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T03462/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 360421

28.04.14  
9:00 - 7:26/14  
8:05 pm

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

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

07 MAY 2014

2011/132

THIS AGREEMENT is made this 28<sup>th</sup> day of April Two Thousand and Fourteen  
 BETWEEN (i) BHARATI BASU (Income Tax PAN AZSPB1547Q) wife of Late  
 Amalendra Nath Basu presently residing at Flat No. 302, Jhilmil Co-op Housing Society,  
 8B, Gobinda Auddy Road, Kolkata 700 027 PS Chetla, (ii) ANIMESH MANNA, (Income  
 Tax PAN BLMPM0414J) (iii) ASIM MANNA (Income Tax PAN AZXPM4523C) both sons  
 of Late Amal Krishna Manna both presently residing at No. 77, Peary Mohan

805/14

*Ar*

81207

**SANJAY KUMAR BAIJ**  
Advocate.

NAME: **S. Old Post Office Street**  
ADD: **Kolkata - 700 001**  
RS: **100/-**  
**7 FEB 2014**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
24, N. K. S. Roy Road, Kol-1

20-200/-  
50/-  
10/-  
260/-

Sahajiv Vivek Rana



2942

For Swastik Projects Pvt. Ltd.

Sahajiv Vivek Rana  
||॥

Director

- 7 FEB 2014  
- 7 FEB 2014



2932

Bharati Basu.



2934

Anirbanish Manna



2933

Asim Manna

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
28 APR 2014



2925

Ananya Mitra

*Trilok Chand Naita*

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



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 360420

Roy Road, Kolkata 700 027 PS Chetla, (iv) AMIYA MITRA (Income Tax PAN BGDPM1664A) wife of Late Sunil Mitra presently residing at No. 77, Peary Mohan Roy Road, Kolkata 700 027 PS Chetla, (v) ANITA SARKAR (Income Tax PAN DRRPS9013J) wife of Mr. Mukul Sarkar presently residing at No. P-22, Chanditala Branch Road, Udayan Park, Kolkata 700 053 PS New Alipore (vi) ASHIS KHAN (Income Tax PAN \_\_\_\_\_) son of Mr. Shib Nath Khan presently residing at No. 60/9, Q Road, Manshatalla, Howrah 711 105, (vii) DEBASIS MANNA, (Income Tax PAN BGZPM3552M) son of Late Sachi Nandan Manna (viii) SOURENDRA NATH MANNA.



189202

**SANJAY KUMAR BADD**  
Advocate

NAME.....  
 ADD.....  
 Rs. 100/- - 7 FEB 2014  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C.C. Coatl  
 28, K. S. Roy Road, Kpt-1

2926

20-2001-

→ Anita Sarkar

50/-

10/-

260/-

2931

→ Ashis Khan.

- 7 FEB 2014

- 7 FEB 2014

2937

→ Debasis Maana.



2930

→ Sourendra Nath Maana.

2928

→ Sourendra Nath Maana

ADDL. DIST. SUB-REGISTRAR  
 ALIPORE, SOUTH 24 PGS.  
 28 APR 2014  
 Signature.....

2939

→ Kapil Maana

Alid





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 532230

(Income Tax PAN AETPM2662K) (ix) AMARENDRA NATH MANNA (Income Tax PAN BLUPM8255M) all sons of Late Anadi Kumar Manna, (x) KALPANA MANNA (Income Tax PAN CLJPM8288A) wife of Late Dipendra Nath Manna, (xi) SUMONA MANNA (Income Tax PAN CLJPM8363A) daughter of Late Dipendra Nath Manna all presently residing at No. 77, Peary Mohan Roy Road, Kolkata 700 027 PS Chetla and (xii) SWASTIC PROJECTS PRIVATE LIMITED (Income Tax PAN AADCS5305E) a company within the meaning of the Companies Act, 1956 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat

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[S1202]

**SANJAY KUMAR BAID**  
Advocate

Old Post Office Street

NAME	Kolkata - 700 001
ADD.	
Rs.	
50/- - 7 FEB 2014	
SUPANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. & Court	
2 & 3, K. S. Roy Road, Kail-1	

2940

→ Sumana Manna.

T. I. DESPERSED WITH

Addl. Dist. Sub-Registrar  
Alipore South 24 Pgs

20-200/-  
50/-  
10/-  
260/-

- 7 FEB 2014

- 7 FEB 2014

FOR GOPALA ENCLAVE PVT LTD,

*[Signature]*

DIRECTOR

|| 5 ||

2941

FOR GOPALA ENCLAVE PVT LTD.

*[Signature]*

DIRECTOR

|| 5 ||



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

28 APR 2014

Signature.....

*[Signature]*



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

76AA 889311

hereinafter collectively referred to as the **OWNERS** of the **ONE PART AND GOPALA ENCLAVE PRIVATE LIMITED**, (Income Tax PAN AADCG0726F) a company within the meaning of the Companies Act, 1956 and presently having its registered office situate at No. 77, Peary Mohan Roy Road, Kolkata 700 027 PS Chetla and is herein represented by two of its directors **Shri Vivek Ruia** and **Shri Ricky Chandra**, hereinafter called the **DEVELOPER** of the **OTHER PART**:

②

14202  
SANJAY KUMAR BABA  
Advocate,

NAME: Old Post Office Street  
ADD: Kolkata - 700 001  
Rs. 10/-  
- 7 FEB 2014  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, KOL-1

20- 200/-  
50/-  
10/-  
260/-


- 7 FEB 2014  
- 7 FEB 2014



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
28 APR 2014  
Signature.....



**WHEREAS:**

- A. By a Bengali Kobala dated 10<sup>th</sup> April 1914 and registered with the Joint Sub-Registrar of Alipore in Book No. I, volume No. 10 in pages 90 to 97 being No. 1411 of 1914 Bidhusundari Dasi sold transferred and conveyed unto and in favour of Harimati Dasi **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 02 bighas 01 cottah 03 chittacks and 05 sq. ft. be the same a little more or less lying situate at and/or being premises No. 5/1 subsequently 53/1, Moyerpore Road (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.
- B. By a Bengali deed of Gift dated 21<sup>st</sup> September 1933 and registered with the District Sub-Registrar at Alipore in Book No. I, volume No. 86 in pages 71 to 74 being deed No. 3923 of 1933 the said Harimati Das gave bequeathed and demised unto and in favour of her husband namely Bhupal Chandra Manna **ALL THAT** the said Land in the manner as contained and recorded therein.
- C. The Calcutta Improvement Trust acquired a portion of the said Land and the remaining of the said Land measures 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) and the same has been named and numbered as municipal premises No. 77, Peary Mohan Roy Road, PS. Chetla, Kolkata 700 027 in ward No. 82 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- D. Thus, the said Bhupal Chandra Manna became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances whatsoever and/or howsoever and also constructed a two storied building on part thereof.
- E. The said Bhupal Chandra Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 16<sup>th</sup> February 1953 leaving behind him surviving his three sons namely Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna and his wife namely Harimati Manna as his only heirs and/or representatives.
- 

- F. Pursuance to the promulgation of the Hindu Succession Act, 1956 the said Harimati Manna became owner in equal share into or upon the said Premises alongwith the said Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna each one them having an equal 1/4<sup>th</sup> part and/or share into or upon the said Premises.
- G. The said Harimati Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 12<sup>th</sup> February 1973 leaving behind her surviving her three sons namely Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna and two daughters namely Aditya Bala Das and Gayatri Roy as her only legal heirs and/or representatives.
- H. The said Aditya Bala Das died on 29<sup>th</sup> August 1977 and Kishori Mohan Das and Murari Mohan Das became entitled to the share of the said Aditya Bala Das into or upon the said Premises.
- I. The said Abani Kumar Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 06<sup>th</sup> January 1991 as a bachelor leaving behind him surviving his two brothers namely Anadi Kumar Manna and Amal Krishna Manna and one sister Gayatri Roy as his only surviving legal heirs and/or representatives
- J. The said Amal Krishna Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 10<sup>th</sup> July 2000 leaving behind him surviving his widow namely Mina Manna, two sons namely Asim Manna and Animesh Manna and one daughter namely Bharati Basu as his only legal heirs and/or representatives.
- K. The said Anadi Kumar Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 20<sup>th</sup> July 2002 leaving behind him surviving his three sons namely Sachi Nandan Manna, Sourendra Nath Manna, Amarendra Nath Manna, three daughters namely Amiya Mitra, Anita Sarkar and Anima Khan and the legal heirs of his predeceased son namely Dipendra Nath Manna who died intestate on 20<sup>th</sup> November 2001 leaving behind him surviving his widow Kalpana Manna and one daughter namely Sumona Manna as his only legal heirs and/or representatives since his wife namely Durga Rani Manna predeceased him on 27<sup>th</sup>

ED

September 1981 and his another son namely Birendra Nath Manna also predeceased him as a bachelor on 28<sup>th</sup> November 1999.

L. The said Mina Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 21<sup>st</sup> July 2008 leaving behind her surviving her two sons namely Asim Manna and Animesh Manna and one daughter namely Bharati Basu as her only legal heirs and/or representatives.

M. Thus under the circumstances the following have following shares in the said Premises: -

i. Asim Manna	02/15 <sup>th</sup>
ii. Animesh Manna	02/15 <sup>th</sup>
iii. Bharati Basu	02/15 <sup>th</sup>
iv. Sachi Nandan Manna	02/35 <sup>th</sup>
v. Sourendra Nath Manna	02/35 <sup>th</sup>
vi. Amarendra Nath Manna	02/35 <sup>th</sup>
vii. Kalpana Manna	02/35 <sup>th</sup>
viii. Sumona Manna	
ix. Amiya Mitra	02/35 <sup>th</sup>
x. Anita Sarkar	02/35 <sup>th</sup>
xi. Anima Khan	02/35 <sup>th</sup>
xii. Gayatri Roy	03/20 <sup>th</sup>
xiii. Kishori Mohan Das & Murari Mohan Das	01/20 <sup>th</sup>

N. The portions of the said Premises was under the occupation of several persons as monthly tenants (hereinafter referred to as the said **TENANTS**) all collectively in occupation of an area of about 1 ½ to 02 cottahs maximum and the details whereof are mentioned in the **SECOND SCHEDULE** hereunder written.

O. By the Deed of Conveyance dated 01<sup>st</sup> August 2009 and registered with the ADSR Alipore in Book No. 1, CD volume No. 21 in pages 3266 to 3280 being No. 04813 of 2009 the said Kishori Mohan Das and Murari Mohan Das sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided 01/20<sup>th</sup> part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

- P. By the Deed of Conveyance dated 17<sup>th</sup> September 2009 and registered with the ADSR Alipore in Book No. I, CD volume No. 24 in pages 9185 to 9199 being No. 10763 of 2009 the said Gayatri Roy sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided 03/20<sup>th</sup> part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- Q. The said Sachinandan Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22<sup>nd</sup> November 2011 leaving behind him surviving his only son Debasis Manna as his only legal heir and/or representative since his wife namely Jharna Manna predeceased him on 09<sup>th</sup> July 2004.
- R. The said Anima Khan was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 17<sup>th</sup> February 2012 leaving behind her surviving her only son Ashis Khan as her only legal heir and/or representative.

