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

District Sub-Register-III  
 Alipore, South 24-parganas

26 FEB 2020

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 26<sup>th</sup> day of February, Two Thousand and Twenty (2020)

BETWEEN

811044

14 DEC 2019

Name : Bedhisatwa Babu  
Address : .....  
Vendor : ..... Advocate  
Alipur Police Court  
Kolkata-27

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata - 700 001



Identified by me:-  
Snehanil Acharya  
s/o- S.K. Acharya  
Vill P.O. - Dhona  
P.S. - Jaynagar  
Dist. - 24 Pgs (S)  
PIN - 743337

District Sub-Registrar-III  
Alipore, South 24 Parganas

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**SMT. NILIMA DAM, (PANAWDPD8100F) (AADHAAR NO.265718834590)**, wife of Sr Asish Kanti Dam, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Block No.2, Flat No.06, Govt. Housing Estate, P.O. Sodepur, P.S. Khardaha, Kolkata - 700 110, hereinafter called and referred to as the "**OWNER/FIRST PARTY**" (which expression shall unless excluded by and repugnant to the context be deemed to mean and include her heir/heirs, executor/ executors, assign/assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

**AND**

**M/S. VIRAAJ CONCRETE INDIA PVT. LTD., (PAN - AACCV0724B)** a Company registered under the Companies Act, 1956, having its registered office at C/26, Ramkrishna Upanibesh, P.S. Jadavpur, P.O. Regent Estate, Kolkata-700092, represented by its Managing Director namely **SRI RAAJ DAS (PAN-ADGPD5530K) (AADHAAR NO. 948476993618)**, son of Late Sudhir Kumar Das, by faith - Hindu, by Occupation - Business, by nationality Indian, residing at 75/1, Hossainpur, P.O. Madurdaha previously EKTP, P.S. Ananadapur previously Tiljala, Kolkata-700107, hereinafter called and referred to as the "**DEVELOPER/SECOND PARTY**" (which expression shall unless excluded by and repugnant to the context be deemed to mean and include its heir/heirs, executor/ executors, administrator/administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**.

**WHEREAS** the present **OWNER** herein is the absolute Owner of a plot of land measuring an area of 7 (Seven) Cottahs (more or less) situated in **Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.96, under R.S. Khatian No.146/1, under P.S. Purba Jadavpur, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3290, Nayabad, Assessee No.31-109-08-6446-8, Kolkata - 700 099** and the **OWNER** herein purchased above mentioned plot of land by virtue of a registered Deed of sale as mentioned below.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 14.03.1984, registered at District Sub-Registrar, Alipore, South 24 Parganas and recorded into Book No.1, Volume No. 105(x) at Pages No. 114 to 122 Deed No.3782, for the year 1984, the **OWNER** herein purchased one plot of land measuring an area of 7 (Seven) Cottahs (more or less) situated in **Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi Nos. 56, comprising in R.S. Dag No.96, under R.S. Khatian No.50, within P.S. Purba Jadavpur, from the previous Owner namely Smt. Namita Roy Banick, wife of Sri Dilip Roy Banick, residing at 2/1, Pallisree, P.S. Jadavpur, Kolkata -**



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700 040.

**AND WHEREAS** after purchase the **OWNER** herein recorded her name in the record of the Ld. B.L. & L.R.O., Kasba in connection with her entire purchased land measuring an area of 7 (Seven) Cottahs more or less and the Ld. B.L. & L.R.O. has issued the Mutation certificate in favour of the present Owner herein vide Mutation Case No.104 of 2010 and after B.L. & L.R.O. Mutation it has been established that the land is situated in **R.S. Dag No.96, under R.S. Khatian No.146/1 (instead of R.S. Khatian No.50), of Mouza - Nayabad, J.L. No.25.**

**AND WHEREAS** after purchase the **OWNER** herein recorded her name in the record of the K.M.C. known as **K.M.C. Premises No.3290, Nayabad, within Ward No.109, Assessee No.31-109-08-6446-8, Kolkata - 700 099** in connection with her entire purchased land measuring an area of 7 (Seven) Cottahs more or less.

