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certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub-Registrar
Sonarpur-South 24 Parganas

Ramprasad Kayal



DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made this the 7th day of December, Two Thousand and Sixteen (2016) A.D. **BETWEEN SRI RAM PRASAD KAYAL**, son of Late Haru Kayal, by faith Hindu, by Nationality Indian, by occupation Service, residing at Village - Ramchandrapur, P.O.- Narendrapur, P.S.- Sonarpur, Dist- South 24 Parganas, Pin - 700103, hereinafter called and referred to as the PAN No. → AMOPK5063B

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Ram Prasad Kuyal
Narendrapur, Sonarpur. Cal-103

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LAND OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

NATURAL PROJECT PVT. LTD., (having AACCN 7137N), a Company incorporated under the Companies act, 1956 being CIN No. – U45400WB2008PTCI23486, having its registered office at 1 Rowdon Street, 10th Floor, Kolkata-700017, Police Station – Shakes pear Sarani, and being represented by its **Director, Pawan Agarwal** hereinafter referred to as **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context shall being to mean and include his successors-in-office, legal heirs, representatives, administrators, executors and assigns) of the **SECOND PART**.

WHEREAS The land belonged to Panchanan Biswas .
And where as the said Panchanan Biswas sold out the 13 Dec. of land being R.S Dag No. 759 area of land 03 Dec. , R.S. Dag No. 759/1604 area 10 Dec. to Ananda Bala Dasi by way



of deed of sale on 30.01.1959 being Deed No. 555 registered in the office of S. R. Baruiipur

AND WHEREAS the said Ananda Bala Dasi sold out her 13 Dec. of purchase land to Haru Kayal by way of deed of sale on 3.04.1959 recorded in Book No. 1, Volume No. 35 pages from 299 to 300 being deed No. 2862 registered in the office of S.R. Baruiipur .

WHEREAS the land belonged to Panchimani Dasi and she sold out 12 Dec. of land being R.S. Dag No. 756 area of land 3.5 Dec. and R.S. Dag No. 759 area of land 4.5 Dec. , R.S. Dag No. 805 area of land 04 Dec. to Haru Kayal by way of deed of sale on 25.02.1955 recorded in Book No. 1, Volume No. 19 pages from 74 to 76 being deed No. 956 registered in the office of S R Baruiipur .

WHEREAS the land belonged to Palan Chandra Naskar and he sold out 04 Dec. of land being R.S. Dag No. 756 to Bimala Kayal by way of Deed of sale on 22.05.1974 recorded in Book No. 1 Volume No. 25 pages from 41 to 42 being deed No. 1697 registered in the office of Sonarpur.



AND WHEREAS the said Haru Kayal was the Owner of the schedule mentioned landed property under Mouza - Ramchandrapur and his name also was recorded in the R.S. record of right published by the competent authority and during his khas possession he died intestate living behind his only wife namely Smt. Bimala Kayal, two sons namely Prahlad Kayal and Ram Prashad Kayal, four daughters namely Smt. Prabha Sardar, Smt. Sipra Naskar, Smt. Trishna Naskar and Smt. Niva Purkait which is lying and situated at under Mouza - Ramchandrapur, Parganas - Magura, Touzi No. - 110, J.L. No. - 58, R.S. No. -36, R.S. Khatian No. - 110/951 corresponding to L.R. Khatian No. 1288, comprising in R.S. Dag No. - 756, 759/1604 corresponding to L.R. Dag No. 871 & 874, Police Station - Sonarpur, within the local limits of the Banhooghly I Gram Panchayet, District-24 Parganas (South).

AND WHEREAS after getting the aforesaid landed property by way of inheritance as 1/7 share said Smt. Bimala Kayal, Prahlad Kayal, Ram Prashad Kayal, Smt. Prabha Sardar, Smt. Sipra Naskar, Smt. Trishna Naskar and Smt. Niva Purkait during their khas possession jointly Smt. Niva Purkait died intestate living behind her husband namely Sri Bimal Purkait, two sons namely Sri Arup Purkait and Swarup



Purkait and after the demise of Niva Purkait all of them inherited the property as 1/3 share each left by Niva Purkait (since deceased).

AND WHEREAS the entire share of Niva Purkait (since deceased) has been gifted in favour of the owners herein on 23.03.2001 through a registered deed of gift registered at A.D.S.R. Sonarpur being Deed No. 2479 for the year 2001.

