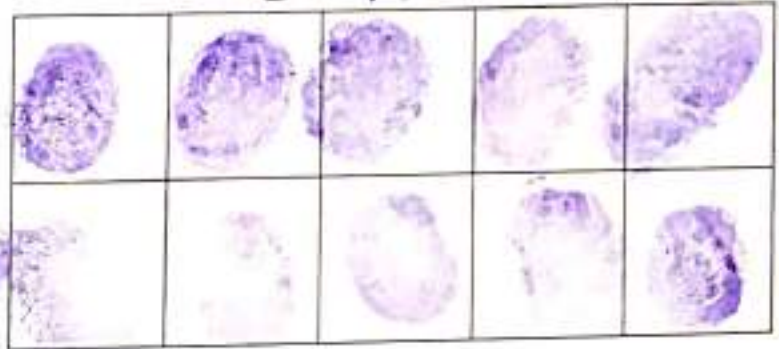


From transcript of Books
→ all.
(As constituted Attorney)
JH P DATTA

Biopub Ban

Left

Right



SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

Chir

Left

Right



Kavali Jopadar Das

Draft prepared by me
Ashim Kumar Ghosh
Alipore Police Court, Cal-27
WB-1674/RS



Signature.....

27 OCT 2015

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



Government of West Bengal

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

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





Signature / LTI Sheet of Query No/Year 16050001360499/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PALLAB KUMAR BOSE 19 SCHOOL ROW, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Land Lord			 27.10.2016
2	Mr BIPLAB BOSE 19 SCHOOL ROW, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Land Lord			 27/10/2016
3	Mr SATVIC VIVEK RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Developer			 27/10/2016



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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr DILIP DATTA 32A CREEK ROW, P.O:- ENTALLY, P.S:- Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN - 700014	Attorney of Land Lord [Mrs NANDITA BOSE]			 27/10/2016
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SRIDHAR ROY ROAD, P.O:- TILJALA, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700039	Mr PALLAB KUMAR BOSE, Mr BIPLAB BOSE, Mr SATVIC VIVEK RUIA, Mr DILIP DATTA		 27/10/16	

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



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Major Information of the Deed

Deed No :	I-1605-07317/2016	Date of Registration	11/10/2016 11:23:46 AM
Query No / Year	1605-0001360499/2016	Office where deed is registered	
Query Date	28/09/2016 10:37:04 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	PALLAB KUMAR BOSE 19 SCHOOL ROW, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831312355, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 3,63,22,688/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,100/- (Article:48(g))	Rs. 1,110/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: School Row, , Premises No. 19, Ward No: 71

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 4 Chatak 35 Sq Ft	7,00,000/-	3,36,97,688/-	Property is on Road
Grand Total :					12.0427Dec	7,00,000 /-	336,97,688 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3500 Sq Ft.	3,00,000/-	26,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3500 sq ft	3,00,000 /-	26,25,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PALLAB KUMAR BOSE Son of Late SUNIL KUMAR BOSE 19 SCHOOL ROW, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPB1702F, Status :Individual, Executed by: Self, Date of Execution: 27/10/2016 , Admitted by: Self, Date of Admission: 27/10/2016 ,Place : Pvt. Residence

Mr BIPLAB BOSE

Son of Mr SUJIT BOSE 19 SCHOOL ROW, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGKPB7917M, Status :Individual, Executed by: Self, Date of Execution: 27/10/2016 , Admitted by: Self, Date of Admission: 27/10/2016 ,Place : Pvt. Residence

3

Mrs NANDITA BOSE

Wife of Mr LALIT MOHAN BASU 448 BUNKER LANE PLEASANTON C A 94566, P.S:- United States, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AHQP88940K, Status :Individual, Executed by: Attorney