**AND WHEREAS** the present **OWNER** herein is now the absolute Owner of a plot of land measuring an area of 7 (Seven) Cottahs more or less situated in **Mouza - Nayabad, J.L. No.25, Touzi No.56, comprised in R.S. Dag No.96, under R.S. Khatian No.146/1, under P.S. Purba Jadavpur, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3290, Nayabad, Assessee No.31-109-08-6446-8, Kolkata - 700 099** and the entire property has been described in the **SCHEDULE - A** below.

**AND WHEREAS** the **OWNER** is very much desirous to construct a Ground plus Three storied building with lift facility on the said land measuring an area of 7 (Seven) Cottahs (more or less) in **K.M.C. Premises No.3290, Nayabad, K.M.C. Ward No.109, Kolkata - 700 099** and to construct of a new building upon the said property. Upon knowledge of such desire the **DEVELOPER** has approached the **OWNER** for development of the said property and the **OWNER** has agreed to do so.

**AND WHEREAS** both the parties herein now agreed to execute a registered Development Agreement and hence a Memorandum of Understanding dated 02.08.2019 made has been considered as null and void.

**AND WHEREAS** the party of the **SECOND PART** herein agreed to make the construction of the proposed Ground plus Three storied building with Lift facility in flat systems for residential and other purposes, in joint venture basis on sanctioned flat portion and sanctioned Car Parking Space portion from the proposed building in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after



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giving the OWNER, the Owner's Allocation in all respects. The OWNER shall get 50% of the 3<sup>rd</sup> Floor (Southern Side), 50% of the 2<sup>nd</sup> Floor (Southern Side) and 976 sq.ft. on 1<sup>st</sup> Floor (Southern side Front Portion) together with 41.6% of the Car Parking space area on the Ground Floor (Southern Side) of the proposed building (which have been marked mutually by the DEVELOPER and OWNER. The OWNER shall also get the nonrefundable amount of Rs.25,08,000/- (Rupees twenty five lacs eight thousand only) only from the DEVELOPER which the OWNER will receive and acknowledge the same at the day of registration of this document. This is called the OWNER'S ALLOCATION as more fully described and mentioned in the SCHEDULE "B" hereunder written. The OWNER shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the DEVELOPER shall enjoy the rest construction of the proposed building to be erected at the cost of the DEVELOPER.

AND WHEREAS the DEVELOPER herein shall get the rest of constructed area vertically on the northern side of the plot i.e. 50% of the 3<sup>rd</sup> Floor (Northern Side), 50% of the 2<sup>nd</sup> Floor (Northern Side) and on 50% of the 1<sup>st</sup> Floor (Northern side) alongwith 726 sq.ft. on the (South-west side back portion) together with 58.4% of the Car Parking space area on the Ground Floor (of which 50 percent on northern side and 8.4 percent on southern side) of the proposed building (which have been marked mutually by the DEVELOPER and the OWNER) The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The DEVELOPER shall erect the proposed Ground plus three storied building at its own cost and its supervision and labour to be erected as per annexed Specification as well as the said K.M.C. approved building plan and to meet up such expenses the DEVELOPER shall collect the entire consideration amount from the sale of the DEVELOPER'S ALLOCATION which shall be sold to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as cost of land in connection with the said flats etc.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
  - (a) **OWNER** : shall mean the Party of the **FIRST PART** herein namely **SMT. NILIMA DAM**, wife of Sri Asish Kanti Dam, residing at Block No.2, Flat No.06, Govt. Housing



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estate, P.O. Sodepur, P.S. Khardaha, Kolkata - 700 110, and her legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/representatives.