- S. Thus, under the circumstances the following have following shares in the said Premises: -

i.	Asim Manna	02/15 <sup>th</sup>
ii.	Animesh Manna	02/15 <sup>th</sup>
iii.	Bharati Basu	02/15 <sup>th</sup>
iv.	Debasish Manna	02/35 <sup>th</sup>
v.	Sourendra Nath Manna	02/35 <sup>th</sup>
vi.	Amarendra Nath Manna	02/35 <sup>th</sup>
vii.	Kalpna Manna	02/35 <sup>th</sup>
viii.	Sumona Manna	
ix.	Amiya Mitra	02/35 <sup>th</sup>
x.	Anita Sarkar	02/35 <sup>th</sup>
xi.	Ashis Khan	02/35 <sup>th</sup>
xii.	Swastic Projects (P) Ltd.	04/20 <sup>th</sup>

- T. The Owners being 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 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.
- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan sanctioned by the Kolkata Municipal Corporation for construction on the said Premises with any further modifications, alterations as maybe necessary or be required by the Developer.
- 1A.3 **OWNERS** shall mean and include the Owners above named and shall include in case of the individuals their respective heirs, executors, administrators, legal representatives and assigns and in case of the company its successor or successors – in – interest, transferors, nominee/s and/or assigns;
- 1A.4 **DEVELOPER** shall mean and include the said **GOPALA ENCLAVE PRIVATE LIMITED** and its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.5 **COMMON FACILITIES/PORCTIONS** shall include paths passages, stairways, elevators, water courses, drains, sewers 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 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 as per sanctioned plan.
- 1A.7 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) together with the two storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 77, Peary Mohan Roy Road, PS. Chetla, Kolkata 700 027 in ward No. 82 of the Kolkata Municipal Corporation

(hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- 1A.8 **PLAN** shall mean the map or plan bearing No. 2012090031 dated 31<sup>st</sup> July 2012 sanctioned by the Kolkata Municipal Corporation for construction of the said New Building on the said 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.
- 1A.9 **OWNERS' ALLOCATION** shall mean and include the distinct and demarcated 15 Nos. of flats details whereof appear in the **PART – I - A** of the **THIRD SCHEDULE** hereunder written together with the demarcated part and/or portion of the ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I - B** of the **THIRD SCHEDULE** hereunder written.
- 1A.10 **DEVELOPER'S ALLOCATION** shall mean and include the distinct and demarcated 26 Nos. of flats details whereof appear in the **PART – II - A** of the **THIRD SCHEDULE** hereunder written together with the demarcated part and/or portion of the ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – II - B** of the **THIRD SCHEDULE** hereunder written.
- 1A.11 **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 Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owners.
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1A.12 **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 4<sup>th</sup> 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.13 **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.

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", "hereby", "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 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 Owners with a marketable title in respect;
  - b) The said Premises is free of all encumbrances liens lispendens attachments trusts mortgages, whatsoever and/or howsoever;
  - 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 there is 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 into or upon the said Premises as on date do 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;

- h) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises or any part 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 delivery of possession of the portions of the said Premises that are under the occupation of the Owners;
- j) There are no other tenants, occupants, trespasser in any portion of the said Premises;
- 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 obligation;
- 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.
- n) The Owners have agreed to keep the Developer indemnified against all and every consequence whatsoever and/or howsoever including any demand, loss, damages, whatsoever and/or howsoever arising out of any defect in title, inheritance and/or claim of any nature whatsoever and/or howsoever of any other person whomsoever and/or howsoever.

#### **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.

**ARTICLE-IV-PLANS & OTHERS**

- 4.1 The Developer has at the request of the Owners 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 on the said Premises 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 necessary in the interest of the project.
- 4.2 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 Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.
- 4.3 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 building on the said Premises expeditiously and without delay.
- 4.4 The Developer shall submit in the name of all the Owners all applications, plans and other papers and documents for the purposes as mentioned herein. 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.
- 4.5 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.
- 4.6 The Owners shall be liable to and agree to pay all charges for providing 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 or any part thereof.

#### **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 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. However Swastic Projects (P) Ltd. shall pay the cost of construction in respect of its allocation to the Developer.

#### **ARTICLE- VI-TENANTS**

- 6.1 The detail of the Tenants is set out in the **SECOND SCHEDULE** hereunder written.
- 6.2 The Developer have already caused to have the said Tenants to be settled and/or vacated by making payment of the necessary amounts to all of them.
- 6.3 The portions of the said Premises so vacated by the Tenants are in the occupation of the Developer, who shall be entitled to hold and possess the same until demolition of the entire existing building in terms hereof.

#### **ARTICLE- VII-SPACE ALLOCATION & PAYMENTS**

- 7.1 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.
- 7.2 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 therefrom and for which no further consent of the other party shall be required.
- 7.3 It has been further agreed by and between the parties hereto that the demarcated flats belonging to the Owners and forming part of the Owners' Allocation, if required to be sold by any of the Owners, such Owners may at his/her absolute discretion sell and/or transfer the same to any person and for that no further and/or other consent of any of the other Owners shall be necessary or be required and this agreement in itself shall be treated as the consent of all the other Owners.
- 7.4 The Developer has further agreed to keep in deposit an amount of Rs.10,00,000/= (Rupees Ten Lacs) only (hereinafter referred to as the said **SECURITY DEPOSIT**)

(V)

as and by way of interest free refundable security deposit with the owners namely Bharati Basu, Animesh Manna, Asim Manna, Amiya Mitra, Anita Sarkar and Ashis Khan.

7.5 The Developer has at or before the execution of this agreement made payment of the entire Security Deposit to the said Bharati Basu, Animesh Manna, Asim Manna, Amiya Mitra, Anita Sarkar and Ashis Khan (the receipt whereof the said Bharati Basu, Animesh Manna, Asim Manna, Amiya Mitra, Anita Sarkar and Ashis Khan do hereby admit and acknowledge to have received).

7.6 The said Security Deposit shall become refundable within 30 days from the date of communication regarding the completion of the Owners' Allocation belonging to the said Bharati Basu, Animesh Manna, Asim Manna, Amiya Mitra, Anita Sarkar and Ashis Khan by the Developer to the said Bharati Basu, Animesh Manna, Asim Manna, Amiya Mitra, Anita Sarkar and Ashis Khan and until such time the Developer shall have the absolute and paramount lien over the Owners' Allocation. If there be any delay in refund of the said Security Deposit the Owners shall still be liable on and from the date of issue of notice to take possession of the Owners' Allocation by the Developer to the Owners for;

- i. Costs of alternate accommodation for the period of delay,
- ii. Maintenance charges in respect of the Owners' Allocation, whether the Owners have taken over the possession of the Owners' Allocation or not,
- iii. Rates & taxes in respect of the Owners' Allocation, whether the Owners have taken over the possession of the Owners' Allocation or not,
- iv. Other outgoing of any nature whatsoever and/or howsoever.

7.7 It has been further agreed by and between the parties hereto that the Developer shall make payment of the following amounts to the following owners as and by way of non-refundable consideration amount:

- i) Debasis Manna an amount of Rs.85,00,000/= (Rupees Eighty Five Lac) only;
- ii) Kalpana Manna an amount of Rs.50,00,000/= (Rupees Fifty Lac) only; &
- iii) Sumona Manna an amount of Rs.50,00,000/= (Rupees Fifty Lac) only;

7.8 Out of the aforementioned amounts an amount of Rs.5,00,000/= shall be paid to the said Debasis Manna and Rs.10,00,000/= each to the said Kalpana Manna and the said Sumona Manna after three days herefrom.



7.9 Out of the balance amount payable to the said Kalpana Manna and the said Sumona Manna a further amount of Rs.10,00,000/= each shall be paid upon expiry of one year herefrom.

7.10 The balance of the amounts payable to the said Debasis Manna being Rs.80,00,000/= Kalpana Manna being Rs.30,00,000/= and Sumona Manna being Rs.30,00,000/= shall be paid upon expiry of three years from the date of execution of this agreement or completion of the said New Building (which ever event shall happen earlier shall be the basis).

7.11 The parties hereto have further agreed that the said Sourendra Nath Manna shall make payment of an amount of Rs.12,88,000/= to the Developer in installments upto completion of the said New Building and until payment of the same the Flat belonging to the said Sourendra Nath Manna shall remain in paramount lien of the Developer and the said Sourendra Nath Manna shall not be entitled to claim possession thereof from the Developer. The payment shall be made by the said Sourendra Nath Manna in the following manner: -

- |   |               |
|---|---------------|
| i) On or before 30 <sup>th</sup> June 2014      | Rs.2,88,000/= |
| ii) On or before 31 <sup>st</sup> December 2015 | Rs.5,00,000/= |
| iii) Upon completion of the said New Building   | Rs.5,00,000/= |

#### ARTICLE-VIII- DELIVERY OF POSSESSION

8.1 Pursuance to the Developer having provided the alternate accommodation to the Owners to their full satisfaction the Owners have already vacated the said Premises so as to enable the Developer to commence demolition of the existing building and structures at the said Premises.

8.2 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 herein shall have no claim thereupon.

8.3 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. ①

8.4 The Developer hereby agrees to complete the construction of the building within 36 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 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.

8.5 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 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 fails and/or neglects 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**).

8.6 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 and as a confirming party thereof.

8.7 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 -IX- ARCHITECTS ENGINEERS ETC

9.1 For the purpose of development of the said 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.

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9.2 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-X-INDEMNITY**

10.1 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 Premises.

10.2 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 liabilities costs or third party claims actions or proceedings thus arising.

10.3 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.

10.4 The Owners do 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, 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-XI-TAXES MAINTENANCE ETC**

11.1 The Owners and the Developer shall proportionately pay all rates & taxes on and from the date of receipt of vacant peaceful and khas possession of the entirety of the said Premises for construction upon demolition of the existing building and other structures at the said 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.

11.2 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.

11.3 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 tenable 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 user of such common area.

11.4 After the said 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.

11.5 Until such time Association is formed 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.

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

#### **ARTICLE-XII-OBLIGATION OF THE OWNERS**

12.1 The Owners have already granted the necessary Power of Attorney in favour of the nominees of the Developer so as to enable them to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the Owners before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the completion of the project.

12.2 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 in the said Premises and for completing the construction of the building.

12.3 The Owners have also granted the necessary power of attorney as detailed below being the nominees of the Developer so as to enable the attorney named therein 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.

- a) Power of attorney dated 06<sup>th</sup> November 2007 granted by Bharati Basu, Animesh Manna, Amiya Mitra & Anita Sarkar and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. IV, volume No. 103 in pages 97 to 108 being No. 6012 of 2007;
- b) Power of attorney dated 06<sup>th</sup> November 2007 granted by Asim Manna and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. IV, volume No. 103 in pages 119 to 128 being No. 6014 of 2007;
- c) Power of attorney dated 23<sup>rd</sup> September 2009 granted by Sourendra Nath Manna, Amarendra Nath Manna, Kalpana Manna & Sumona Manna and registered with the Additional District Sub-Registrar, Alipore in Book No. IV, CD volume No. 04 in pages 03202 to 03214 being No. 01629 of 2009;
- d) Power of attorney dated 28<sup>th</sup> August 2012 granted by Ashis Khan and registered with Additional District Sub-Registrar, Alipore in Book No. IV, CD volume No. 06 in pages 1999 to 2007 being No. 02185 of 2012;
- e) Power of attorney dated 24<sup>th</sup> April 2014 granted by Debasis Manna and registered with Additional District Sub-Registrar, Alipore in Book No. IV, being No. 00714, of 2014;

12.4 It has been agreed by and between the parties hereto that all of the powers of attorney as hereinabove mentioned shall always remain valid and subsisting in accordance hereof and the Owners shall not be entitled to rescind and/or cancel and/or revoke all or any of them under any circumstances whatsoever and/or howsoever.

#### ARTICLE-XIII- MUTUAL OBLIGATION

13.1 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. 

- 13.2 The respective parties i.e. both the Owner and the Developer shall be liable for payment of all outgoing towards Service Tax, VAT, Sales Tax or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law.
- 13.3 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, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 13.4 The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of the others allocation in the said New Building at the said Premises.
- 13.5 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof.

#### **ARTICLE-XIV-BREACH AND CONSEQUENCES**

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 - XV – 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.

