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T-11343/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 710553

21.11.17
 Ce-11960845

Certified that the document is admitted
 for registration. The fees and the stamps
 on the endorsement sheet/heets attached
 with this document are the part of this
 document.

Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs

21 NOV 2017

JOINT VENTURE
DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made on this ^{21st} day
 of November, 2017 (TWO THOUSAND AND SEVENTEEN) of
 the Christian Era.

Contd.....

830
Date: 20/10/2017
No: 11111
To: Mr. J. S. Srinivasan
From: Mr. J. S. Srinivasan
Subject: ...
Amount: ...
Total: ...

20/10/2017
09 OCT 2017
340000

certified by me.

Prasad Kumar Biswas
Late Kalipada Biswas
4/10 Rajivmatsipur
Bajharati
Kata. 70059
Kolkata. 70059
Kolkata. 70059



21 NOV 2017
Registrar of Companies, West Bengal
Kolkata, New Town, North 700029

BETWEEN

SHRI NITYARANJAN CHAKRABORTY, PAN NO. AFHPC3731Q, S/o. Late Bagala Prasanna Chakraborty, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired person, residing at RC 25/1, Raghunathpur, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, Dist - North 24 Parganas, hereinafter called and referred to as the LAND OWNER (which terms and/or expression shall unless excluded by or repugnant to the context or subject or deemed to mean and included his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

M/S. SAPTACON, a Proprietorship Firm, having its Business Place at RH/37, Raghunathpur, Sarkar Bagan, P.S. - Baguiati, Dist. - North 24 Parganas, Kolkata - 700059, W.B., represented by one of its Proprietor SHRI BISWANATH DAS, PAN NO. AHRPD6479Q, Son of Shri Nityananda Das, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, Dist - North 24 Parganas, hereinafter called and referred to as the DEVELOPER (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, as proprietor successors- in-interest legal representatives and assigns) of the OTHER PART.

AND OWNER AND THE DEVELOPER COLLECTIVELY PARTIES AND INDIVIDUAL PARTY.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS

:-

1. Subject: Matter of Development.
2. Development Project & Appurtenances :

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Additional District Super-Registrar
Rajahat, New Town, North-24-Pgs

21 NOV 2017

PROJECT PROPERTY:

ALL THAT a piece and parcel of Rayati Stithiban swatya land measuring 07 Decimal or 4 Cottah be the same a little more or less, lying and situated at Mouza - Raghunathpur, J.L. No. 8, comprised in Sabek Khatian No. 126, L.R. Khatian Nos. 633/1, appertaining to R.S. Dag No. 223, corresponding to L.R. Dag No. 227, within the local limits of Rajarhat-Gopalpur Municipality in Holding No. B M c. / 14.0....., at present under Bidhannagar Municipal Corporation in Ward No. 09 (New), 17 (Old) (New), under P.S. - Baguiati, A.D.S.R.O. Rajarhat New Town, Kolkata - 700 157, District - North 24 Parganas, more fully described in the FIRST SCHEDULE hereinafter written.

3. Background, Representations, Warranties and Covenants :

Representation and warranties regarding title : The Landowner have made the following representations and given the following warranties to the Developer regarding title.

- a) Whereas SHRI NITYARANJAN CHAKRABORTY, S/o. Late Bagala Prasanna Chakraborty, the LAND OWNER herein become the absolute Owner of ALL THAT a piece and parcel of Rayati Stithiban swatya land measuring 07 Decimal or 4 Cottah be the same a little more or less, lying and situated at Mouza - Raghunathpur, J.L. No. 8, comprised in Sabek Khatian No. 126, L.R. Khatian Nos. 633/1, appertaining to R.S. Dag No. 223, corresponding to L.R. Dag No. 227, within the local limits of Rajarhat-Gopalpur Municipality in Holding No. B M c. / 14.0....., at present under Bidhannagar Municipal Corporation in Ward No. 09 (New), 17 (Old), under P.S. - Baguiati, A.D.S.R.O. Rajarhat New Town, Kolkata - 700 157, District - North 24 Parganas, which is more fully and particularly described in the FIRST SCHEDULE herein below by way of Registered Deed of Sale, being No. 6458, which was registered at S.R. Cossipore Dum Dum, duly copied in Book No. I, Volume No. 105, Page from 219 to 221, for the year 1976

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from Harekrishna Kayal, S/O - Late Bhim Chandra Kayal and the LAND OWNER herein seized and possessed the same free from all encumbrances.

b) Whereas said SHRI NITYARANJAN CHAKRABORTY after purchasing the aforesaid landed property by virtue of aforesaid Registered Deed of Sale, became the absolute owner of the said landed property and mutated his name before the local B.L. & L.R.O. in L.R. Khatian No. 633/1 in respect of their aforesaid plot of land he has been owning and possessing the said landed property as to his exclusively owned property.