(b) **DEVELOPER** : shall mean **M/S. VIRAAJ CONCRETE INDIA PVT. LTD.**, a Company registered under the Companies Act, 1956, having its registered office at C/26, Ramkrishna Upanibesh, P.S. Jadavpur, P.O. Regent Estate, Kolkata-700092, represented by its Managing Director namely **SRI RAAJ DAS**, son of Late Sudhir Kumar Das, residing at 75/L, Hossenpur, P.S. - Madurdah, Police Station - Anandapur, Kolkata -700 107, the Party of the **SECOND PART** herein for the time being and its respective successors or successors in interest, legal heirs, representatives, administrators and assigns.

(c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.

(d) **PROPERTY** : shall mean the Property measuring land area of 7 (Seven) Cottahs (more or less) situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.96, under R.S. Khatian No.146/1, under P.S. Purba Jadavpur, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3290, Nayabad, Kolkata - 700 099 as mentioned and described in the **SCHEDULE - 'A'** hereunder written.

(e) **BUILDING** : shall mean the proposed Ground plus Three storied building with lift facility to be constructed off the said property as per sanction building plan to be sanctioned by the K.M.C. at the cost of the **DEVELOPER**.

(f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, a small common toilet on Ground Floor of the proposed building and care taker's room on the Ground Floor of the proposed building, pump room, lift, lift room and lift well, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon by and **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER** and the **OWNER**.

(g) **OWNER'S ALLOCATION** : The **OWNER** shall get 50% of the 3<sup>rd</sup> Floor (Southern Side), 50% of the 2<sup>nd</sup> Floor (Southern Side) and 976 sq.ft. on 1<sup>st</sup> Floor (Southern side Front



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Portion) together with 41.6% of the Car Parking space area on the Ground Floor (Southern Side) of the proposed building (which have been marked mutually by the DEVELOPER and OWNER. The OWNER shall also get the nonrefundable amount of Rs.25,08,000/- (Rupees twenty five lacs eight thousand only) only from the DEVELOPER. This is called the OWNER'S ALLOCATION as morefully described and mentioned in the SCHEDULE "B" hereunder written.

(h) **DEVELOPER'S ALLOCATION** : DEVELOPER herein shall get the rest constructed area vertically on the northern side of the plot i.e. 50% of the 3<sup>rd</sup> Floor (Northern Side), 50% of the 2<sup>nd</sup> Floor (Northern Side) and on 50% of the 1<sup>st</sup> Floor (Northern side) alongwith 726 sq.ft. on the (South-west side back portion) together with 58.4% of the Car Parking space area on the Ground Floor (of which 50 percent on northern side and 8.4 percent on southern side). The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written.

(i) **THE ARCHITECT**: shall mean such persons who will be appointed by the DEVELOPER for both designing and planning the building on the said premises.

(j) **BUILDING PLAN**: would mean such plan to be prepared by the Planner/Architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII at the cost of the DEVELOPER.

(k) **TRANSFER**: with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.

(l) **TRANSFeree**: shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.

2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.

3. **THE OWNER DECLARES** as follows:

(a) That she is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the property as described in the SCHEDULE - A below.

(b) That the entire property is free from all encumbrances and the OWNER has a good marketable title in respect of the said property as described in the SCHEDULE - A below.

Portion) together with 41.6% of the Car Parking space area on the Ground Floor (Southern Side) of the proposed building (which have been marked mutually by the DEVELOPER and OWNER. The OWNER shall also get the nonrefundable amount of Rs.25,08,000/- (Rupees twenty five lacs eight thousand only) only from the DEVELOPER. This is called the OWNER'S ALLOCATION as morefully described and mentioned in the SCHEDULE "B" hereunder written.

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(i) **THE ARCHITECT**: shall mean such persons who will be appointed by the DEVELOPER for both designing and planning the building on the said premises.

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(a) That she is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the property as described in the SCHEDULE - A below.

(b) That the entire property is free from all encumbrances and the OWNER has a good marketable title in respect of the said property as described in the SCHEDULE - A below.