AND WHEREAS the owner also got and acquired 7 decimal in L.R. Dag No. 871 and 3 Decimal in 874 by way of another registered deed of gift being no. 2486 for the year 2001 executed by Prahlad Kayal, Smt. Bimala Kayal Smt. Prabha Sardar, Smt. Sipra Naskar, Smt. Trishna Naskar.

AND WHEREAS the present owner herein became the absolute owner of the said landed property measuring more or less 8 (Eight Decimal) of and after possession he duly mutated his name in Local B.L. & L.R. Being L.R. Khatian No. 1288 which is finally published of Mouza - Ramchandrapur, Parganas - Magura, Touzi No. - 110, J.L. No. - 58, R.S. No. -36, R.S. Khatian No. - 110/951, comprising in R.S. Dag No. - 756, 759/1604, Police Station - Sonarpur, within the local limits of the Banhooghly I Gram Panchayet, District-24 Parganas (South).



AND WHEREAS thus the Owners herein became the absolute owner of the said landed property measuring more or less 8 (Eight Decimal) hereafter called and referred to as the said land morefully or particularly described in the Schedule "A" hereunder written and/or otherwise seized and possessed of and are well and sufficiently entitled to the properties.

AND WHEREAS the Landowners being desirous of construction of new multi-storied building on the said premises have approached the Developer herein and the Developer has agreed to develop the said First Schedule property on the following terms and conditions as stated hereinafter.

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

ARTICLE - I - DEFINITION

In this Developers Agreement unless it be contrary or repugnant to the context the following words shall have the following meaning: -



- 1.1 LANDOWNERS:** Shall mean **SRI RAM PRASAD KAYAL**, son of Late Haru Kayal, by faith Hindu, by Nationality Indian, by occupation Service, residing at Village - Ramchandrapur, P.O.- Narendrapur, P.S.- Sonarpur, Dist- South 24 Parganas, Pin - 700103,
- 1.2 DEVELOPER :** shall means **NATURAL PROJECT PVT. LTD.**, (having AACCN 7137N), a Company incorporated under the Companies act, 1956 being CIN No. - U45400WB2008PTC123486, having its registered office at 1Rowdon Street, 10th Floor, Kolkata-17, Police Station - Shakes pear sorani, and being represented by its Director, **Pawan Agarwal**.
- 1.3 SAID PREMISES** shall mean the land total measuring an area of about **8 (Eight) Decimal** be the same a little more or less, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.4 NEW BUILDING** shall mean the new building to be constructed on the said premises with the maximum floor area Ratio (FAR) available or permissible from the Banhooghly-1 Gram Panchayet under the West Bengal Panchayet Act & New Building Rules and Regulations and for the time being prevailing as per



the plan to be sanctioned by the Banhooghly-1 Gram Panchayet Building Department.

1.5 UNIT/FLATS shall mean the constructed area and/or spaces in the building or buildings intend to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said premises.

1.6 SUPER BUILT-UP ARE shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together of the walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.

1.7 THE PLAN: shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or Buildings as shall be sanctioned by the Banhooghly-1 Gram Panchayet, Building Department in accordance with law.

1.8 LANDOWNERS ALLOCATION shall mean and include **40%** out of the total built up area in respect



of the Flats, commercial areas and car-parking spaces as per the Building plan or plans to be sanctioned by the Banhooghly- 1 Gram Panchayet, Building Department for the proposed construction at the said First Schedule premises together with roof and the common facilities to be allocated to the Landowners which shall absolutely belongs to the Developer and the Landowners jointly in proportion -to their sharing ratios as per the Building plan or plans to be sanctioned by the Banhooghly 1number GramPanchayet Building Department for the proposed construction at the said First Schedule property. Moreover, the Landowners will also get a total amount of **Rs. 3,00,000/- (Rupees Three Lakh)** only from the Developer (as written in the Memo of Receipt hereunder) as **refundable advance** amount and at the time of taking possession of their respective allocations the Landowners will refund a total amount of **Rs. 3,00,000/- (Rupees Three Lakh)** only to the Developer. The afore-stated Landowners allocations have been morefully and particularly described in the **SECOND SCHEDULE** hereunder written.



1.9 DEVELOPER'S ALLOCATION: shall mean and include the **remaining 60%** built up area of Flats, commercial areas and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Developers Agreement, more fully and particularly described in **THIRD SCHEDULE** hereunder written.

1.10 COMMON EASEMENT shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said buildings or building in or upon such unit or on part thereof, more fully and particularly described in the **FIFTH SCHEDULE** hereunder written.