2. Record by SHRI NITYARANJAN CHAKRABORTY : In the record of the concerned Rajarhat-Gopalpur Municipality having Holding No. 3.H.1/184 at present under Bidhannagar Municipal Corporation in Ward No. 09 (New), 17 (Old), under P.S. Baguiati, A.D.S.R.O. Rajarhat New Town, Kolkata - 700 157, District - North 24 Parganas.

6. Desire of Development of the Land & Acceptance : The said SHRI NITYA RANJAN CHAKRABORTY, Landowner herein expressed their desire to develop their aforesaid plot of land measuring 07 Decimal or 4 Cottah be the same a little more or less by constructing a multi storied building thereon, and the present Developer herein accepted the said proposal and the present owner have decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the FIRST SCHEDULE hereunder written.

7. Registered Power of Attorney : For the smooth running of the said project, the said Landowner, SHRI NITYARANJAN CHAKRABORTY, agreed to execute a registered Power of Attorney, simultaneously with the execution of this agreement by which the Landowner herein have appointed and nominated SRI BISWANATH DAS the Proprietor's of the 2nd part herein as his Constituted Attorneys, to act on behalf of the Landowner.

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8. DEFINITION:

- D) LAND OWNER : shall mean SHRI NITYARANJAN CHAKRABORTY and his legal heirs, executors, administrators and assigns and legal representatives.
- DD) DEVELOPER : shall mean M/S. SAPTACON, a Proprietorship Firm, having its Business Place at RH / 37, Raghunathpur, Sarkar Bagan, P.S. - Baguiati, Dist. - North 24 Parganas, Kolkata - 700059, W.B., represented by its Proprietor SHRI BISWANATH DAS, Son of Shri Nityananda Das and his representatives, legal heirs, executors, administrators, representatives and assigns.
- HD AMALGAMATED LAND/AMALGAMATED PROPERTY, shall mean the said land/ or the said property with other surrounding or adjacent land or lands and or properties already acquired and/ or so may be acquired by the Developer and amalgamated and or adjoined with said land and or said property by the Developer in future.
- IV) PREMISES : shall mean the official identity of the collective from or the said land with one or more building collectively.
- V) PREMISES /AMALGAMATED PREMISES: shall mean the official identity of the collective from or the said amalgamated land with one or more building collectively if there be any.
- VI) Building : shall mean multi storied building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the sanctioned Plan or Revise Plan to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality and the said land described in the first schedule hereunder only.
- VII) Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift, and lift areas (if any) and

other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

VIII) Saleable Space : Shall mean the space within the building, which is to be available as an unflat for independent use and occupation in respect of LAND OWNER' Allocation & Developer's Allocation as mentioned in this Agreement.

IX) Landowner' Allocation : Shall mean the consideration in the form and nature of Landowner' Allocation being 40% of the total constructed area more fully described in SECOND SCHEDULE hereunder and together with proportionate share in common facilities and amenities.

X) Developer's Allocation : Shall mean all the remaining area of the proposed multi storied building excluding Landowner' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in THIRD SCHEDULE written herein below.

XI) Architect / Engineer : Shall mean such person or persons being appointed by the Developer.

XII) Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.

XIII) Building Plan : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Rajarhat-Gopalpur Municipality at present under Bidhannagar Municipal Corporation in the name of the Landowner for construction of the building, including its modification and amenities and alterations.

XIV) Built Up Area (For any Individual Unit) : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area

covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

XV) Covered Area (For any Individual Unit) : Here covered area means total built up area for any unit plus proportionate share of stairs, lobby und lift areas (if any).

XVI) Super Built Up Area (For any Individual Unit) : Here super built up area means the total covered area plus service area.

XVII) ADVOCATE : Shall mean Mr. Nirmal Kumar Biswas, practicing Advocate at Judges' Court, Barasat, North 24 Parganas having his residence at Flat No. E-1, Isha Apartment, RH-40, Raghunathpur, Kolkata - 700 059.

9. LANDOWNER'S RIGHT & REPRESENTATION:

- i. Indemnification regarding Possession & Delivery : The Landowner are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.
- ii. Free From Encumbrance : The Landowner also indemnifies that the project property is free from all encumbrances and the Landowner have marketable title in respect of the said premises.