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The OWNER has also declared that she has not entered into any Development agreement or any Agreement for Sale with any Third Party in respect of the said property and shall not in the near future enter in to any other agreement with any third party in respect of the same.

(d) That the said property is free from all encumbrances, charges, liens lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever, as known so far.

e) That the Land owner has also declared that she should pay all the Government taxes and arrears of the land till the date of registration of this Development Agreement.

**4. THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as followings:**

(a) That the OWNER hereby granted exclusive right to the DEVELOPER to undertake the new construction on the said Premises to be constructed by the DEVELOPER in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the DEVELOPER and the OWNER shall give full co-operation to the DEVELOPER for the same as and when required.

(b) **ALLOCATION :** i) **OWNER'S ALLOCATION :** The DEVELOPER shall give the OWNER as the OWNER'S ALLOCATION as described in the SCHEDULE 'B' hereunder written and (ii) **Developer's Allocation :** The DEVELOPER shall get the rest constructed flats and Car Parking Spaces as described in the SCHEDULE-D below.

(c) That all applications, plans and other papers and documents as may be required by the DEVELOPER for the purpose of obtaining necessary approval and sanction of the building plan and the alternation/ modification/ verification of the sanctioned building plan from the appropriate authorities shall be prepared signed and submitted by the DEVELOPER in the name of the OWNER and also at the cost of DEVELOPER and if any alteration/modification of making further plans for proposed construction are required the OWNER shall give such written permission to the DEVELOPER without any interruption/in consultation with her.

(d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities and the DEVELOPER shall appear, represent, sign



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before the concerned authorities on behalf of the **OWNER** in her name and on her behalf in connection with any or all matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project. but any modification or alteration of the owner portion will be done after permission from the owner.

(e) That the **DEVELOPER** shall erect the building in the said premises as per said building plan and for the same the **OWNER** shall put her signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.

(f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus Three storied building with Lift facility thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.

(g) The **DEVELOPER** shall construct the new building and carry out all the acts through its men or agents in such manner which he shall think fit and proper for such construction of the said proposed building according to the K.M.C. building plan and shall also file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.

(h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.

(i) The **DEVELOPER** shall apply in the name of the **OWNER** and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNER**





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shall not raise any objections for it; on the contrary the **OWNER** shall give full co-operations to the **DEVELOPER** for facilitating the proposed project.

(j) That the **DEVELOPER** shall at its own costs construct the proposed building at the said premises in accordance with the K.M.C. approved building plan and also as per annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and the **DEVELOPER** further declares as that he shall complete the said building within 30 (Thirty) months from the date of sanction of the building plan with perfect foundation so that the building erected does not get inclined in any direction or settles down vertically. The Developer will pay to the landlord Rs. 5000/- per day till 90 days as compensation for the delay happened to obtain Completion Certificate after the scheduled date for getting the Completion Certificate i.e. within 30 months from the date of sanction of the building plan but the Developer should not held liable for any delay in completion of project caused by, any change in policy by the Government, any paper works of land and any delay caused by the Land Owner to render her duties and responsibilities towards the project.

(k) That the **DEVELOPER** shall install pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations, other electrical things and also other facilities in the said building at its own cost as required to be provided in the new building to be constructed by the **DEVELOPER** on Ownership basis and as mutually agreed upon.

5. **THE OWNER HEREBY AGREES AND CONVENANTS WITH THE DEVELOPER** as follows:-

(i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said property by the **DEVELOPER**.

(ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.

(iii) The **OWNER** positively give vacant possession of the property as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the



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proposed building as per building plan to be sanctioned by the The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

(iv) The **DEVELOPER** shall sell the flats, Car Parking Spaces etc. of the proposed building, from the **DEVELOPER'S ALLOCATION** (strictly excluding the **Owner's Allocation** as described in the SCHEDULE B below) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said property and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

(v) The **OWNER** hereby empowers and authorizes the **DEVELOPER** to do this project in connection with the said property as described in the SCHEDULE - A hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water connection or other electric connection therein and also to execute any document, declaration or affidavit in the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. and for the same the **OWNER** shall execute and register a separate Development Power of Attorney in favour of the **DEVELOPER**.