1.11 COMMON EXPENSES shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common



easement common conveniences including the proportionate share of the Banhooghly-1 Gram Panchayet Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, buildings and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.

1.12 TAX LIABILITIES: The Landowners shall liable to pay the arrear dues to Banhooghly-1 Gram Panchayet & other statutory tax liability in respect of selling the flats, commercial spaces and car parking spaces under Landowners Allocation.

1.13 TRANSFER: with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.

1.14 TRANSFEREE - shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building or buildings to



be constructed at the said premises has been transferred.

1.15 Words importing singular shall include plural and vice versa.

1.16 Words importing masculine gender shall include feminine and neuter gender and vice versa.

ARTICLE- II - COMMENCEMENT

THIS DEVELOPERS AGREEMENT shall be deemed to have been commenced on and with effect from the date of this execution.

ARTICLE - III

LANDOWNERS RIGHTS & REPRESENTATIONS

3.1 The Landowners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said premises more fully particularly described in the **FIRST SCHEDULE** hereunder written,

3.2 Except the Landowners and their legal heirs and successors, no other person or persons have any claim or interest and / or demand over and in respect of the said property and/or any portion thereof.



3.3 The Landowners are fully competent to enter into this Development Agreement.

3.4 The said property is free from all encumbrances, charges, liens, dispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.

3.5 There is no Thika Tenants in the. Said premises.

3.6 There is no Temple, Mosque, debottor or burial ground on the said premises.

3.7 There is no excesses vacant land at the said premises with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, 1976 and subsequent . Amendment thereto.

ARTICLE- IV **(DEVELOPER'S RIGHT)**

4.1 The Landowners hereby grants subjects to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said premises and construct the New Building or Building on the said premises in accordance with the Building plan or plans to be sanctioned by the Banhooghly-1 Gram Panchayet, Building Department.



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- 4.2 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be sign by the Landowners and submitted by the Developer on behalf of the Landowners at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Banhooghly-1 Gram Panchayet and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to ail refunds or any or all payments and/or deposit made by the Developer in connection therewith.

ARTICLE -V-TITLE DEEDS

5. Simultaneously with the delivery of possession of the said premises to the Developer the Landowners shall also deliver to the Developer all the Xerox copies of the documents of title in their possession relating to the said premises which the Developer shall be



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entitled to keep until all acts, deeds and things hereunder are done by the Landowners and the Landowners shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the purchaser of the several residential flats/constructed spaces forming part of the Developers Allocation and also for sanctioning plan from the Banhooghly-1 Gram Panchayet and for smooth running of the construction work of the proposed building.

ARTICLE -VI-CON SI DERATION

- 6.1 In consideration of the Landowners allowing the Developer to commercially exploit the said premises, the Developer shall allocate the Landowners allocation as stated earlier in Article- I, Para 1.8 of this instant Agreement and, which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

ARTICLE -VII-PROCEDURE

- 7.1 The Landowners will execute a registered General Power of Attorney in favour of the Developer for the



purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule premises and also for pursuing up the matter with the Banhooghly- 1 Gram Panchayet and other statutory authorities.

ARTICLE -VIII - SPACE ALLOCATION

- 8.1 Upon finalisation of the Building Plan for construction of the New building or buildings at the said premises, the Landowners and Developer will choose flats, to comprise in the Landowners allocation as stated hereinabove which shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belongs to the share of the Developer in consideration of its having constructed the said new Building or Buildings at the said premises at his own costs and expenses. Be it to be mentioned that the choice of the afore-stated Landowners Allocation will be 50% at the choice of the Landowners and rest 50% at the choice of the Developer and this choices should be in a reciprocal manner, which will be specified by the Landowners and the Developer by a Supplementary Agreement



executed between them within 30 days of obtaining sanction plan from Banhooghly-1 Gram Panchayet in respect of the First Schedule premises.

- 8.2 The Developer shall on completion of the New Building or Buildings, put the Landowners in undisputed possession of the Land Owner's allocation (provided the Landowners refund the afore-stated amount of Rs. 3,00,000/- (Rupees Three Lakh) only to the Developer before taking delivery of their allocations) together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within 36 (thirty six) months from the sanction of the building plan on the First Schedule premises.
- 8.3 Subject as aforesaid, the common portion of the said New Building or Buildings and the open spaces including the roof shall jointly belongs to the Developer and the Landowners in proportion to their sharing ratios.
- 8.4 The Land Owner's shall be entitled to an exclusive right to transfer or otherwise deal with their allocations in the new Building or buildings at his own choice.