10. DEVELOPER'S RIGHTS:

- i. Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.
- ii. Right of Construction : The Landowner hereby grant permission an exclusive rights to the Developer to build new building upon the project property.
- iii. Construction Cost : The Developer shall carry total construction work at their own cost and Completion Certificate to the obtained of the constructed building

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at their own costs and expenses. No liability on account of construction cost and completion certificate will be charged from Landowner' Allocation.

iv. The Developer shall be entitled to the entirety of the debris of the existing structures at the said premises exclusively and shall at his own cost and expenses have the existing structure/s demolished and shall use and/or sale the same as per their own requirements.

v. Sale Proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.

vi. Booking & Agreement for Sale : Booking from Intending Purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending Purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holders. All the Sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowner.

vii. Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.

viii. Profit & Loss : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

ix. Possession to the Landowner : On completion of the project, the Developer will handover undisputed possession of the Landowner' Allocation Together With all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner by executing a Deed of Release.

- x. Possession to the intending purchaser : On completion of the project, the Developer will hand over possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowner.
- xi. Deed of Conveyance ; The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowner.

11. CONSIDERATION:

- i. Permission against Consideration : The Landowner grant permission for exclusive right to construct the proposed building in consideration of Landowner' Allocation described in the **SECOND SCHEDULE** hereunder written to the Developer.

12. DEALING OF SPACE IN THE BUILDING:

- i. Exclusive Power of Dealing of Landowner : The Landowner shall be entitled to transfer or otherwise deal with Landowner' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowner' Allocation.
- ii. Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. POWER AND PROCEDURE:

I, SHRI NITYARANJAN CHAKRABORTY, Landowner / Executant / Principal herein, is executing this present Registered Power of Attorney irrevocable upto the period of completion of the project in writing in favour of the Developer / Promoter including power of preparing and executing and signing and also

presenting for registration of Deed of Conveyance for Developer's Allocation, and for this purpose, we are hereby appointing, nominating and constituting Sri Biswanath Das, the Proprietor of M/S. SAPTACON, a Proprietorship Firm, having its Business Place at RH / 37, Raghunathpur, Sarkar Bagan, P.S. - Baguiati, Dist. - North 24 Parganas, Kolkata - 700059, W.B., PAN NO. AHRPD6479Q, Son of Shri Nityananda Das, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, Dist - North 24 Parganas, as our constituted Attorney, to do act and represent myself in my name and on my behalf as follows

- a) To appear and represent before the authorities of Rajarhat Gopalpur Municipality at present under Bidhannagar Municipal Corporation, W.B.S.E.D.C.L. Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, garage spaces of Developer's Allocation.
- b) To apply, obtain building plan, electricity, Gas, Water, Sewerage, orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.

- c) To manage and maintain the said premises including the building/s to be constructed thereon.
- d) To sign, verify and file applications, forms, building plans and revised building plans for multi storied buildings, deeds, documents and papers in respect of my said premises before Rajarhat Gopalpur Municipality at present under Bidhanagar Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
- e) To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
- f) To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/ flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the said new building/ s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development.
- g) To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking

spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.

h) To do all the needful act according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contact for sale of flats, shop, garages, godown, covered spaces and car parking spaces within the Developer's Allocation.

i) To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.

j) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.

k) To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

l) That our Attorney will take all the necessary steps before the proper Registering officer by signing, presenting and executing proper Agreements for sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of us.

- m) For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
- n) ~~The~~ The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

14. NEW BUILDING :

- i. Completion of Project; The Developer shall at their own costs construct and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- ii. Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, lift, permanent electric connection from the WBSEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.
- iii. Architect Fees etc.: All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.
- iv. Municipal Tax & Other Taxes of the Property : The Landowner shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay / will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation and completion of the building

and delivers of possession of the portion of owner and respective buyers it will be liability of the owner and the respective buyers to pay proportionately the maintenance charges & Municipality taxes in accordance with their occupied portions.

v. From the date of completion and allocation of the floor area between the Landowner and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/ or their nominees and the Landowner and/ or their nominee / nominees respectively.

vi. Upkeep Repair & Maintenance : Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof to let borne by the occupiers of the building proportionately.

15. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER:

- i) Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner Allocation in the building and certificate of the Architect / L.B.S. or the Municipality being provided to that effect.
- ii) Payment of Municipal taxes : within 15 days from the receive possession of Landowner's Allocation and at all times there after the Landowner shall be exclusively.
- i) Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take

possession of the Landowner' Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

ii) Payment of Municipal Taxes : Within 15 days from the receive possession of Landowner Allocation and at all times there after the Landowner shall be exclusively responsible for payment of all Municipal under property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowner' Allocation.

iii) Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer / Flat Owner Association, the maintenance charges for the common facilities in the new building-payable in respect of the Landowner' Allocation.

16. COMMON RESTRICTION :

- i) Restriction of Landowner and Developer in common : The Landowner Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
 - a) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
 - b) Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

- c) Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation.
- d) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and /or the occupation of the building indemnified from and against the consequence of any branch.
- e) No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- g) Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- h) The Landowner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowner' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose,

17. LANDOWNER'S OBLIGATION;

No Interference : The Landowner hereby agrees and covenants with the Developer

Not to cause any illegal, immoral, unjust, interference or hindrance in the construction of the building by the Developer.

Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

That if any disputes will arise regarding the title of the aforesaid landed property, then the LAND OWNER shall pay the demurrages to the Developer forthwith and this Agreement for Developer shall be treated as cancelled.

18. DEVELOPER'S OBLIGATION :

- i) Time Schedule of Handing Over Landowner's Allocation : The Developer hereby agree and covenant with the Landowner to handover Landowner' Allocation (more fully described in the SECOND SCHEDULE hereunder written) within 48 (Fourty Eight) months from the date of sanction of building plan. Except unavoidable circumstances Landowner' Allocation as described in the SECOND SCHEDULE hereunder written. It is agreed upon there is the developer fails and neglect to effect delivers of possession of the owner' Allocation to the owner within the aforesaid stipulated Period, this agreement shall stand cancelled or at the option of the owner the period for effective delivery of possession of owner' Allocation to the owner by the developer may be extended by 3 months by paying as 3,000/- (Three Thousand) only per month. But under only circumstances the developer shall not be entitled to delay beyond the said extended paid of 3 (Three) months. Further delay after 3 months, this agreement shall stand cancelled. Time shall be the essence contract upon cancellation of this agreement proper valuation

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of the said agreement as would be raised the developer shall be determined by the chartered values and the dates mined value of the said agreement shall be returned to the developer by entering into another agreement with another developer :

ii) No Violation: The Developer hereby agree and covenant with the Landowner :
Not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

Not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling, assigning and / or disposing of any Landowner's Allocation in the building at the said premises vice versa.

Landowner' indemnity :

Indemnity : The Landowner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

20. DEVELOPERS INDEMNITY :

The Developer hereby undertakes to keep the Landowner :
Indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein is found out or caused owing to utilization of sub standard building materials by the developer is within a period of 5 (Five) years from competition of the building It such this is caused in the said building within the said period of 5 years the developer shall be responsible of the owner shall have no responsibility thereof.

21. MISCELLANEOUS:

1. Contract Not Partnership: The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute^v as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- ii. Not specified Premises: It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertake to do all such legal acts, deeds, matters and things as and when required by the developer and the Landowner shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the Landowner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.
- iii. Not Responsible: The Landowner shall not be liable or any income tax, wealth tax or any other taxes in respect of sale of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- iv. Process of Issuing Notice : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and

Condd.....

shall likewise be deemed to have been served on the Developer by the Landowner if delivered' by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

iv. Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agree to co-operate direct to the Developer and to the prospective buyers to from the association of apartment owner rules and regulations of the West Bengal apartment ownership Act, who will be in charge or such management of the affairs of the building and / or common parts thereof and the LAND OWNER and the Developers and its transferees hereby given the consent to abide by such rules and regulations.

vi. Name of the Building: The name of the building shall be ".....
APARTMENT".

vii. Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the Developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

viii. Documentation: The Landowner delivered all the Xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the owner will bound to produce documents in original before any competent authority for inspection and it will be returned to the Landowner after verification.

(ix) That it is specifically agreed upon that in case of death either of the parties to this agreement, this agreement shall non stand cancelled or terminated. In the event
Contd.....

of death any of the owner, their legal heirs shall be substituted in place instead of the deceased owner. Similarly on the death any of the Partner of the Development firm, his legal heirs shall step in the seen of the deceased partner. All the terms and conditions of this agreement shall have to be cured out by all such substituted heirs of the deceased person.