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SATVIC VIVEK RUIA Son of Mr VIVEK RUIA Executed by: Self, Date of Execution: 27/10/2016 , Admitted by: Self, Date of Admission: 27/10/2016 ,Place : Pvt. Residence			
Son of Mr VIVEK RUIA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BIZPR8842M, Status :Individual				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DILIP DATTA Son of Late DR MANORANJAN DATTA 32A CREEK ROW, P.O:- ENTALLY, P.S:- Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADUPD9969L, Status : Attorney, Attorney of : Mrs NANDITA BOSE

Identifier Details :

Name & address	
Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SRIDHAR ROY ROAD, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr PALLAB KUMAR BOSE, Mr BIPLAB BOSE, Mr SATVIC VIVEK RUIA, Mr DILIP DATTA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PALLAB KUMAR BOSE	Mr SATVIC VIVEK RUIA-4.01424 Dec
2	Mr BIPLAB BOSE	Mr SATVIC VIVEK RUIA-4.01424 Dec
3	Mrs NANDITA BOSE	Mr SATVIC VIVEK RUIA-4.01424 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PALLAB KUMAR BOSE	Mr SATVIC VIVEK RUIA-1166.67 Sq Ft
2	Mr BIPLAB BOSE	Mr SATVIC VIVEK RUIA-1166.67 Sq Ft
3	Mrs NANDITA BOSE	Mr SATVIC VIVEK RUIA-1166.67 Sq Ft

Endorsement For Deed Number : I - 160507317 / 2016

On 29-09-2016

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 3,63,22,688/-



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

On 27-10-2016

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

Presented for registration at 17:30 hrs on 27-10-2016, at the Private residence by Mr SATVIC VIVEK RUIA, Claimant.

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

Execution is admitted on 27/10/2016 by 1. Mr PALLAB KUMAR BOSE, Son of Late SUNIL KUMAR BOSE, 19 SCHOOL ROW, P.O: BHOWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 2. Mr BIPLAB BOSE, Son of Mr SUJIT BOSE, 19 SCHOOL ROW, P.O: BHOWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr SATVIC VIVEK RUIA, Son of Mr VIVEK RUIA, 21/2 BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr TRILOK CHAND NAITA, , Son of Late MAHABIR PRASAD NAITA, 46 SRIDHAR ROY ROAD, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr DILIP DATTA, , Son of Late DR MANORANJAN DATTA, 32A CREEK ROW, P.O: ENTALLY, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Business as the constituted attorney of Mrs NANDITA BOSE 448 BUNKER LANE PLEASANTON C A 94566, United States, is admitted by him



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

On 10-11-2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,110/- (B = Rs 1,089/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 1,110/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Draft Rs 75,000/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 178913, Amount: Rs.100/-, Date of Purchase: 21/03/2016, Vendor name: S Mukherjee

Description of Draft

1. Draft(8554) No: 000442345002, Date: 05/11/2016, Amount: Rs.40,000/-, Bank: STATE BANK OF INDIA (SBI), BALLYGUNGE

2. Draft(8554) No: 000442345029, Date: 08/11/2016, Amount: Rs.35,000/-, Bank: STATE BANK OF INDIA (SBI), BALLYGUNGE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 198877 to 198913

being No 160507317 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.11.15 14:44:25 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 15-11-2016 14:44:23
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

RECEIVED of and from the **DEVELOPER**

within named the within mentioned sum of

RUPEES ONE LAKH ONLY

RS.1,00,000/=

being the part payment of the said

CONSIDERATION AMOUNT in terms

hereof and in the manner as follows: -

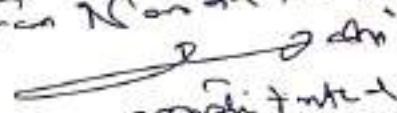
MEMO OF CONSIDERATION

Date	Cheque No.	Drawn on	Amount Rs.	In favour of
26.04.2016	371114	Axis Bank	1,00,000/=	Kunal Mitra


WITNESSES:


Kalki Lepadar Das



For Kunal Mitra Based.

(As constituent Attorney)

Pallab Kumar Bose



OWNERS



signature.....

27 OCT 2016

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