8.5 The Developer shall subject to the provisions herein contained be exclusively entitled to the Developer's Allocation in the New Building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the owner's and the owner's shall not in any way interference with or disturb the quiet and peaceful possession of the Developer's Allocation subject to the delivery of the peaceful possession of the Landowners Allocation to the Landowners (provided the Landowners refund the afore-stated amount of Rs. 3,00,000/- (Rupees Three Lakh) only to the Developer before taking delivery of their allocations).

8.6 Similarly the Landowners shall be entitled to transfer or otherwise deal with or dispose of the Landowners allocation without any interference from the Developer.

5.

ARTICLE- IX - BUILDING

9.1 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said premises in accordance with the



Building Plan with good and standard quality materials as may be specified by the Architects from time to time. However, the Developer shall be obliged at its own costs, to construct, erect and complete the portion of the Land Owner's allocation in the New Building or Buildings at the said premises with good and standard materials as specified in the **FOURTH SCHEDULE** hereunder written.

- 9.2 The Landowners and their authorised persons shall be entitled to inspect the work of construction of their allocation during the construction of the said proposed. New Building or Buildings of the said premises.
- 9.3 The quality of the materials to be used by the Developer in construction of the New Building or buildings shall be certified by the Architect from time to time and unless the same is certified the Developer would not use the said materials.
- 9.4 Subject as aforesaid the decision of the Developer regarding the quality of the material's and the specification as stated in the **FOURTH SCHEDULE** hereunder shall be final and binding upon the parties hereto.

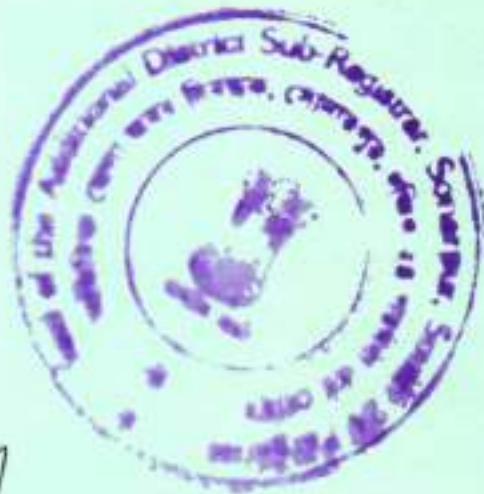


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- 9.5 The Developer shall at its own costs and expenses and without creating any financial or other liability on the Landowners construct and complete the said New Building or Buildings and various units and/or apartments commercial spaces therein in accordance with the sanctioned plan or any amendment thereto or modification thereof made or cause to be made by the Developer **PROVIDED** **HOWEVER** no alteration modification or deviation shall be made in the proposed construction without the consent of the Landowners in writing.
- 9.6 All costs, charges and expenses, including Architect's fees or any damage, loss caused owing to negligence carelessness and/or any other reason during the construction or erection of the new building or buildings at the said premises shall be discharge by the Developer and the Landowners shall bear no responsibility in this context.

ARTICLE -X COMMON FACILITIES

- 10.1 The Developer shall pay and bear all the arrear dues of municipal taxes, water taxes in respect of the said premises till the date of delivery of possession of the Landowners Allocation as stated herein in the new



building or buildings and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.

- 10.2 As soon as the new building, or buildings is/are completed and after obtaining of Completion Certificate from the Banhooghly-1 Gram Panchayet the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations (provided the Landowners refund the afore- stated amount of Rs. 3,00,000/- (Rupees Three Lakh) only to the Developer) in the building or buildings and if there be no dispute regarding the completion of the building in terms of this Agreement and according to the specifications as stated in **FOURTH SCHEDULE** hereunder and as per the sanction plan and the certificate of the Architect being produced to that effect, then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowners shall be exclusively responsible for payment of all municipal taxes from the date of delivery of possession of the said Landowners allocation, payable in respect of the said Landowners allocation by the Landowners.



10.3 As and from the date of service of notice of possession of the Landowners allocation in the New building, the Landowners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building or buildings @ Rs. 2/- per sq. ft. in respect of the Landowners allocation, the said charges to include proportionate share of premium for the insurance of the building or buildings, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings, water fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation renovation replacement repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings and of all common wiring, pipes, electrical and mechanical equipments, switch gear, transformer, generators, pumps, motors and other electrical and



mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written.