(x) That in the land which has been undertaken to be developed by the developer, there remains dwelling house in which the owner is residing. The developer shall at his own/cost shall demolish the said premises and shall dispose of the delins..... of the structure as would come out for realisation of the cost of demolish..... on. The developer shall provide residential accommodation to the owner during the period of construction of the Housing project on the land of the aforesaid premises. The cost of shifting and the amount of rent of the accommodations to be provide to the said owner shall be borne by the developer.

22. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto.

23. DISPUTES:

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act,

1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of two arbitrators, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowner in their separate choice.

Place: The place of arbitration shall be Kolkata only.

Binding Effect: The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relation to procedure and evidence as are expressly avoidable under the law. The interim/final awarded of the Arbitral Tribunal shall be binding on the Parties.

24. JURISDICTION:

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE SCHEDULE ABOVE REFERRED TO

(THE LAND / SAID PREMISES)

ALL THAT a piece and parcel of Rayati, Sitthian swatya land measuring 07 Decimal or 4 Cottah be the same a little more or less, lying and situated at Mouza - Ragnunathpur, J.L. No. 8, comprised in Sabeq Khatian No. 126, L.R. Khaitan Nos. 633/1, appertaining to R.S. Dag No. 223, corresponding to L.R. Dag No. 227, within the local limits of Rajarhat-Gopalpur Municipality in Holding No. BH 149, Ragnunathpur Road, at present under Bidhannagar Municipal Corporation in Ward No. 09 (New), 17 (Old), under P.S. - Baguiati, A.D.S.R.O. Rajarhat New Town, Kolkata - 700 157, District - North 24 Parganas, which is butted and bounded by as follows :-

Contd.....

- ON THE NORTH :- Property of Nanda Rani Mondal & others.
- ON THE SOUTH :- Property of Khitish Naskar & others.
- ON THE EAST :- 6 Feet Common Passage.
- ON THE WEST :- Property of Satish Naskar.

THE SECOND SCHEDULE ABOVE REFERRED TO
LAND OWNER'S ALLOCATION

The Landowner hereto in consideration of allowing the Developer to develop their aforesaid landed property as stated in the FIRST SCHEDULE herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowner's Allocation will be allotted as follows :-

1. The Landowner will get 40% of the Constructed Area out of entire constructed area according to physical land measurement as per building sanctioned plan the Developer from the said proposed Multi-Storied building and the LAND OWNER will get as follows :-
 - i) The LAND OWNER will be entitled to get on the SECOND FLOOR to TOP FLOOR of the said proposed Multi-Storied building. *Except Area to be developed*
 - ii) 3 (Three) Car Parking Space should be provide by the Developer to the land owner either of the said proposed Multi-Storied building or another building in that locality.
 - iii) Later on, after preparation of the Floor Plan, the flats will be demarcated in the Floor Plan and a copy of the said demarcated Floor Plan will be supplied to the Landowner along with a Supplementary Development Agreement denoting the flats within the purview of the Landowner's Allocation.

2. The existing building will be demolished by the Developer and sale proceeds of its residues will be taken by the Developer.
3. It is also settled that except the Landowner's Allocation as described above, the Landowner will not get any area for the construction of the multi storied building's, so to be constructed by the present Developer on the land in question. The other areas will be the exclusive consideration of the developer.
4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartibly share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERREPTO DEVELOPER'S ALLOCATION:

1. The Developer will get 60% of the Constructed Area as per building sanctioned plan from the said proposed Multi-Storied building and the Developer will get as follows :-

i) The Developer will be entitled to get on the GROUND FLOOR & FIRST FLOOR of the said proposed Multi-Storied building *and rest as per* *from other floor* (excluding Landowner's Allocation) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer after providing the Landowner' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act or in any manner may with the same as the absolute owner thereof.

SAPTACON
Diptak Das

THE FOURTH SCHEDULE ABOVE REFERRED TO | SPECIFICATION

- 1) STRUCTURE: Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
- 2) EXTERNAL WALL: 8" thick brick wall and plastered with cement mortar.
- 3) INTERNAL WALL: 5" thick brick wall and plastered with cement mortar.
- 4) FLOORING: Flooring of flat will be Vitrified tiles (2'-00" x 2'-00") / Maroar Marble.
- 5) BATH ROOM: Bath room fitted upto 6' height with glazed tiles of standard brand.
- 6) KITCHEN: Cooking platform and sink will be of Black stone 3' height standard tiles above the platform to protect the oil spot.
- 7) TOILET: Toilet of Indian type pan / European type commode with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space.
- 8) DOORS: Sal Wood Frame. All doors including Main Door & Other door palla of the flat of flash door.
- 9) WINDOWS: Aluminium Sliding/Still window.
- 10) WATER SUPPLY: Water supply around the clock is assured for which necessary Reservoir under ground / submersible pump/deep tube well will be installed.
- 11) PLUMBING: Toilet concealed wiring with PVC Pipe with two bibcock, one shower each in toilet, all fittings are standard quality.
- 12) VERANDAH: Verandah grill will provide up to 2'-6" height from 1'-0" top of floor.
- 13) LIFT.