#### **THE FIRST SCHEDULE ABOVE REFERRED TO**

##### **(PREMISES)**

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) be the same a little more or less together with the two storied building and other structures lying situate at and/or being municipal premises No. 77, Peary Mohan Roy Road, PS. Chetla, Kolkata 700 027 in ward No. 82 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows. -

ON THE NORTH: Partly by common passage and partly by municipal premises No. 73B, Peary Mohan Roy Road;

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- ON THE EAST: By municipal premises No. 9B, Chetla Road;
- ON THE WEST: Partly by KMC Road named as Peary Mohan Roy Road & partly by municipal premises No.79, Peary Mohan Roy Road;
- ON THE SOUTH: Partly by municipal premises No.79, Peary Mohan Roy Road and partly by Kolkata Improvement Trust Quarters;

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**

(TENANTS)

Sr. No.	Name	Details	Rent Rs.
1.	Shyamal Pajha	Garage	750/=
2.	Dipak Chandra	- Do -	450/=
3.	Anath Halder	- Do -	750/=
4.	Sada Samanta		
5.	Hannan		
6.	Haru Babu		
7.	Brindaban		

Collectively occupied about 1 ½ to 2 cottahs

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(ALLOCATIONS)

**PART - I OWNERS' ALLOCATION**

**FLATS - I - A**

- i. Bharati Basu shall be entitled to **ALL THAT** the flat No. 5B measuring about 1246.83 sq. ft. on the fifth floor & the flat No. 9C also measuring about 1246.83 sq. ft. on the ninth floor of the said New Building;
- ii. Animesh Manna shall be entitled to **ALL THAT** the flat No. 5C measuring about 1246.83 sq. ft. on the fifth floor & the flat No. 9B measuring about 1246.83 sq. ft. on the ninth floor of the said New Building;
- iii. Asim Manna shall be entitled to **ALL THAT** the flat No. 8A measuring about 1120.88 sq. ft. on the eighth floor of the said New Building;
- iv. Amiya Mitra shall be entitled to **ALL THAT** the flat No. 5A measuring about 1120.88 sq. ft. on the fifth floor of the said New Building;

- v. Anita Sarkar shall be entitled to **ALL THAT** the flat No. 4A measuring about 1153.43 sq. ft. on the fourth floor of the said New Building;
- vi. Ashis Khan shall be entitled to **ALL THAT** the flat No. 5D measuring about 1120.88 sq. ft. on the fifth floor of the said New Building;
- vii. Amarendra Nath Manna shall be entitled to **ALL THAT** the flat No. 3A measuring about 942 sq. ft. on the third floor of the said New Building;
- viii. Sourendra Nath Manna shall be entitled to **ALL THAT** the flat No. 10D measuring about 1097.59 sq. ft. on the tenth floor of the said New Building;
- ix. Swastic Projects (P) Ltd. shall be entitled to **ALL THAT** the flat No. 4D measuring about 1153.43 sq. ft. on the fourth floor, the flat Nos. 10A measuring about 1097.59 sq. ft., 10B measuring about 1246.83 sq. ft. & 10C measuring about 1246.83 sq. ft. all on the tenth floor & the flat No. 11E measuring about 2853.49 on the eleventh floor of the said New Building together with the exclusive access to the roof above the flat No. 11E along with the exclusive roof right over the flat No. 11E wherein the private swimming pool is located in the said New Building;

(All the flats in the Owners' Allocation are also shown on the map or plan annexed hereto and is delineated within **GREEN** borders thereon)

#### I - B

1. Demarcated part and/or portion of the ground floor of the said New Building after providing for the common part and facilities that comprises of 06 Nos. covered car parking spaces and 07 Nos. open to sky car parking space and the same shall be divided and demarcated amongst the Owners as follows: -

i) Bharati Basu	-	One Covered Car Parking Space
ii) Ashim Manna	-	One Covered Car Parking Space
iii) Animesh Manna	-	One Covered Car Parking Space
iv) Sourendra Nath Manna	-	One Covered Car Parking Space
v) Amarendra Nath Manna	-	One Open to Sky Car Parking Space
vi) Amiya Mitra	-	One Open to Sky Car Parking Space
vii) Anita Sarkar	-	One Open to Sky Car Parking Space
viii) Ashis Khan	-	One Open to Sky Car Parking Space
ix) Swastic Projects (P) Ltd.	-	Three Open to Sky Car Parking Spaces & Two Covered Car Parking Spaces



2. Undivided proportionate share in the land comprised in the said Premises;
3. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

**PART - II DEVELOPER'S ALLOCATION**

**FLATS - II - A**

- i. **ALL THAT** the entire first floor of the said New Building comprising of 04 flats thereon;
- ii. **ALL THAT** the entire second floor of the said New Building comprising of 04 flats thereon;
- iii. **ALL THAT** the entire sixth floor of the said New Building comprising of 04 flats thereon;
- iv. **ALL THAT** the entire seventh floor of the said New Building comprising of 04 flats thereon;
- v. **ALL THAT** the flat Nos. 3B, 3C & 3D all on the third floor of the said New Building;
- vi. **ALL THAT** the flat Nos. 4B & 4C both on the fourth floor of the said New Building;
- vii. **ALL THAT** the flat Nos. 8B, 8C & 8D all on the eighth floor of the said New Building;
- viii. **ALL THAT** the flat Nos. 9A & 9D both on the ninth floor of the said New Building;

(All the flats in the Developer's Allocation are also shown on the map or plan annexed hereto and is delineated within RED borders thereon)

**II - B**

2. All remaining areas of the ground floor except the Owners' Allocation as hereinbefore mentioned of the said New Building and the said Premises both covered and open to

①

- sky after providing for the common part and facilities, that maybe used in such manner as the Developer may at its discretion think fit and proper;
3. Undivided proportionate share in the land comprised in the said Premises;
  4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(SPECIFICATIONS)**

Structure	:	Building designed on RCC frame and foundation;
Flooring	:	Marble flooring within a price range of Rs.40/= per sq. ft. in all bedrooms, living/dining room;
Kitchen	:	Flooring in marble with work top in granite and regular colour ceramic tiles with Stainless Steel sink;
Bathroom	:	Flooring in marble with wall dados with regular colour ceramic tile upto height of 6 feet with modern CP fittings of Havells/ EssEss with concealed Hot & Cold water pipeline;
Sanitary Ware	:	Hindustan/Cera/Parry;
Doors	:	Sal frame and flush doors;
Windows	:	Aluminum Frame & shutters with Glassed panel & grill;
Lift	:	Adequate capacity of repute make;
Electrical	:	Concealed Copper wiring provided from ground floor to each unit with adequate points of modular switches of Havells make for Geyser, AC's, TV & other appliances;
Telephone Wiring	:	Concealed wiring provided from ground floor upto each unit;
Security	:	Separate wiring from distribution box on the ground floor to each unit and the reception lobby with Electronic PBX;
Internal Walls	:	Plaster of Paris over cement plastering.
Exterior	:	Cement based painting with aesthetic look.
Lobby	:	Decorated facade of Lift & lobby;
Others	:	Car wash;
		Personalised mailbox;

P

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:

*[Signature]*

Jedey Talan

135, B1B Bagh Rd.

Kolkata - 1

. Bharati Basu,

. Animesh Manna

. Asim Manna.

. Amiya Mitra

. Anita Sarkar

. Ashis Khan.

. Subalish Manna.

. Sourendra Nath Manna

. Anarendra Nath Manna

. Kalpana Manna

. Sumana Manna.

For Swastic Projects Pvt. Ltd.

Sahvic Vivek Riva

|| ५ ||

Director

**SIGNED SEALED AND DELIVERED**

by the DEVELOPER at Kolkata

in the presence of:

*[Signature]*

Trilok Chand Naita

S/o Late Mahabir Prasad Naita

46, Sreedhar Roy Road

Kolkata - 700 039

Jedey Talan

FOR GOPALA ENCLAVE PVT LTD.

|| ५ ||

DIRECTOR

FOR GOPALA ENCLAVE PVT LTD.

|| ५ ||

DIRECTOR

Witnessed by me  
Dilip Kumar Gopal  
Advocate  
High Court, Calcutta

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Bharati Basu*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



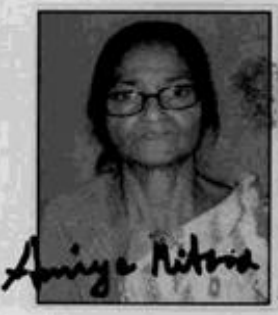
*Animesh Mishra*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Asim Manna*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Aniya Mishra*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Anita Sarkar*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



SPECIMEN FORM FOR TEN FINGERPRINTS



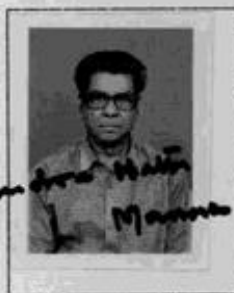
*Ashis Khan*

<i>Ashis Khan</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



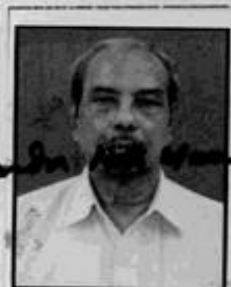
*Debashis Manna*

<i>Debashis Manna</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Sourendra Nath Manna*

<i>Sourendra Nath Manna</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Anand Nath Manna*

<i>Anand Nath Manna</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Kalpana Manna*

<i>Kalpana Manna</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Sumona Manna*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*Sumona Manna*



*Anurag*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Satvik Vivek Rana*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*Satvik Vivek Rana*



*Rocky Jambhale*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*Rocky Jambhale*



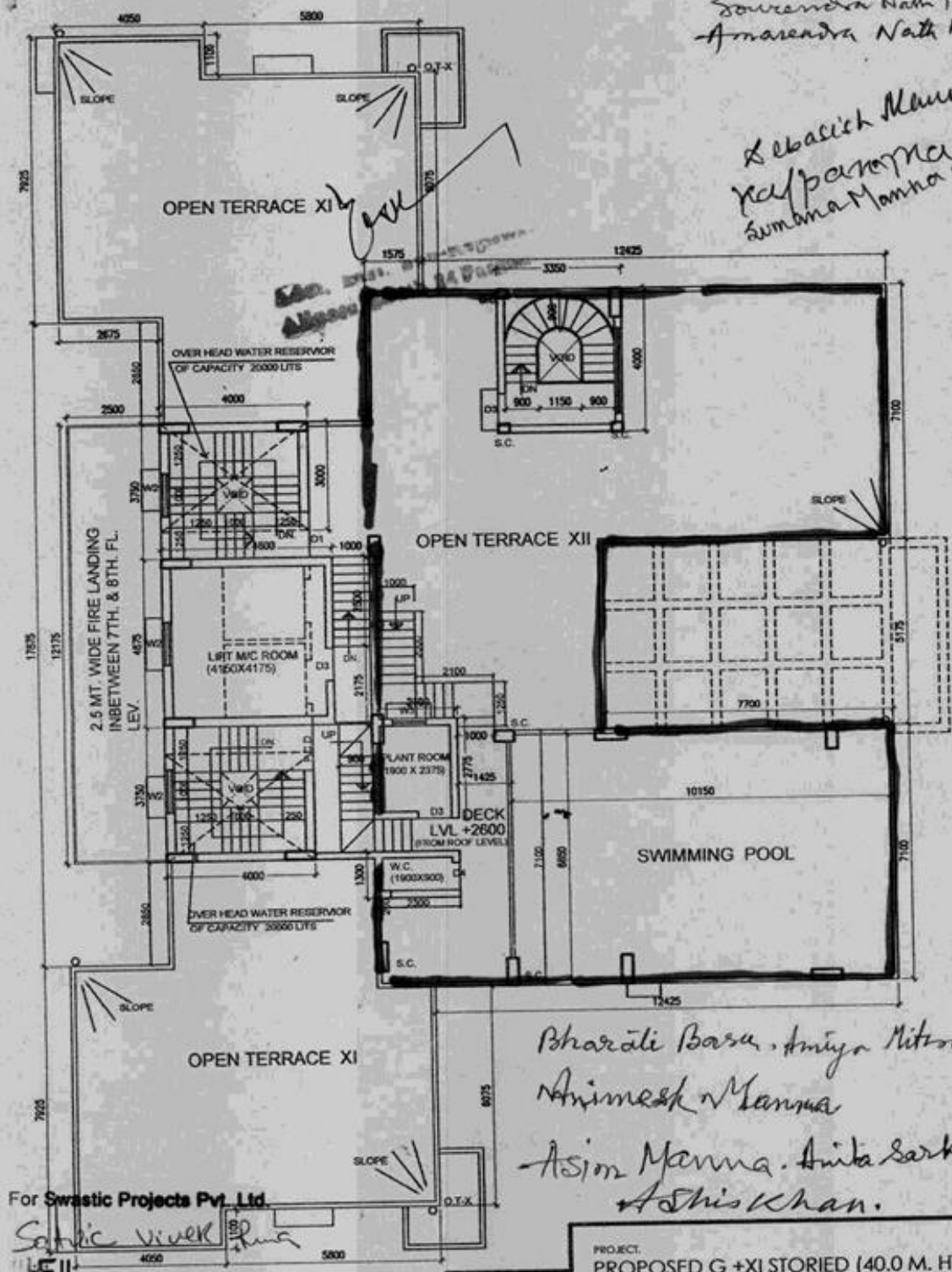
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sourendra Nath Manna.  
Anarendra Nath Manna

Subalish Manna.  
Kajparanjaney  
Sumana Manna.

Bhazali Basu, Anirya Mitra  
Animesh Manna

Asim Manna, Anita Sarkar  
Ashish Khan.



For Swastic Projects Pvt. Ltd.  
Santib Viverk

*Rinky Ghoshal*  
FOR GOPALA ENCLAVE PVT LTD.  
DIRECTOR

ROOF PLAN.