- 10.4 The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said premises for this purpose the Landowners keeps the Developer saved, harmless and indemnified.
- 10.5 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities, which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the owner in undisputed possession of the Landowners useable Allocation together with all rights in common facilities as stated herein (provided the Landowners refund the afore-stated amount of Rs. 3,00,000/- (Rupees Three Lakh) only to the Developer before taking delivery of their allocations).



ARTICLE XI - COMMON RESTRICTIONS

- 11.1 The Landowners Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.
- 11.2 The Landowners shall not use or permit to use the Landowners allocation/Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 11.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 11.4 The parties shall abide -by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities 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, Bye laws, Rules and Regulations.

- 11.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
- 11.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 11.7 No goods or other items/materials shall be kept by the Landowners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no



hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.

- 11.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.
- 11.9 The Landowners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowners allocation and every part thereof for the purpose of maintenance or repairing* any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes.



**ARTICLE XII - OBLIGATIONS OF THE
LANDOWNERS**

- 12.1 The Landowners hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said premises personally.
- 12.2 The Landowners hereby agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings or at the said premises subject to the delivery of the undisputed possession of the Landowners allocation to the Landowners by the Developer's within specific period.
- 12.3 The Landowners hereby agrees and covenants with the Developer to pay municipal rates, taxes on and from the date of delivery of the possession of the Landowners allocation to the Landowners by the Developer.



- 12.4 The Landowners shall cause to be joined such person or persons as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.
- 12.5 The Landowners shall actively render at all times all cooperation and assistance to the Developer in construction and completion of the proposed building or buildings and for effectuating the sale and/or transfer envisaged hereunder.
- 12.6 Upon the Developer's constructing and delivering possession to the Landowners of the Landowners allocation, the Landowners shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.
- 12.7 The Developer will have the right to amalgamate the First Schedule land with adjacent land for making the project more perfect, but the Landowners will not get any extra area for such amalgamation.
- 12.8 The Landowners will pay an one-time charge of Rs. 1,00,000/- (Rs. One Lac) only per flat out Of their allocated total Flats to the Developer for installations



of generators, common electric meter, transformer, individual electric meter etc.

**ARTICLE XIII- OBLIGATIONS OF THE
DEVELOPER**

- 13.1 The Developer hereby agrees and covenants with the Landowners to complete the construction delivery of the possession of the Landowners allocation to the Landowners of the new building or buildings at the said First Schedule premises in terms of the sanction plan within a period of 36 (thirty six) months from the date of sanction of the building plan. **Time is the essence of this contract.**
- 13.2 The Developer hereby agrees and covenants with the Landowners not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said premises.
- 13.3 The Developer hereby agrees and covenants with the Landowners not to do any act deed or thing whereby the Landowners is prevented from enjoying selling, assigning and/or disposing of any of the owner's allocation in the new building or buildings at the said premises.



- 13.4 The Developer hereby agrees and covenants with the Landowners that Developer Shall bear and pay the all- Banhooghly-1 Gram Panchayet and statutory rates, taxes and other dues and outgoing in respect of the said premises without any objection.
- 13.5 The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the benefits of this agreement or any portion thereof.
- 13.6 In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein the Developer shall be liable to compensate the Landowners @ Rs.12, 000/- (Rupees Twelve Thousand) only per month.

ARTICLE XIV - LAND OWNER'S INDEMNITY

- 14.1 The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer's performs and fulfils-all the terms and



conditions herein contained and/or its part to be observed and performed.

14.2 The Landowners hereby undertakes to keep the Developer indemnified against all third party claims and action against the said premises in respect of the Land owners allocation at the said premises, on and from the date of delivery of the possession of the Landowners allocation to the Landowners by the Developer

14.3 The Landowners hereby also undertakes that if they fail to refund the Developer the said amount of Rs. 3,00,000/- (Rupees Three Lakh) only at the time of taking possession of their respective allocations then in that circumstances the Developer shall be at liberty to give possession to the Purchasers of Developers allocation.

ARTICLE XV-DEVELOPERS INDEMNITY

15.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or



arising out of the construction of the said building or buildings at the said premises.

- 15.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the said building or buildings at the said premises and any defect thereon and/or for dealing with the Developer's allocation as well as the owner share.

ARTICLE XVI-MISCELLANEOUS

- 16.1 It is understood that from time to time facilitate the construction of the new building or buildings at the said premises by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been mentioned herein, and the



Landowners hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowners shall execute to sign all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the right of the owner and/or go against the spirit of this Agreement.

16.2 The Developer shall frame scheme for the management and administration of the said building or buildings at the said premises and/or common parts thereof. The Landowners and the co-Landowners/flat-owner hereby agree to abide by all the Rules and Regulations of such Management/Association/Holding organization and hereby give his consent to abide by the same.