ELECTRICAL WORKS:

1. Full concealed wiring with copper conduit.
2. In Bed Room : Two light points, only one 5 amp. Plug point, one fan point.
3. Living / Dining Room : Two light points. One Fan point, one 5 amp plug one 15 amp. Plug (as per required area):
4. Kitchen : One light point, one exhaust fan point and, one exhaust fan point.
5. Toilet : One light point, one 15 amp. Plug point, one exhaust fan point.
6. Verandah: One light point.
7. One light point at main entrance.
8. Calling bell: One calling bell point at the main entrance.

PAINTING:

- A) Inside wall of the flat will be finished with plaster of putty and external wall with weather court paint.
- B) All door and windows frame painted with two coats white primer.

EXTRA WORK:

Any work other than specified above would be regarded as extra work for which separate payment is required.

IN WITNESS WHEREOF the PARTIES above named hereunto have set and subscribed their respective hands, seal and signatures on the day, month and year as first mentioned hereinabove in the presence of the following witnesses :-

1. *Nirmal Kumar Biswas*
 PH-40 Raghunathpur
 Sankarabagan, Rajnigant
 Kgsd Katta - 700059
2. *Kamal Mondal*
 Rc-25/2, Raghunathpur,
 Kattakata - 700059.

N.R. Chakraborty

(SHRI NITYARANJAN CHAKRABORTY)
(SIGNATURE OF THE LAND OWNER)

Nirmal Kr Biswas
Drafted and Prepared by:

(Nirmal Kr. Biswas)
Advocate,
Case/Inventy No. 443/622/91
Judges' Court, Barasat
Kolkata - 700 124
Mob : 8697518062

SAPTACON
P. Biswanath Das
Proprietor

(SHRI BISWANATH DAS)

(SIGNATURE OF THE DEVELOPER)

Typed by:
P. Biswanath Das
(MOSTAFARAHAMMAN)
Barasat Court.

ORDER RULE 44A OF THE I.R. ACT 1908

(1) Name: *শ্রী নিত্যা রায়চন্দ্র চক্রবর্তী*

LITTLE	RING	MIDDLE	FORE	THUMB	
					 বান হাত
					 জন হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

Mr. Goutam Das
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator (Tick the appropriate status)

(2) Name: *শ্রী বিস্বমিত্ত দাস*

LITTLE	RING	MIDDLE	FORE	THUMB	
					 বান হাত
					 জন হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

All the above fingerprints are of the above named person and attested by the said person.

Biswamittra Das
Signature of the Presentant

N.B. LH = Left hand finger prints & RH = Right hand finger prints.

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

IN: 19-201718-011688997-1

Payment Mode Online Payment

BRN Date: 20/11/2017 13:20:30

Bank : State Bank of India

BRN : IK00JGKLN3

BRN Date: 20/11/2017 13:21:04

DEPOSITOR'S DETAILS

ID No. : 15231000360845/3/2017

(Query No./Query Year)

Name : BISWANATH DAS

Contact No. :

Mobile No. : +91 8697518062

E-mail :

Address : RAGHUNATHPUR BAGLIATI KOLIKATA 059 AHRPDe479Q

Applicant Name :

Mr NIRMAL KUMAR BISWAS

Office Name :

Office Address :

Status of Depositor :

Buyer/Claimants

Purpose of payment / Remarks :

Buyer/Claimants
Sale, Development, Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15231000360845/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	15231000360845/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

In Words : Rupees Five Thousand Forty One only

Major Information of the Deed

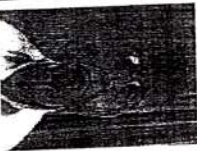


Deed No :	1-1523-11343/2017	Date of Registration	21/11/2017
Query No / Year	1523-1000360845/2017	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Query Date	02/11/2017 12:31:14 PM		
Applicant Name, Address & Other Details	NIRMAL KUMAR BISWAS RH - 40, RAGHUNATHPUR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 8697518062, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration: 2]		
Set Forth Value	Market Value		
	Rs. 95,45,452/-		
Stampduty Paid(SD)	Registration Fee Paid		
	Rs. 21/- (Article: E, E)		
Rs. 10,020/-(Article:48(g))	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land Value (in Rs.)	SelfForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-227	LR-633/1	Bastu	Shall	7 Dec	95,45,452/-	Width of Approach Road: 8 Ft.,
Grand Total :						7Dec	0/- 95,45,452 /-

Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature	Photo	Fingerprint	Signature
1	NITYA RANJAN CHAKRABORTY Son of Late BAGALA PRASANNA CHAKRABORTY Executed by: Self, Date of Execution: 21/11/2017 Admitted by: Self, Date of Admission: 21/11/2017, Place : Office			

R/C-25/1, RAGHUNATHPUR, P.O.- RAGHUNATHPUR, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFHPC3731Q, Status : Individual, Executed by: Self, Date of Execution: 21/11/2017
 Admitted by: Self, Date of Admission: 21/11/2017, Place : Office

Operator Details :
Name,Address,Photo,Finger print and Signature

1 **M/S. SAPTACON**
 RH / 37, RAGHUNATHPUR, SARKAR BAGAN, P.O:- RAGHUNATHPUR, P.S:- Baguiati, Kolkata, District:-North
 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.:: AHRPD6479Q, Status 'Organization', Executed by
 Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	BISWANATH DAS (Presentant) Son of NITYANANDA DAS Date of Execution - 21/11/2017, Admitted by: Self, Date of Admission: 21/11/2017, Place of Admission of Execution: Office Nov 21 2017 12:49PM 21/11/2017 LT1 21/11/2017			
	RH-37,RAGHUNATHPUR, SARKAR BAGAN, P.O:- RAGHUNATHPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: India, PAN No.:: AHRPD6479Q Status : Representative, Representative of : M/S SAPTACON (as proprietor)			

Identifier Details :

Name & address

NIRMAL KUMAR BISWAS
 Son of Late KALIPADA BISWAS
 RH - 40, RAGHUNATHPUR, P.O:- RAGHUNATHPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West
 Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation, Advocate, Citizen of: India, Identifier Of NITVA
 RANJAN CHAKRABORTY, BISWANATH DAS
 21/11/2017

M. Saptakon
(Biswanath Das)

Transfer of property for L1

SI No	From	To, with area (Name-Area)
1	NITYA RANJAN CHAKRABORTY	M/S. SAPTACON-7 Dec

Details as per Land Record

Plot: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION Road
Raghunathpur Road, Mouza: Raghunathpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No.- 227 (Corresponding RS Plot No.- 227), LR Khatian No.- 633/1	Owner: শ্রীতরুণ সর্দার, Guardian: শ্যামসুখা, Address: বি.সি. Classification: শস্য, Area: 0.07000000 Acre.

Endorsement For Deed Number : 1 - 152311343 / 2017

On 02-11-2017

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 95,45,452/-

Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 21-11-2017

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

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

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

Presented for registration at 12:36 hrs on 21-11-2017, at the Office of the A.D.S.R. RAJARHAT by BISWANATH DAS

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

Execution is admitted on 21/11/2017 by NITYA RANJAN CHAKRABORTY, Son of Late BAGALA PRASANNA CHAKRABORTY, R/C-25/1, RAGHUNATHPUR, P.O.: RAGHUNATHPUR, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person
Identified by NIRMAL KUMAR BISWAS, , Son of Late KALIPADA BISWAS, RH - 40, RAGHUNATHPUR, P.O.: RAGHUNATHPUR, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-11-2017 by BISWANATH DAS, proprietor, MS. SAPTACON, RH / 37, RAGHUNATHPUR, SARKAR BAGAN, P.O.: RAGHUNATHPUR, P.S.: Baguiati, Kolkata, District: North 24-Parganas, West Bengal, India, PIN - 700059
Identified by NIRMAL KUMAR BISWAS, , Son of Late KALIPADA BISWAS, RH - 40, RAGHUNATHPUR, P.O.: RAGHUNATHPUR, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Payment of Fees