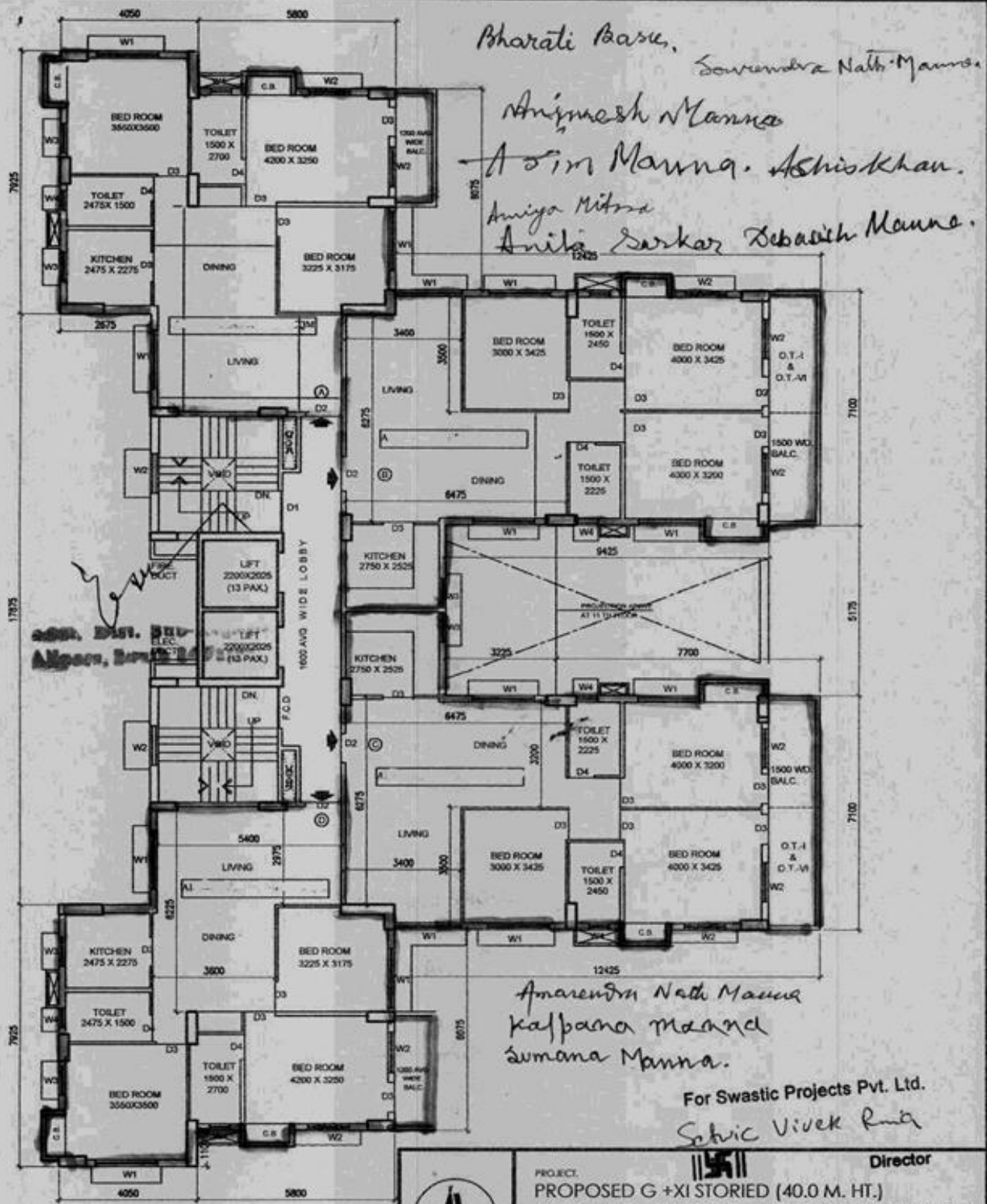


SCALE - 1:100

PROJECT:  
PROPOSED G + XI STORIED (40.0 M. HT.)  
RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
KOLKATA-700 027 , WARD NO.- 82,  
BOROUGHNO.- IX, P.S.-CHETLA.  
SANCTION VIDE B.S. PLAN NO-2012090031  
DATED -31.07.2012.



Bharati Basu,  
 Sourendra Nath Manna,  
 Animesh Manna,  
 Aojin Manna, Ashish Khan,  
 Anuja Mitra,  
 Anika Sarkar Debashish Manna.



ADDL. DIST. OFF.  
 ALIPHUR, BARPOUR

Amarendra Nath Manna  
 Kalpana Manna  
 Sumana Manna.

For Swastic Projects Pvt. Ltd.  
 Shric Vivek Rana

1ST. FLOOR PLAN.  
 FOR GOPALA ENCLAVE PVT LTD.



PROJECT:  
 PROPOSED G + XI STORIED (40.0 M. HT.)  
 RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
**KOLKATA-700 027** , WARD NO.- 82,  
 BOROUGHNO.- IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.

SCALE - 1:150

DIRECTOR

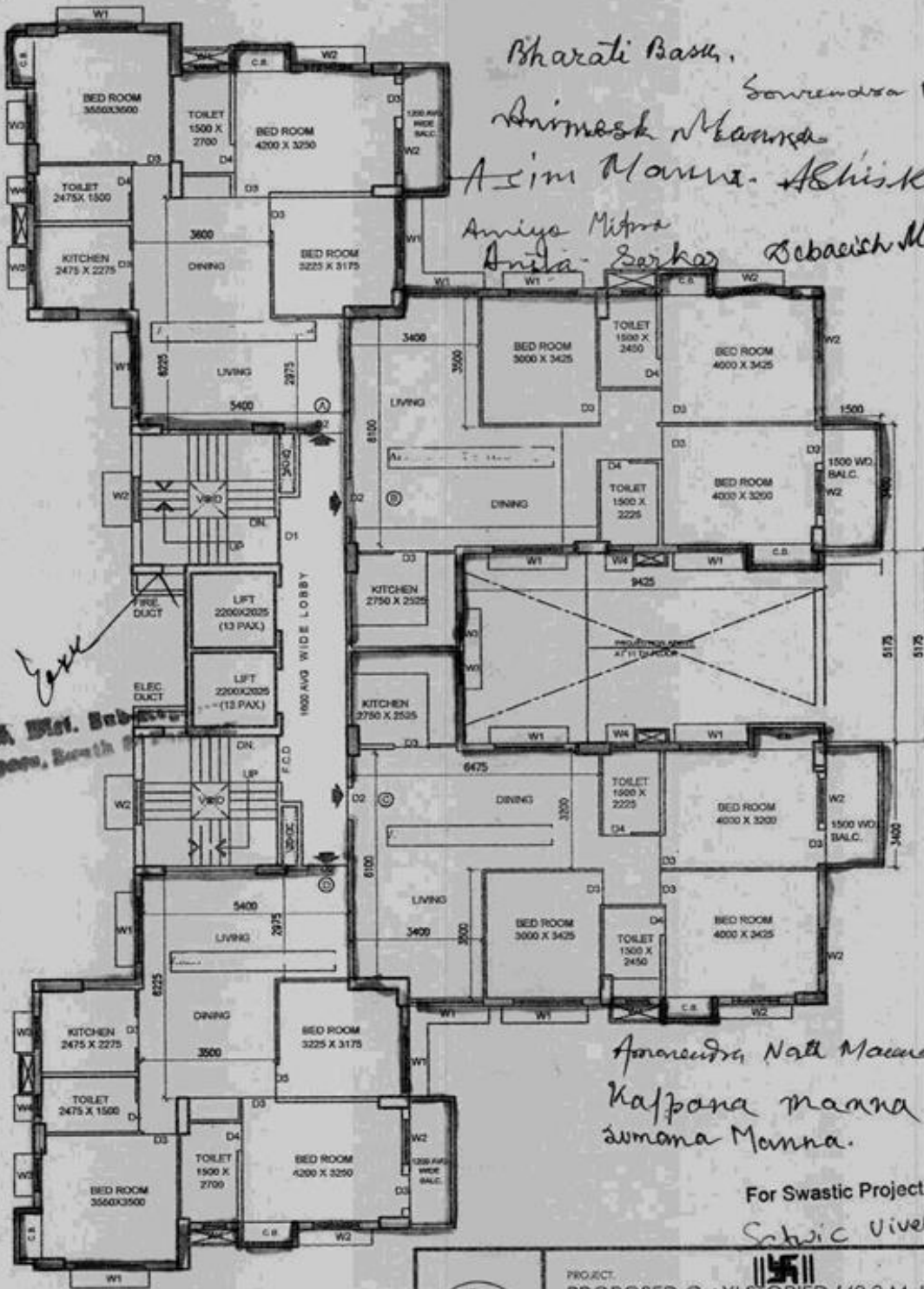
Director

*Signature*

*Signature*







Bharati Basu,  
 Sourendra Nath Manna  
 Animesh Manna  
 Asim Manna. Ashish Khan.  
 Aniya Mitra  
 Anita Sarkar Debajit Manna.

*Case*  
 204, Dist. Sub.  
 Alipore, South

Anandranath Manna  
 Kappana Manna  
 Sumana Manna.


For Swastic Projects Pvt. Ltd.  
 Subir Vivek Ruis

FOR GOPALA ENCLAVE PVT. LTD.

*Rishy Manna*  
 DIRECTOR



SCALE - 1:150

PROJECT:  Director  
 PROPOSED G + XI STORIED (40.0 M. HT.)  
 RESIDENTIAL BUILDING AT PREMISES NO.77,  
 PEARY MOHON ROY ROAD,  
 KOLKATA-700 027, WARD NO.- 82,  
 BOROUGHO. - IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.

Sourendra Nath Manna.

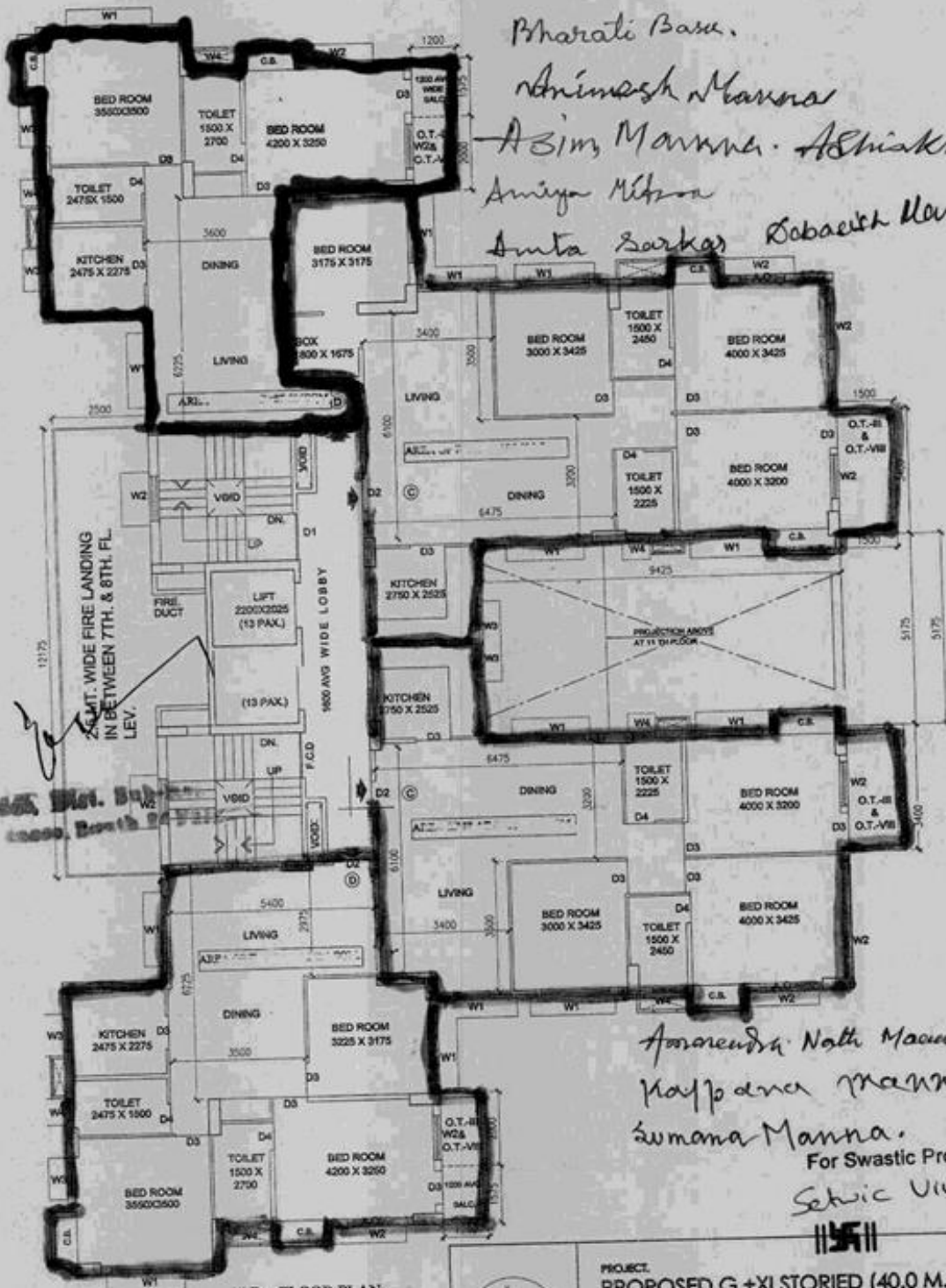
Pharati Basu.