16.3 As and from the date of completion of the new building or buildings, the Developer and/or its transferees and the Landowners and/or-his transferees shall each be liable to pay and bear proportionate charges on account of Wealth Tax, Service Tax and other taxes payable in respect of their allocation.



- 16.4 The entire roof/terrace of the building shall belong to the Landowners and the Developer in their area sharing proportions if by virtue of any change in, the Banhooghly-1 Gram Panchayet allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowners will also be entitled to get extra area for such sanction.
- 16.5 The Developer shall not part with possession of any portion of the Developer's Allocation to any of its transferees until and unless the Developer shall make over possession of the owner's Allocation and comply with all other obligations of the Developer to the Landowners.
- 16.6 That the new building or buildings to be constructed on the said premises shall be known as ".....
.....".

ARTICLE XVII- FORCE MAJURE

The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majure clause. "Force-Majure" shall include natural calamities, Act of



God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes (including by contractor/construction agencies), lock out, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or clouds relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Gram Panchayet etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE-XVIII- JURISDICTION

The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto,



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the joint undivided share of the Bastu or Danga land total measuring more or less **8**
(Eight)Decimal. R.S Dag No.- 756, corresponding to L.R. Dag
No. 871 - 7 Decimal land & **R.S Dag No.- 759/1604,**
corresponding to L.R. Dag No. 874 -1 Decimal land, and R.S
Khatian No.- 110/951, corresponding to L.R. Khatian No.- 1288, in
Mouza- Ramchandrapur, J.L. No.- 58 , under P.S. & A.D.S.R.-
Sonarpur, within Banhooghly-1 Gram Panchayet and District-
South 24 Parganas, and the entire land is butted and bounded as
follows :-

ON THE NORTH : By R.S. Dag No.- 759/1604 (P);

ON THE SOUTH : By R.S. Dag No.- 754;

ON THE EAST : By R.S. Dag No.- 755; ;

ON THE WEST : By R.S. Dag No.- 757;



THE SECOND SCHEDULE ABOVE REFERRED
TO
(LANDOWNERS ALLOCATION)

ALL THAT the area amounting to **40%** out of the total built up area in respect of the Flats and car-parking spaces as per the Building plan or plans to be sanctioned by the Banhooghly-1 Gram Panchayet, Building Department for the proposed construction at the said First Schedule premises together with roof and the common facilities to be allocated to the Landowners which shall absolutely belongs to the Developer and the Landowners jointly in proportion to their sharing ratios.

THE THIRD SCHDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the shall mean and include the **remaining 60%** built up area of Flats, commercial areas and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowners



Allocation to the Landowners as aforesaid under this Developers Agreement.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS OF CONSTRUCTION)

1. Foundation & Structures

- a. RCC framed structure on concrete piles all the materials are to be best of. the steel should be from the Company of ISI brand.

2. Walls-

- a. Plaster of Paris in the interiors of the walls and ceilings.
- b. Attractive external finish with best quality cement paint like Weather Coat with silicon.

3. Doors- Main door should be of wooden/steel.

- a. Aluminum sliding windows with large glass panes (French window if required).
- b. Door frames of Sal wood.
- c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. like Godrej or ISI mark.



4. Flooring:-

Flooring - Vitrified tiles or marble of reputed co. drawing dinning tiles size should be 2' x 2' sqre. or slab.

- 5. Kitchen-** Floor should be non-slippery impressed tiles. Coloured designed ceramic tiles up to height of 30 inch. Kitchen working table counter top with granite to be used. Provision for exhaust fan.

6. Bathrooms:-

- a. Coloured/ designed ceramic tiles up to height of upper level of window (minimum 7")
- b. Concealed plumbing system using standard make pipes and fittings of ISI mark.
- c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from global reputed Co. and use taps and shower fitting should from reputed global brand.
- d. Provision for exhaust fan.



7. **Lift-** Lift for all co-owner and should be of global reputed Company.
8. **Electrical:-**
 - a. PVC conduit pipes with copper wiring.
 - b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in all bed room and dining rooms.
 - c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.
10. **CCTV Surveillance** security system to be installed inside all lobbies and all floors of the Building and the vacant area of the project.
 - a. Electrical Calling Bell point at entrance of residential flats.
 - b. Concealed Telephone point in living room & all the Bedrooms.
 - c. T. V. point in living room & all the Bed rooms.
 - d. Common lighting, street lighting to be of electrical.
11. **Special Features**
 - a. Common Staff toilet in ground floor.