(vi) The Owner hereby indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all actions, suits, costs, proceedings, claims, losses, damages or liabilities (whether criminal or civil) suffered by the Developer in relation to any defect in the right, title and interest of the Owner in the Said Property and/or any encumbrance or liability whatsoever thereon and those resulting from breach of this Agreement by the Owner and any breach resulting in any successful claim by any third party in connection with the above.



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(vii) The Owner hereby appoint the Developer as the exclusive Builder and/or promoter, subject to what has been hereunder provided, for the purpose of the development of the Said Property and/or construction of the New Building as per the said Building Plan as per the scheme of development as expressly contained in this Agreement. The Developer hereby accepts and confirms the above by executing these presents.

6. **THE DEVELOPER DOETH HEREBY AGREE AND COVENANT WITH THE OWNER** as follows :-

(i) To get maximum sanction area of construction from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost without prejudice right, title and interest of the land Owner.

(ii) To complete the construction of the building within 30 (Thirty) months from the date of sanction of building plan. It is noted that due to unforeseen circumstances or act relating to force major clause of God such as earthquake, flood, war, riot, any prevailing rule, cyclone or tempest if the such construction of the building/project is hampered little delay in construction of the building/project shall not be counted.

(iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.

(iv) Not to do any act, deed or thing from the part of the **OWNER** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.

(v) The **DEVELOPER** shall act as per the terms and conditions of this Agreement.

(vi) All expenses for the project including sanction building plan, supervision for construction of the proposed building and also for receiving Completion Certificate of the building from KMC shall be paid by the Developer. The **OWNER** has already paid all the previous outstanding taxes of K.M.C., up to date land tax (khajna) and will pay if found any dues to get the noc of taxes from K.M.C. The **OWNER** shall have to pay the K.M.C. taxes after getting possession of the Owner's allocation in the new building along with completion certificate. The **DEVELOPER** shall pay the taxes for the period of construction of the building



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and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers. The OWNER hereby declares and confirms that she shall pay the GST (on sale) and/or any other Govt. Taxes to the concerned department of her Allocated portion **AND** the DEVELOPER hereby declares and confirms that he shall pay the GST and/or any other Govt. Taxes to the concerned department for Developer's Allocation portion.

(vii) The complete construction specification shall be part of the agreement under annexure "X".

(viii) The Developer shall be entitled to execute agreement for sale, to accept money from the intending purchaser and to give good valid discharge for the sale for the Developer's Allocation and appropriate the entire consideration therefore.

ix) To ensure that the project will be registered under **WBHIRA**.

x) The developer shall act as an independent agency in constructing the building and undertakes to keep the owner indemnified from and against all third party claims or compensation and action arising out of any act or omission of developer or any accident in relation to the construction of the building.

#### 7. MUTUAL COVENANT AND INDEMNITIES :-

(i) The OWNER hereby undertakes that the DEVELOPER shall be entitled to the entire in to proposed construction excluding the OWNER'S ALLOCATION and the DEVELOPER shall enjoy its Allocation without interference or disturbances from her end, provided the DEVELOPER shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down in annexure "X".

(ii) The OWNER shall execute and register a Development Power of Attorney in favour of the DEVELOPER to complete the entire project and also register the conveyance of Deeds in favour of the intending purchasers and the DEVELOPER shall also execute and register the necessary Deed of Conveyance in favour of the intending Purchasers on the DEVELOPER'S ALLOCATION of the building by virtue of this registered Development Agreement and registered Power of Attorney and the DEVELOPER is hereby empowered by the OWNER to execute and register its Allocation to the Third Party in respect of his Developer's Allocation as described in the SCHEDULE-"D" below.