Animesh Manna

Azim Manna. Ashikhan.

Amiya Mitra

Anta Sarkar Babarath Manna.



2.0 MT. WIDE FIRE LANDING  
IN BETWEEN 7TH. & 8TH. FL.  
LEV.

1800MM WIDE LOBBY

PROJECTION ANCHORS  
AT 11 TH FLOOR

Amanendra Nath Manna  
Kajjandra Manna  
Sumana Manna.

For Swastic Projects Pvt. Ltd.  
Sohic Vivek Rana

3RD. FLOOR PLAN.  
FOR GOPALA ENCLAVE PVT LTD.



*Rajendra*  
DIRECTOR

SCALE - 1:150

PROJECT  
PROPOSED G + XI STORIED (40.0 M. HT.)  
RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
**KOLKATA-700 027** , WARD NO.- 82,  
BOROUGHNO.- IX, P.S.-CHETLA.  
SANCTION VIDE B.S. PLAN NO-2012090031  
DATED -31.07.2012.

Director

Sourendra Nath Manna

Bhazati Basu,

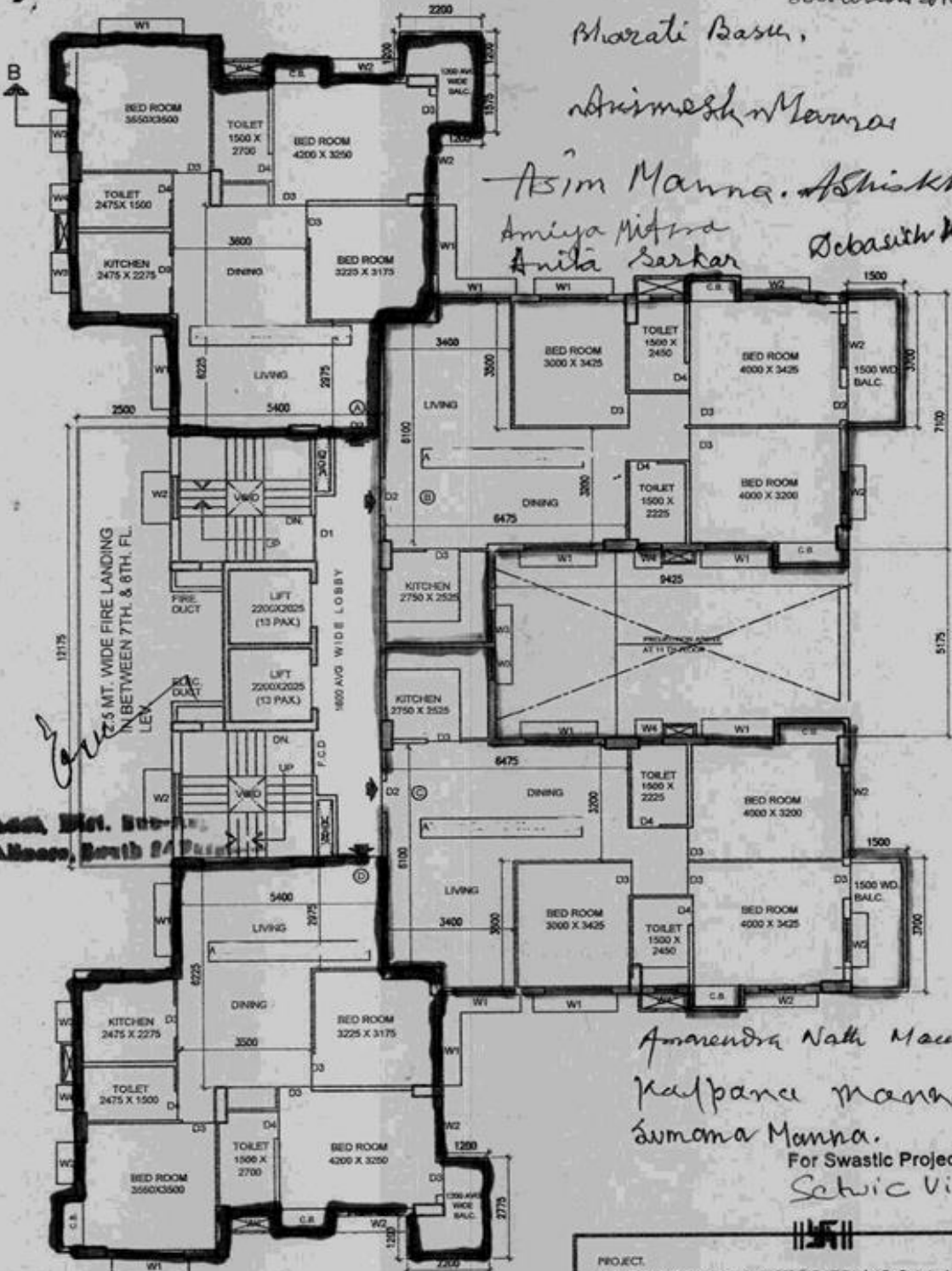
Animesh Manna

Asim Manna. Ashikhan.

Amiya Mitra

Anita Sarkar

Debasish Manna.



add. lift. sup. above, south of plan

Amarendra Nath Manna  
Kajpana Manna  
Sumana Manna.

For Swastic Projects Pvt. Ltd.  
Sohic Vivek Rink

OR GOPALA ENCLAVE PVT. LTD.

4TH FLOOR PLAN  
DIRECTOR

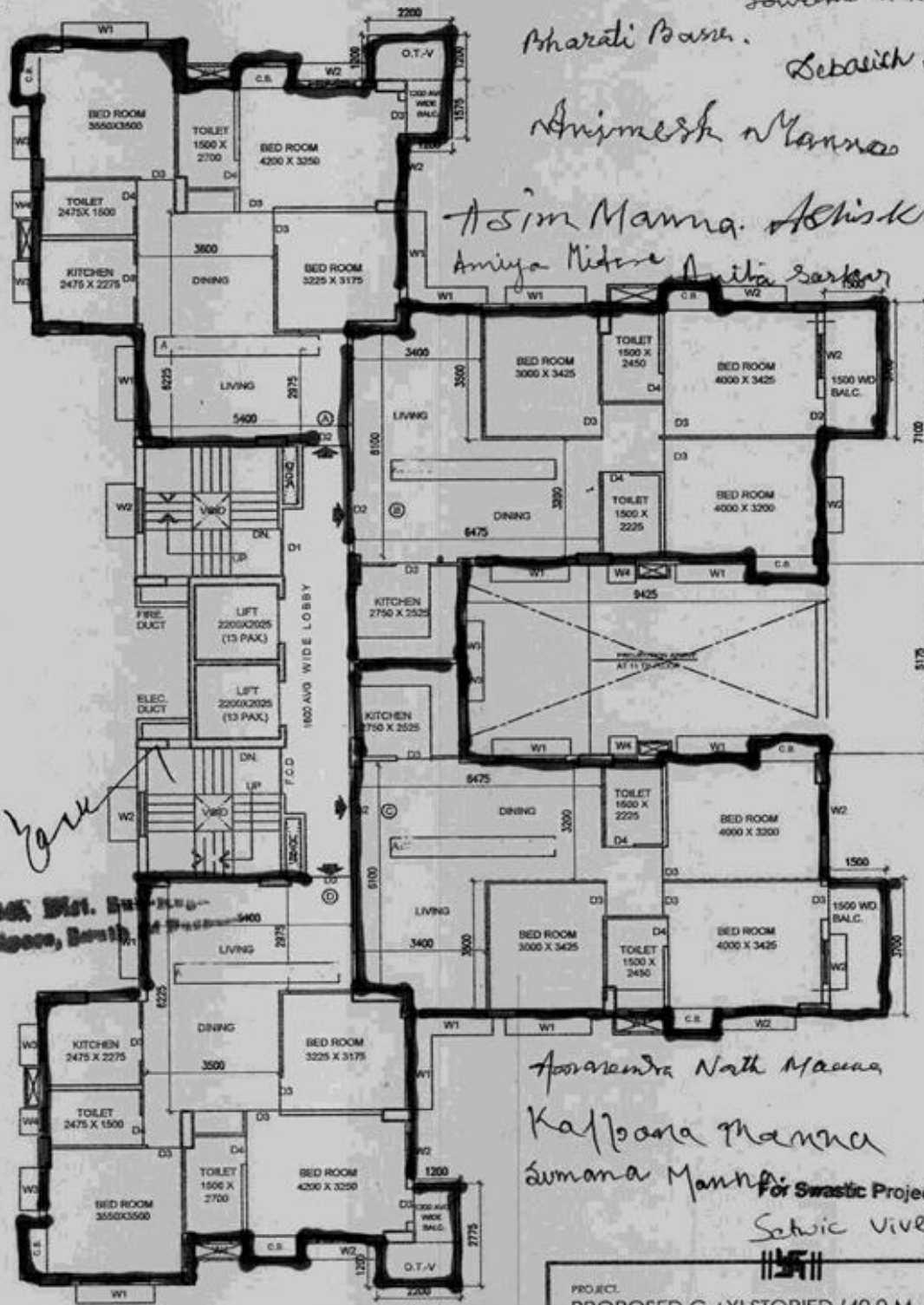


SCALE - 1:150



Director

PROJECT  
 PROPOSED G + XI STORIED (40.0 M. HT.)  
 RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
**KOLKATA-700 027** , WARD NO.- 82,  
 BOROUGHNO.- IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.



Soumenendra Nath Manna  
 Asharati Basu.  
 Sebaich Hanna.  
 Animesh Manna  
 Asim Manna. Ashish Khan.  
 Aniya Mitra Anita Sarkar

Yare  
 100 Sq. Ft. Balcony, South

Aswamendra Nath Manna  
 Kallpana Manna  
 Sumana Manna  
 For Swastic Projects Pvt. Ltd.  
 Satvik Vivek Riva

5TH FLOOR PLAN

FOR GOPALA ENCLAVE PVT. LTD.



SCALE - 1:150

PROJECT  
 PROPOSED G + XI STORIED (40.0 M. HT.)  
 RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
 KOLKATA-700 027 , WARD NO.- 82,  
 BOROUGHO.- IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.

Director

DIRECTOR



Sourendra Nath Manna

Bharati Basu.