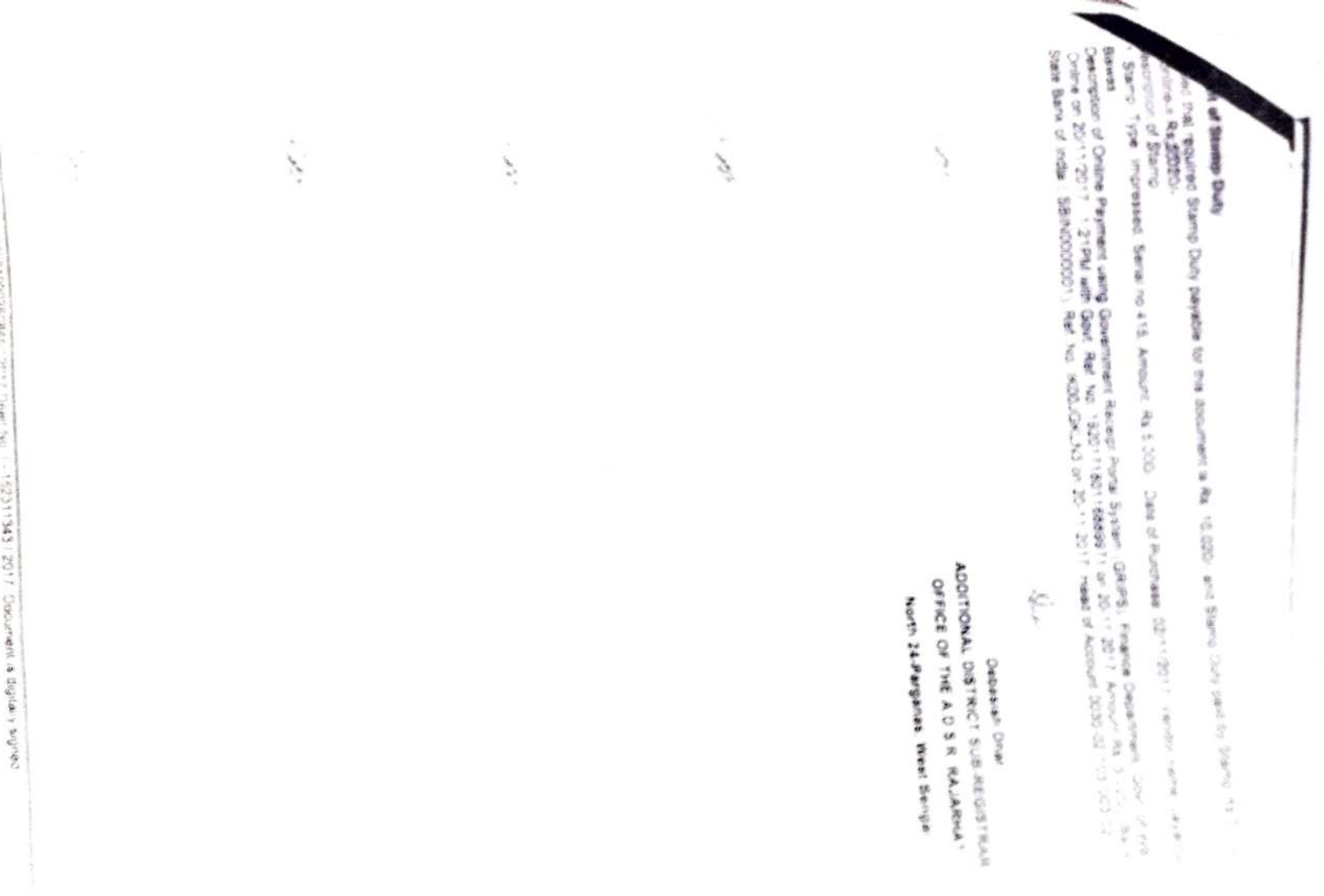
Certified that, required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 1:21PM with Govt. Ref. No: 192017180116689971 on 20-11-2017, Amount Rs: 21/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00JGKLN3 on 20-11-2017, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp is Rs. 10,000/-.
Stamp Type impressed: Serial No. 418, Amount: Rs. 1,000, Date of Purchase: 02/11/2017, Vendor Name: Jagan
Blawas
Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of
Orissa on 20/11/2017, 21 PM with Govt. Ref. No. 132017160116889911 on 20/11/2017, Amount: Rs. 1,000/-
State Bank of India (SBIA00000001), Ref. No. KOD/GR/LND on 20/11/2017, Head of Account: 0030-02-111500-02

[Handwritten Signature]

Deputy Officer
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A. D. S. R. RAJAPURHA
North 24 Parganas, West Bengal



Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 339199 to 339235

Being No 152311343 for the year 2017.



Debasish

Digitally signed by DEBASISH DHAR
Date: 2017.11.28 11:39:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/28/2017 11:39:12 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)