- b. Deep tube-well and overhead tank will be provided.
- c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EASEMENT)

1. The clear un-interruptional right of access in common with the Landowners and/or Landowners and/or other occupiers of the said buildings of all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the unconverted car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.



3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out' without such entry.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)**

1. The expenses for maintenance, operating while washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tube-well,



water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.

2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

**THE SEVENTH SCHEDULE ABOVE REFERRED
TO (COMMON AREAS AND AMENITIES,
FACILITIES)**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.



8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring meter room generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Banhooghly-1 Gram Panchayet drainage.
12. Pump room.
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.



Ramprasad Koyal

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

SIGNED, SEALED & DELIVERED
by the Parties at Calcutta in
presence of:-

1. Deb Nath Das :-
Alachi
po - Narendra pur
col - 103

Ramprasad Koyal

SIGNATURE OF THE LAND OWNERS

2. Santar Das
Barui pur
Kol - 144
~~Drafted by me~~

NATURAL PROJECTS PVT. LTD.

Raman Aggarwal

SIGNATURE OF THE DEVELOPER**Typed by**

Amit Kumar Das

Amit Kumar Das

Baruipur, Kolkata - 700144



MEMO OF RECEIPT

RECEIVED FROM THE DEVELOPER/BUILDERS herein the sum of
Rs. 3,00,000/- (Rupees Three Lakhs) only as advance in the following
manner :-

| | <u>Cheque No:</u> | <u>Bank</u> | <u>Date</u> | <u>Amount</u> |
|-----|-------------------|---------------------------------|-------------|-------------------|
| i) | 255061 | Axis Bank Tollygunge, Cal-40 | 7/12/2016 | Rs 49,000/- |
| ii) | Cash received | | 7/12/2016 | Rs-2,51,000/- |
| | | | | <u>3,00,000/-</u> |

WITNESSES :

1. Debnath Das.
vill- Elachi
P. Narendrapur.
P.S. Sonarpur.
cal - 103

Pranprasad Nayal
(SIGNATURE OF THE OWNERS)

2. Sankar Das
Barui pur
Cal. 144

Drafted by :-

Sankar Prashad Dalapati

(Sankar Prashad Dalapati)
Advocate

High Court, Calcutta



PRESENTANT

PHOTO

Left Hand

Right Hand

| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|-------|-------------|---------------|-------------|---------------|
| | | | | |
| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | |

Name : Signature

Left Hand

Right Hand

| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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|  |  |  |  |  |
| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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Name : RAMPRASAD KAYAL Signature Ramprasad Kayal

Left Hand

Right Hand

| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|--|---|---|
|  |  |  |  |  |
| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|  |  |  |  |  |

Name : Signature Pawan Agamwal



Major Information of the Deed



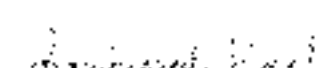
| | | | |
|--|---|--|----------------------|
| Deed No : | I-1608-06061/2016 | Date of Registration | 12/7/2016 3:31:03 PM |
| Query No / Year | 1608-1000415429/2016 | Office where deed is registered | |
| Query Date | 02/12/2016 5:33:38 PM | A D S R SONARPUR, District South 24 Parganas | |
| Applicant Name, Address & Other Details | S Das Sonarpur, Thana : Sonarpur, District South 24-Parganas, WEST BENGAL, Mobile No : 8648954994, Status Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than immovable Property Declaration [No of Declaration : 2], [4311] Other than immovable Property Receipt [Rs. 3,00,000/-] | | |
| Set forth value | Market Value | | |
| Rs. 2,00,000/- | Rs. 32,00,000/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 2,021/- (Article 48(g)) | Rs. 3,310/- (Article E, E, B) | | |
| Remarks | | | |

Land Details :

District South 24-Parganas, P.S:- Sonarpur, Gram Panchayat BANGDOGHLY-I, Mouza: Ramchandrapur

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|-------|--------------|-------------------------|-----------------------|--------------------------------|
| 1.1 | RS 758 | RS-110 | Basu | Shali | 7 Dec | 1,00,000/- | 28,00,000/- | Width of Approach Road: 6 Ft. |
| 1.2 | RS-759/804 | RS-110 | Basu | Shali | 1 Dec | 1,00,000/- | 4,00,000/- | Width of Approach Road: 12 Ft. |
| | | TOTAL : | | | 8Dec | 2,00,000 /- | 32,00,000 /- | |
| | | Grand Total : | | | 8Dec | 2,00,000 /- | 32,00,000 /- | |