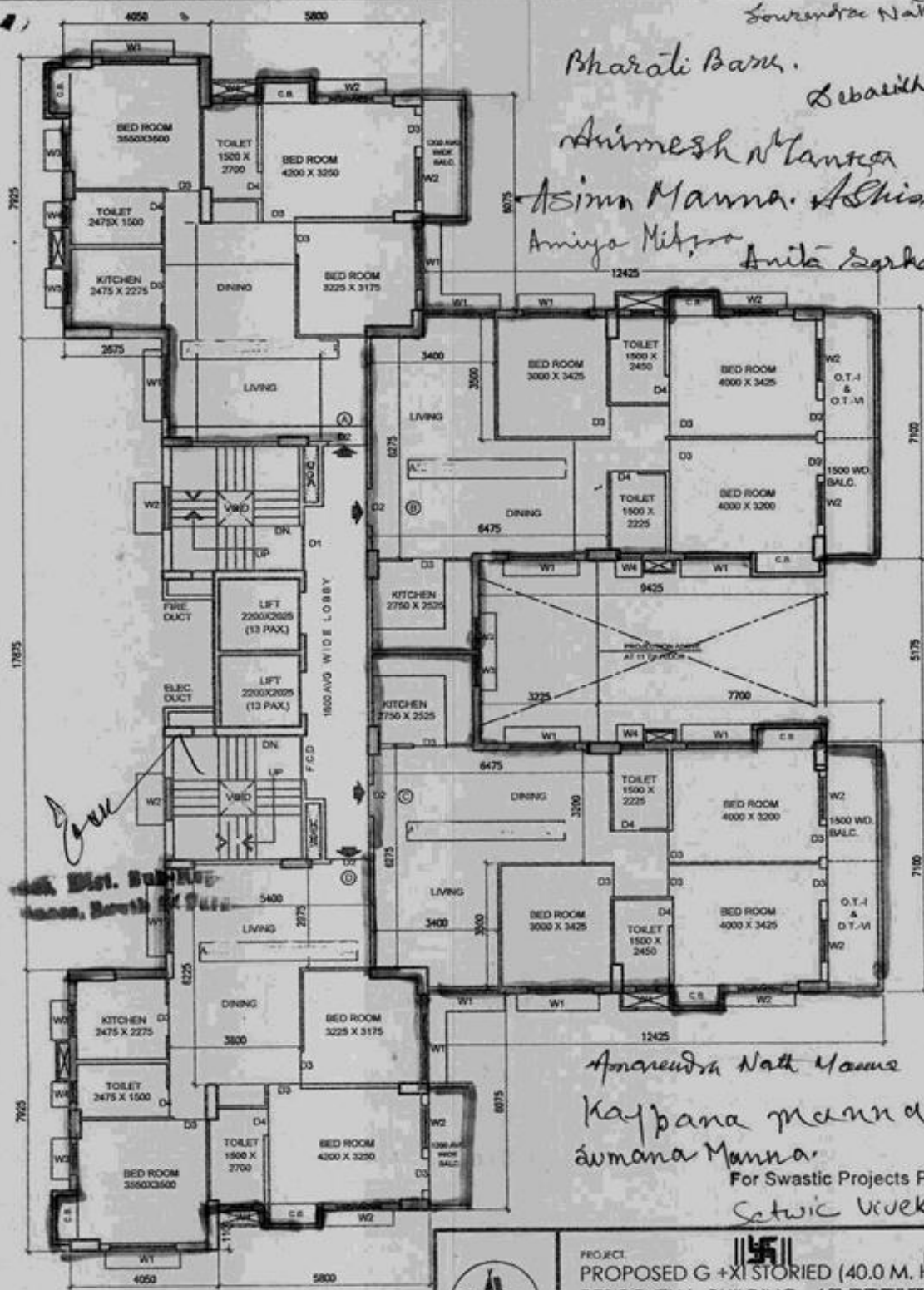
Sebasikh Manna.

Animesh Manna

Asima Manna. Ashikhan.

Aniya Mitra

Anita Sarkar



FOR GOPALA ENCLAVE PVT. LTD.  
6TH FLOOR PLAN

*Rishy Manna*  
11511

DIRECTOR



SCALE - 1:150

PROJECT: **11511** Director  
 PROPOSED G + XI STORIED (40.0 M. HI.)  
 RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
**KOLKATA-700 027**, WARD NO.- 82,  
 BOROUGHO.- IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.

Anandendra Nath Manna

Kapana Manna

Sumana Manna

For Swastic Projects Pvt. Ltd.

Satwik Vivek Rung

Souendra Nath Manna

Bharati Basu.

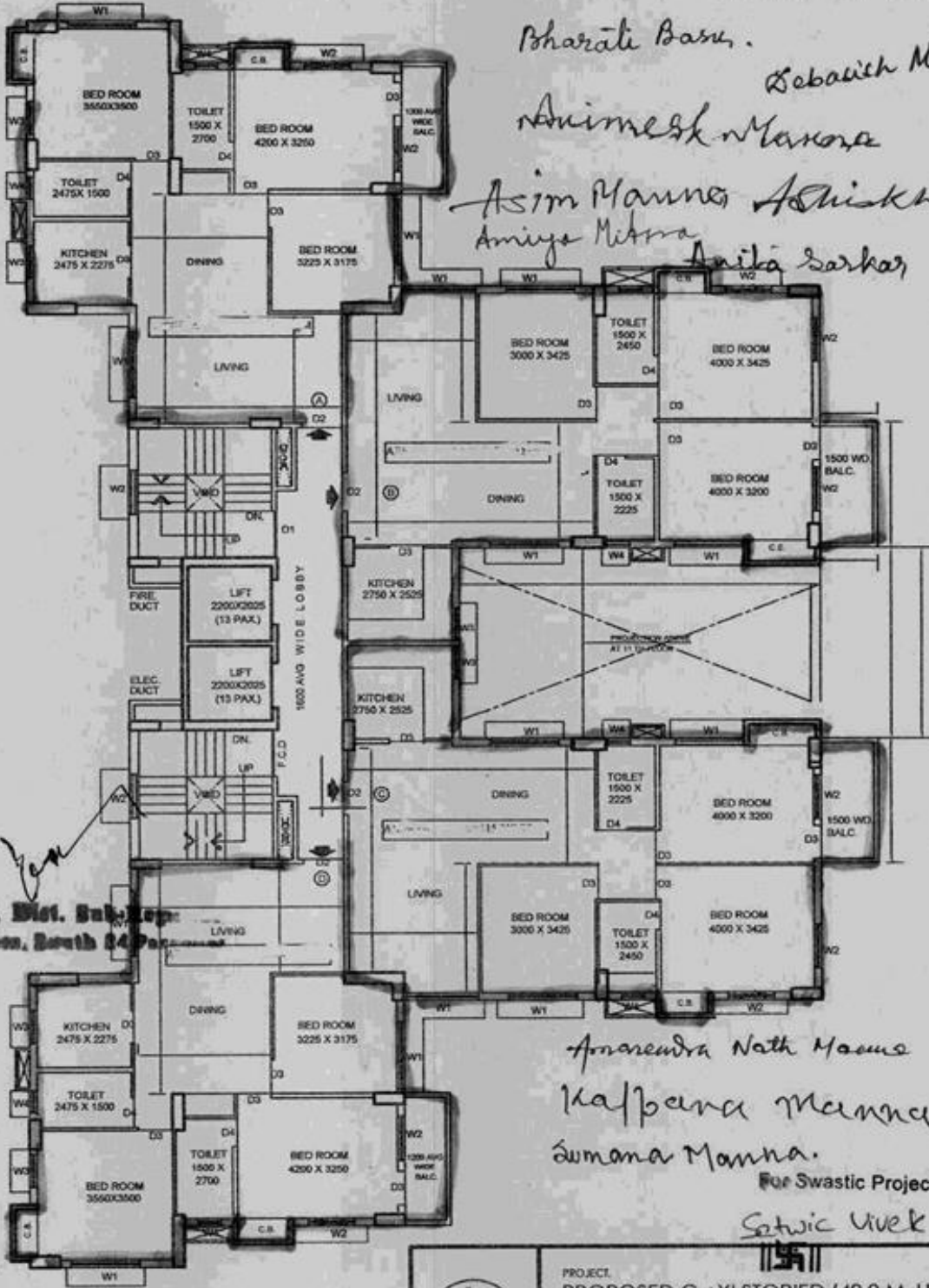
Sebalish Manna.

Animesh Manna

Asim Manna Ashikhan.

Amiya Mitra

Anita Sarkar



1000 Sq. Ft. Bal. for  
Common, South Side

Anorendra Nath Manna

Kalpana Manna

Sumana Manna.

Swastic Projects Pvt. Ltd.

Satwik Uvek Rana

7TH FLOOR PLAN  
FOR GOPALA ENCLAVE PVT LTD.



SCALE - 1:150

PROJECT  
 PROPOSED G + XI STORIED (40.0 M. HT.)  
 RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
 KOLKATA-700 027 , WARD NO.- 82,  
 BOROUGHNO.- IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.

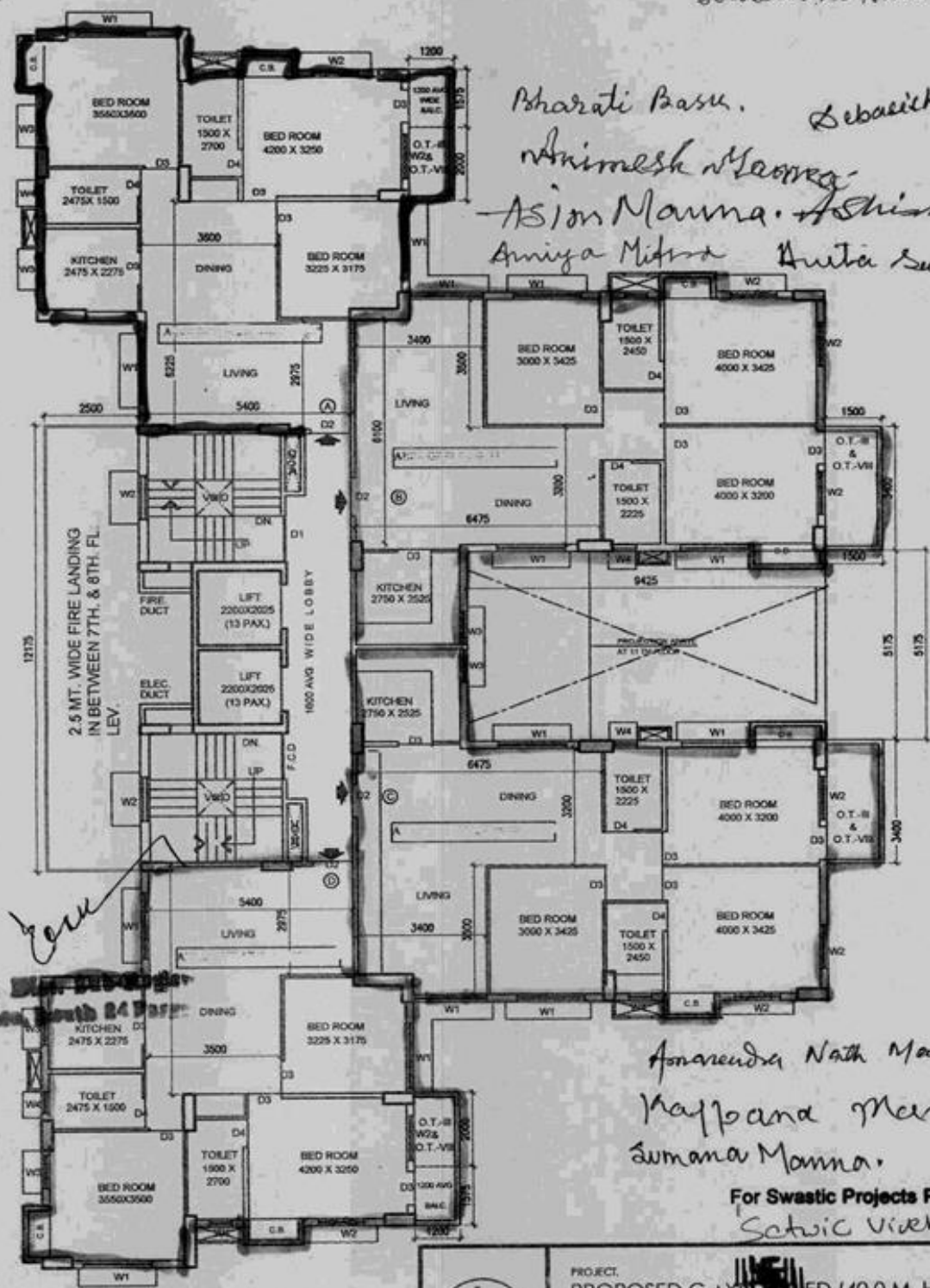
Director

*Rajiv Manna*  
11/5/11

*[Signature]*  
DIRECTOR

Sourendra Nath Manna.

Psharati Basu. Sebaeich Manna.  
Animesh Manna  
Asion Manna. Ashikhan,  
Amiya Mitra Anita Sarkar



2.5 MT. WIDE FIRE LANDING  
IN BETWEEN 7TH. & 8TH. FL.  
LEV.

*Car*

Anarenda Nath Manna  
Kappana Manna  
Sumana Manna.

For Swastic Projects Pvt. Ltd.  
Schvic virek Ruc

FOR GOPALA ENCLAVE PVT. LTD.  
8TH. FLOOR PLAN.

*Rishy Ghosh*

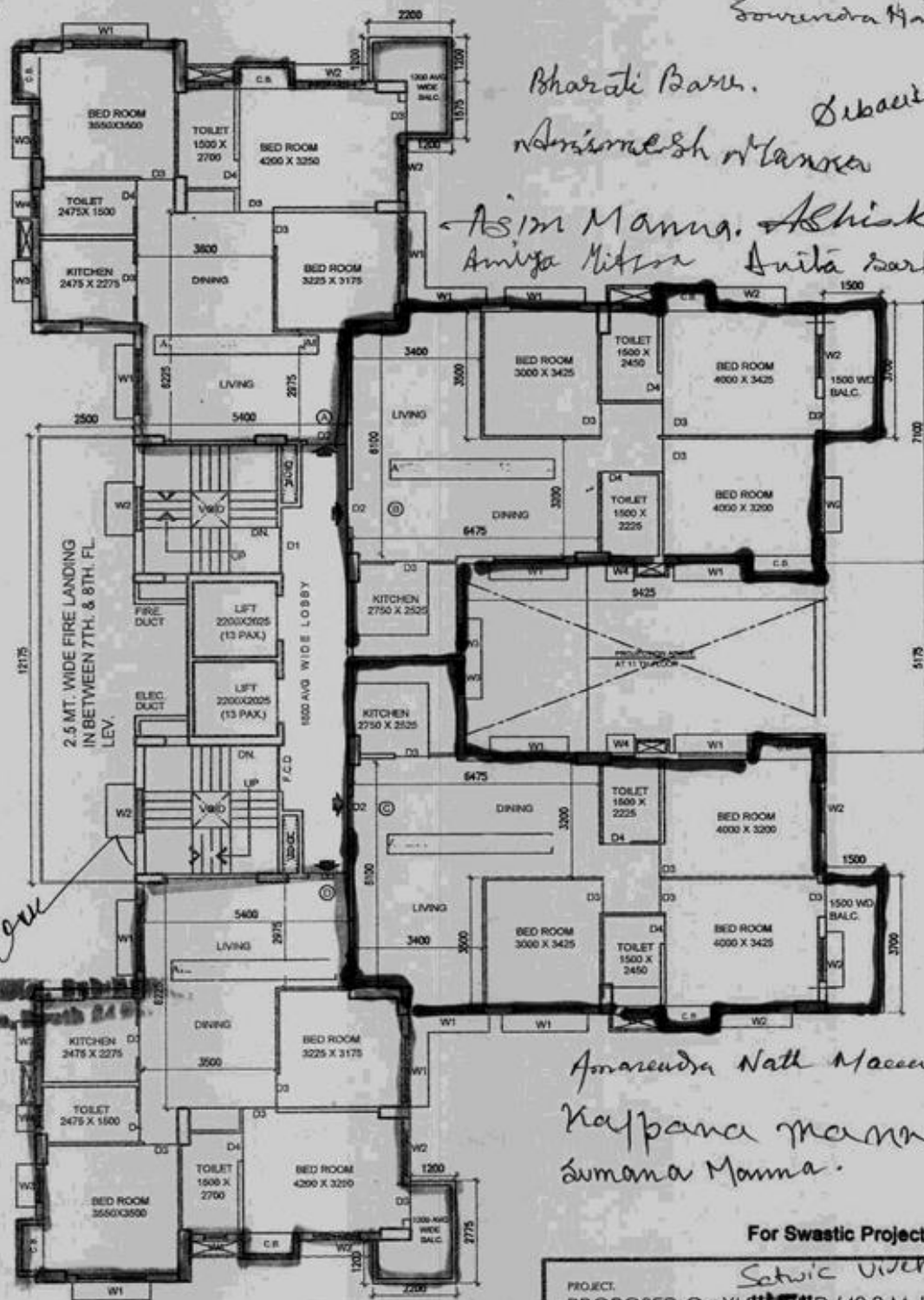
DIRECTOR



SCALE - 1:150

PROJECT: PROPOSED G + X (40.0 M. HI.)  
RESIDENTIAL BUILDING AT PREMISES NO.77,  
PEARY MOHON ROY ROAD,  
KOLKATA-700 027, WARD NO.- 82,  
BOROUGHNO.- IX, P.S.-CHETLA.  
SANCTION VIDE B.S. PLAN NO-2012090031  
DATED -31.07.2012.

Director



Sourendra Nath Manna

Bharati Basu.  
Animesh Manna  
Sibaiah Manna.

Asim Manna. Akhikhan.  
Amiya Mitra Anita Sarkar

2.5 MT. WIDE FIRE LANDING  
IN BETWEEN 7TH. & 8TH. FL.  
LEV.

LIFT  
2000X2025  
(13 PAX.)

LIFT  
2000X2025  
(13 PAX.)

1500 AVG WIDE LOBBY

AT 11th FLOOR

Amarendra Nath Manna  
Kappana Manna  
Sumana Manna.

For Swastic Projects Pvt. Ltd.

FOR GOPALA ENCLAVE PVT LTD.

*Rajy Manna*  
11/5/11

9TH. FLOOR PLAN.

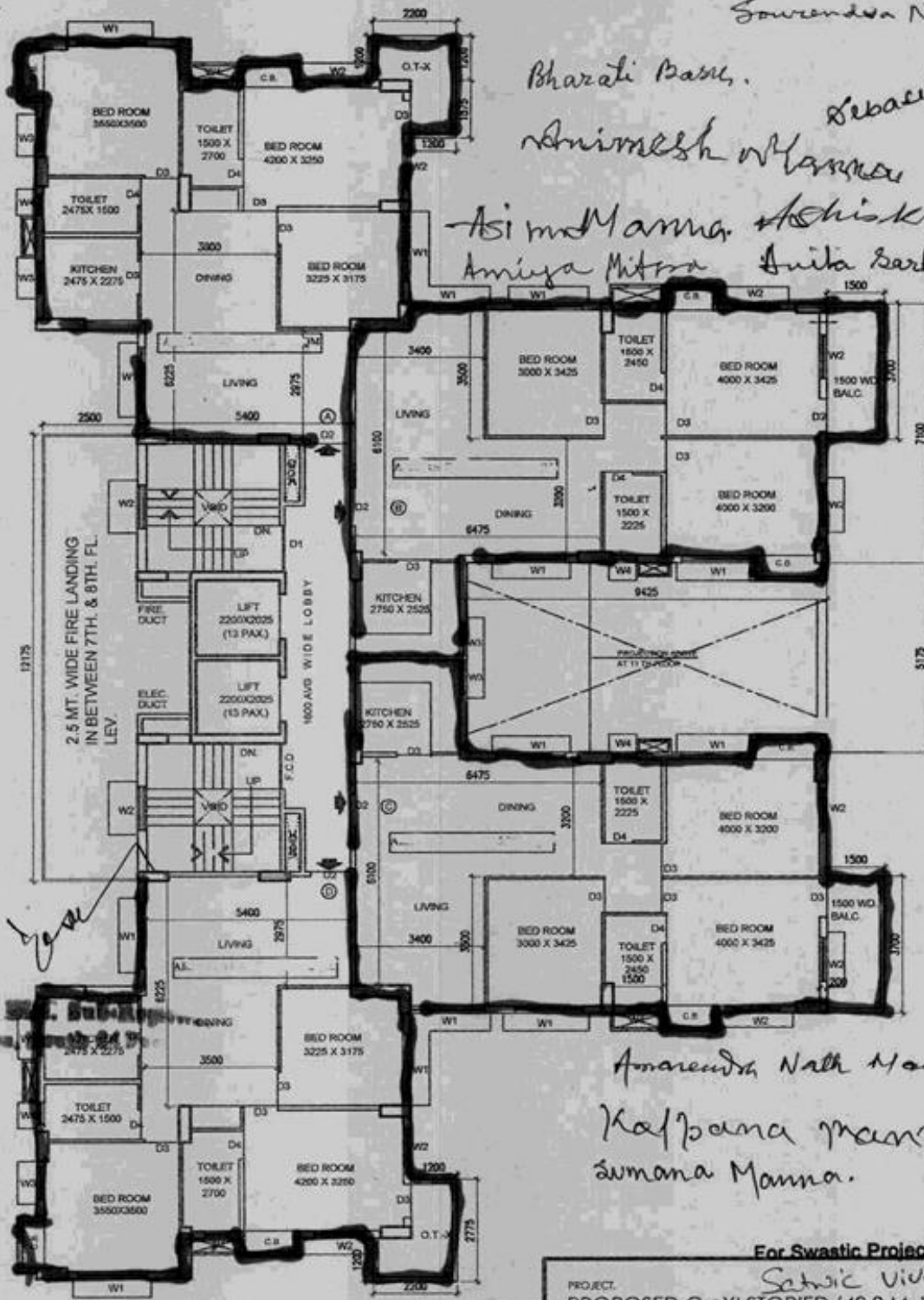
DIRECTOR



SCALE - 1:150

PROJECT: *Satvik Vihar Ring*  
PROPOSED G + XI *11/5/11* (40.0 M. HT.)  
RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
**KOLKATA-700 027**, WARD NO.- 82,  
BOROUGHNO.- IX, P.S.-CHETLA.  
SANCTION VIDE B.S. PLAN NO-2012090031  
DATED -31.07.2012.





Sourendra Nath Manna  
 Bharati Basu,  
 Animesh Manna  
 Asim Manna, Achis Khan,  
 Amiya Mitra, Anita Sarkar

Amarendra Nath Manna  
 Karpana Manna  
 Sumana Manna.

For Swastic Projects Pvt. Ltd.

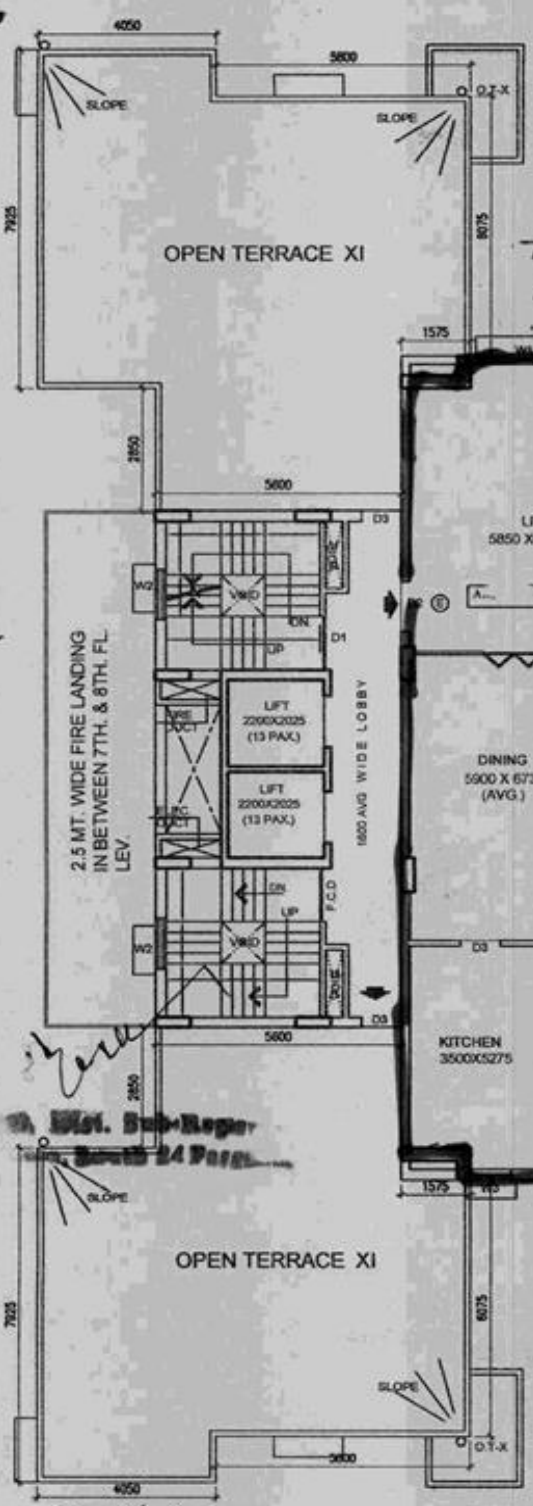
PROJECT: *Sahaj Vihar Kuc*  
 PROPOSED G + XI STORIED (40.0 M. HT.)  
 RESIDENTIAL BUILDING AT PREMISES NO. 77,  
**PEARY MOHON ROY ROAD,**  
**KOLKATA-700 027**, WARD NO.- 82,  
 BOROUGHNO.- IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.