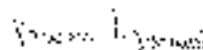
Land Lord Details :

| Sl No | Name, Address, Photo, Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Fingerprint | Signature |
| | Mr Ram Prasad Kaya Son of Late Haru Kaya Executed by: Self, Date of Execution: 07/12/2016 Admitted by: Self, Date of Admission: 07/12/2016, Place : Office |  |  |  |
| | | 07/12/2016 | LY 07/12/2016 | 07/12/2016 |
| | Ramchandrapur, P.O:- Narendrapur, P.S:- Sonarpur, District: South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANOPF50626, Status Individual | | | |

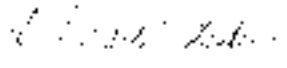
Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Natural Project Pvt Ltd Rowdon Street, P.O - Park Street, P.S - Park Street, District - Kolkata, West Bengal, India, PIN - 700017, PAN No - AACCN7137N, Status - Organization |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| 1 | Name Mr Pawan Agarwal Son of Mr Date of Execution - 07/12/2016, Admitted by: Self, Date of Admission: Dec / 2016, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  |
| | Dec 7 2016 3:14PM | LTI Dec 7 2016 3:14PM | Dec 7 2016 3:14PM | |
| 1. Rowdon Street, P.O - Park Street, P.S- Park Street, District -Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste -Hindu, Occupation: Business, Citizen of: India Status - Representative. Representative of Natural Project Pvt Ltd (as director) | | | | |

Identifier Details :

| Name & address |
|---|
| Mr Dhanraj Das Son of Late - Bama Charan Das Elach, P.O - Narendrapur, P.S - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male By Caste - Hindu, Occupation - Business, Citizen of: India, Identifier Of Mr Ram Prasad Kayal, Mr Pawan Agarwal |
| 07/12/2016 |
|  |

Transfer of property for L1

| Sl.No | From | To, with area (Name-Area) |
|-------|---------------------|-------------------------------|
| 1 | Mr Ram Prasad Kayal | Natural Project Pvt Ltd-7 Dec |

Transfer of property for L2

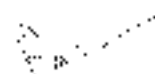
| Sl.No | From | To, with area (Name-Area) |
|-------|---------------------|-------------------------------|
| 1 | Mr Ram Prasad Kayal | Natural Project Pvt Ltd-1 Dec |

Endorsement For Deed Number : I - 160806051 / 2016

On 02-12-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,00,000/-



Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 07-12-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number . 48 (g) of Indian Stamp Act 1898

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

Presented for registration at 15:07 hrs on 07-12-2016 at the Office of the A D S R. SONARPUR by Mr Ram Prasad Kayal, Executant.

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

Execution is admitted on 07/12/2016 by Mr Ram Prasad Kayal, Son of Late Haru Kayal, Ramchandrapur, P.O Narendrapur, Thana Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr Debnath Das, . Son of Late Bama Charan Das, Elachi, P O Narendrapur, Thana Sonarpur, , South 24-Parganas WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2016 by Mr Pawan Agarwal, director, Natural Project Pvt Ltd, 1, Rowdon Street, P O Park Street, P.S - Park Street, District-Kolkata West Bengal, India, PIN - 700017

Indetified by Mr Debnath Das, . Son of Late Bama Charan Das, Elachi, P O Narendrapur, Thana Sonarpur, , South 24-Parganas WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,310/- ; B = Rs 3,289/- ,E = Rs 21/- ; and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,310/-

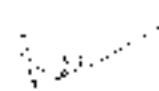
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2016 : 8:25PM with Govt. Ref. No. 192016170034254681 on 06-12-2016, Amount Rs 3,310/-, Bank State Bank of India (SBIN0000001) Ref No. BK00APKB26 on 06-12-2016 Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-
By online = Rs 6,021/-

Description of Stamp

* Stamp Type: Impressed Serial no 401 Amount: Rs 1,000/- Date of Purchase: 06/12/2016 Vendor name: S. H. Gazi
Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB
Online on 06/12/2016 8:25PM with Govt. Ref. No. 192016170034254001 on 06-12-2016 Amount Rs: 6,021/-, Bank
State Bank of India (SBIN0000001) Ref. No. MK00APKB26 on 06-12-2016, Head of Account 0030-02-103-003-02


Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2016, Page from 144404 to 144459

being No 160806061 for the year 2016.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2016.12.08 15:39:35 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 08-12-2016 15:39:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)