FOR GOPALA ENCLAVE PVT. LTD.



SCALE - 1:150

*Rishy Manna*  
 11/8/11  
 DIRECTOR



Sourendra Nath Manna  
 Bharati Basu,  
 Animesh Manna  
 Anirban Manna, Ashish Khan,  
 Anirban Mitra  
 Anita Sarkar

2.5 MT. WIDE FIRE LANDING  
 IN BETWEEN 7TH. & 8TH. FL.  
 LEV.

Amarendra Nath Manna  
 Karpasana Manna  
 Sumana Manna.

For Swastic Projects Pvt. Ltd.  
 Satvic Vivek Ruit

*Rajy Manna*  
 11TH FLOOR PLAN  
 FOR GOPALA ENCLAVE PVT. LTD.  
 DIRECTOR



SCALE - 1:100

PROJECT: **SWASTIC** PROPOSED G + XI STORED (40.0 M. H.) **Director**  
 RESIDENTIAL BUILDING AT PREMISES NO.77,  
**PEARY MOHON ROY ROAD,**  
**KOLKATA-700 027**, WARD NO.- 82,  
 BOROUGHNO.- IX, P.S.-CHETLA.  
 SANCTION VIDE B.S. PLAN NO-2012090031  
 DATED -31.07.2012.



Government Of West Bengal  
Office Of the A.D.S.R. ALIPORE  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03462 of 2014  
(Serial No. 03983 of 2014 and Query No. 1605L000007266 of 2014)

On 28/04/2014

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

Presented for registration at 20.05 hrs on :28/04/2014, at the Private residence by Satwic Vivek Ruia , one of the Executants.

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

Execution is admitted on 28/04/2014 by

1. Bharati Basu, wife of Late Amalendra Nath Basu , Flat No. 302, Jhilmil Co - Op. Housing Society, 8 B, Gobinda Auddy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
2. Animesh Manna, son of Late Amal Krishna Manna , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
3. Asim Manna, son of Late Amal Krishna Manna , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
4. Amiya Mitra, wife of Late Sunil Mitra , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
5. Anita Sarkar, wife of Mukul Sarkar , Udayan Park, P-22, Chanditala Branch Road, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
6. Ashis Khan, son of Shib Nath Khan , 60/9, Q Road, Manshatalla, District:-Howrah, WEST BENGAL, India, Pin :-711105, By Caste Hindu, By Profession : Others
7. Debasis Manna, son of Late Sachi Nandan Manna , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
8. Sourendra Nath Manna, son of Late Anadi Kumar Manna , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
9. Amarendra Nath Manna, son of Late Anadi Kumar Manna , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 3

07/05/2014 14:47:00



Government Of West Bengal  
Office Of the A.D.S.R. ALIPORE  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03462 of 2014

(Serial No. 03983 of 2014 and Query No. 1605L000007266 of 2014)

10. Kalpana Manna, wife of Late Dipendra Nath Manna , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
11. Sumona Manna, daughter of Late Dipendra Nath Manna , 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
12. Satwic Vivek Ruia  
Director, Swastic Projects Private Limited, 21/2, Ballygunge Place, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Business
13. Ricky Chandra  
Director, Gopala Enclave Private Limited, 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027.  
, By Profession : Business  
  
Identified By Trilok Chand Naita, son of Late Mahabir Prasad Naita, 46, Sreedhar Roy Road, Kolkata, W. B., India, Pin :-700039, By Caste: Hindu, By Profession: Others.
14. Vivek Ruia  
Director, Gopala Enclave Private Limited, 77, Peary Mohan Roy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027.  
, By Profession : Business  
  
Personally known to me.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/04/2014

**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.-13,20,83,089/-

Certified that the required stamp duty of this document is Rs.- 75020 /- and the Stamp duty paid as: Impresive Rs.- 260/-

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/05/2014

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

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

07/05/2014 14:47:00

EndorsementPage 2 of 3





Government Of West Bengal  
Office Of the A.D.S.R. ALIPORE  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03462 of 2014  
(Serial No. 03983 of 2014 and Query No. 1605L000007266 of 2014)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 5, 5(f) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 21.00/-, on 07/05/2014

( Under Article : ,E = 21/- on 07/05/2014 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 35000/- is paid , by the draft number 679236, Draft Date 29/04/2014, Bank : State Bank of India, BALLYGUNGE, received on 07/05/2014
2. Rs. 40000/- is paid , by the draft number 679240, Draft Date 29/04/2014, Bank : State Bank of India, BALLYGUNGE, received on 07/05/2014

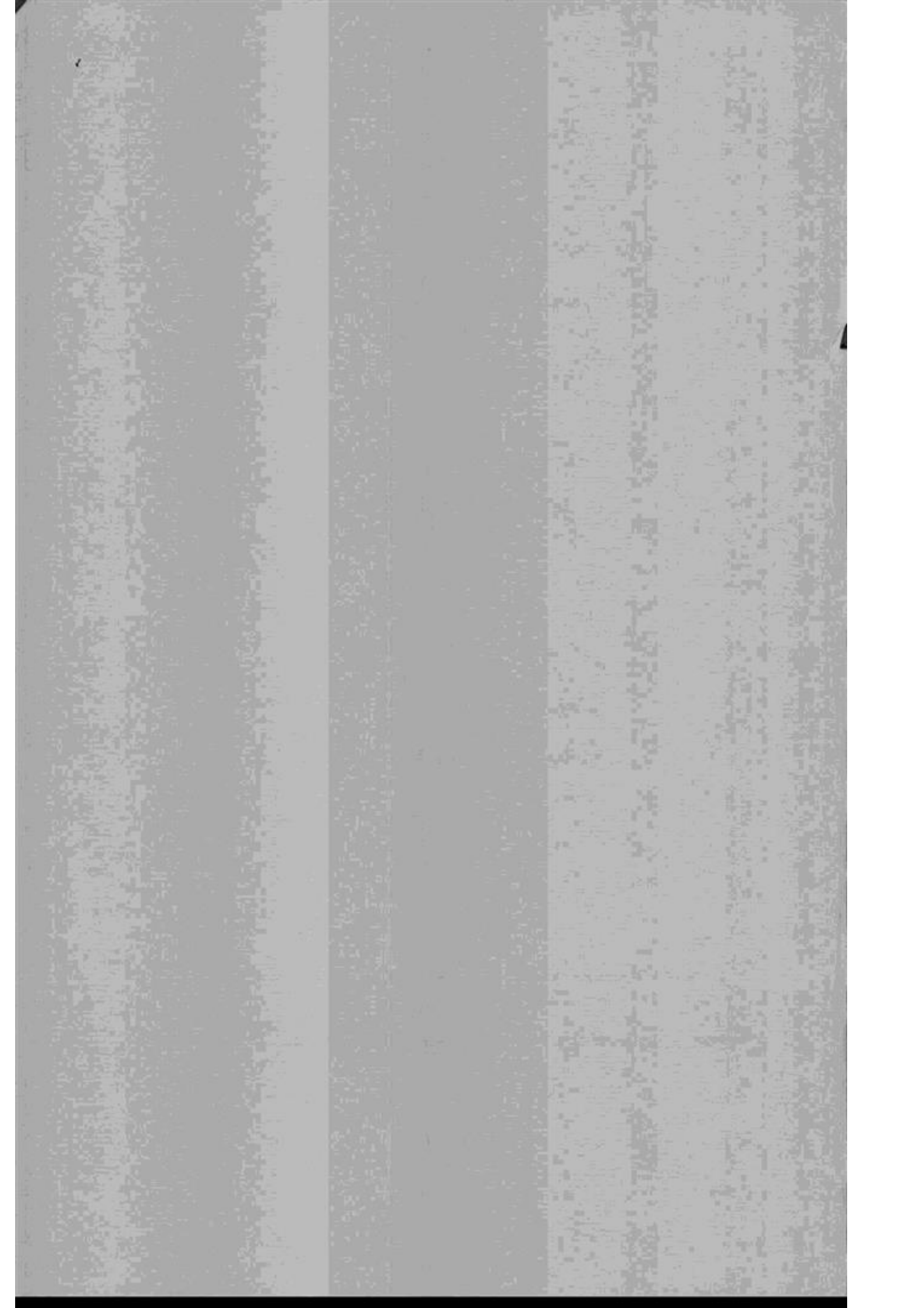
( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

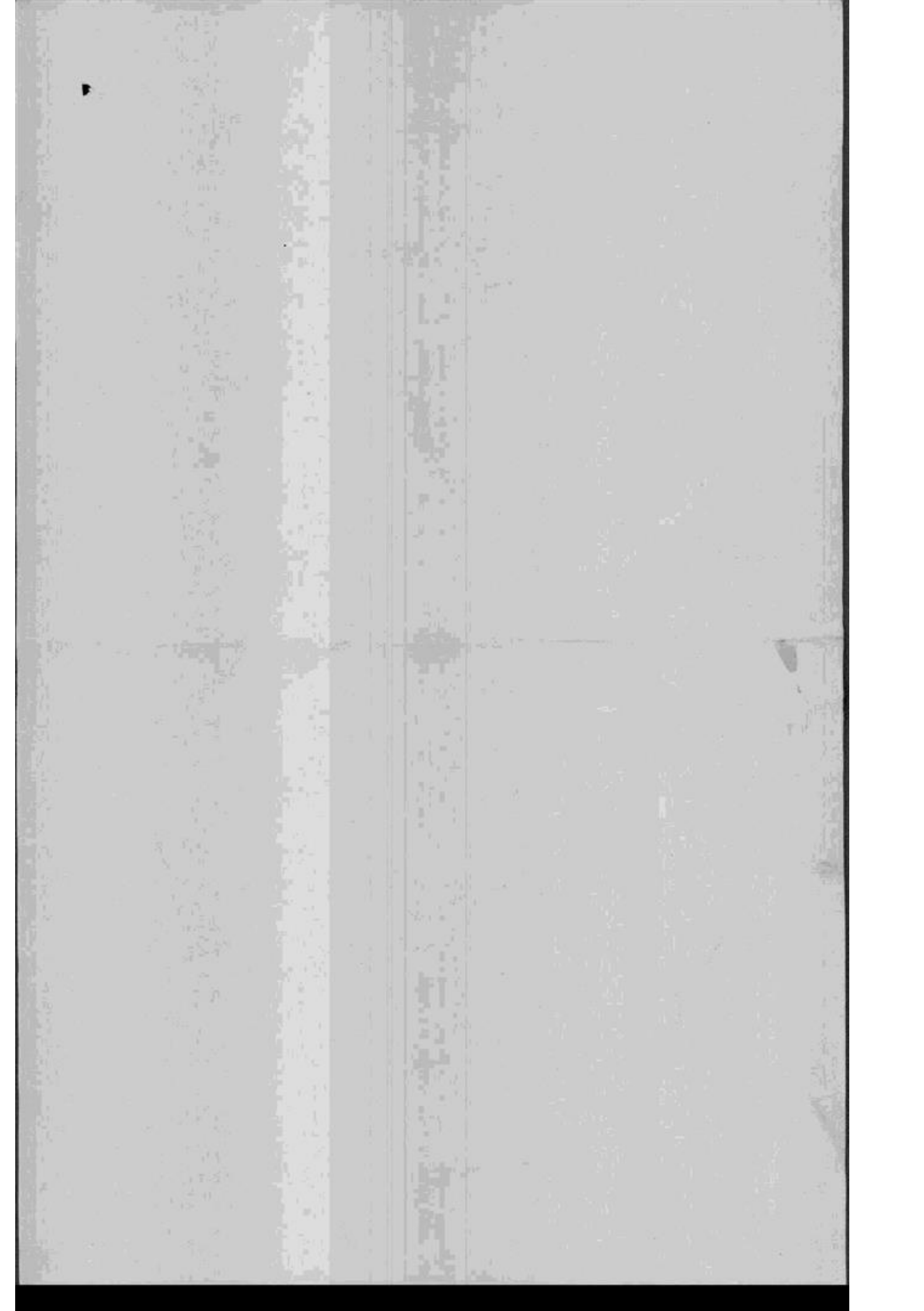
( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 3 of 3

07/05/2014 14:47:00





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 14  
Page from 3951 to 4002  
being No 03462 for the year 2014.



(Arnab Basu) 19-May-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. ALIPORE  
West Bengal