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ii) The **OWNER** shall deposit the all the original title Deed, link deeds and other original papers in respect of the property to the **DEVELOPER** at the time of execution and registration of this agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNER** and all these documents shall be returned to the **OWNER** in presence of the few flat owners' of the building after completion of the project within the schedule time mentioned before i.e. 30 months along with the C.C. of K.M.C. from the date of sanction of the building plan as mentioned earlier.

(iv) The **OWNER** shall have to pay the necessary maintenance of the building and also the proportionate taxes after taking delivery of the Owner's Allocation together with relevant completion certificate from K.M.C. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of his allocation till the handing over its allocation to the intending Purchasers.

(v) That during pendency of this Agreement if the **OWNER** leaves this material world, her legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNER'S ALLOCATION** shall then remain unchanged AND VICE VERSA.

(vi) The **OWNER** and the **DEVELOPER** shall enjoy all easement rights upon the land and its adjacent passage on which the entire project shall be erected.

(vii) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNER** and even any accident if occurs during the construction, the **DEVELOPER** shall bear all the financial liabilities thereof.

(viii) The **DEVELOPER** shall have to bear all the cost of the construction of the proposed building and complete the same as per annexed specification and make all the flats with full habitable conditions by arranging therein water and electricity, drainage and sewerage. After completion of the building **DEVELOPER** shall take the Completion Certificate from the K.M.C. at its cost.

ix) Neither party shall demolish or permit demolishing or any wall or other structure in their respective allocation or any portion thereof and make any structural alteration after completion of the project without the written permission of the Society.



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- x) Both parties shall abide by all the laws, byelaws, and Rules and regulations of the Government, statutory Bodies and/or local bodies as the case may be.
- xi) Neither party shall use or permit to be used with the respective allocation in the building or any part or portion thereof for carrying on any obnoxious, illegal and immoral trade or activity and not be used the same for any purpose which may cause any nuisance or hazard the occupiers of the New Building.
- xii) That should the Owner delay and/or default and/or fail to perform any of her obligations and/or maintain any of the covenants mentioned hereinabove in that case and on that event the Developer shall be at liberty to seek for specific performance of this contract and claim for damage or rescind this Agreement then the Owners shall be bound to refund the entire amount of non refundable money given as advance immediately with prevailing banking interest and developer will be bound to return the land to the owner.
- xiii) Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for transfer of Property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/Final Document for Transfer of Property between the Owner and the Developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause. /

#### 8. NOTICE:-

Any notice, demand or other communication required or authorized to be given by any Party under this Agreement or for the purpose hereof to the other party, shall be in writing and sent by registered/speed post, facsimile or e-mail addressed to the other party at the address stated hereunder or such other address as may be specified subsequently by notice in writing and any such notice shall operate and be deemed to have been served at the expiration of seven working days after it is posted in the case of registered airmail/speed post and at the expiration of 48 hours in case of e-mail.

**The address of service of notice upon the Owner shall be:**

SMT. NILIMA DAM,

C/O : Sri Asish Kanti Dam



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**26 FEB 2020**

Block-2, Flat no:6, govt. housing Estate  
Sodepur, Kolkata-700110  
Telephone/Mobile No.: 9903261956  
E-mail ID : aloke\_dam@yahoo.in

The address of service of notice upon the Developer shall be:

**VIRAAJ CONCRETE INDIA PVT. LTD.**

C/26, Ramkrishna Upanivesh, Jadavpur

Viraaaj Point

9831067048

Email: [citybuild@viraajgroup.com](mailto:citybuild@viraajgroup.com)

#### **9. ARBITRATION:**

(i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed individually by the Parties or of two independent Arbitrators, as per " THE ARBITRATION & CONCILIATION ACT, 1996 (as amended by Arbitration & Conciliation Amendment Act. 2019 - Act No. 35 of 2019)" one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.

(ii) Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.

#### **10. FORCE MAJURE:**

The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7)



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civil unrest (8) riots (9) strike by material suppliers, transporters, contractors, workers and employees

## 11. JURISDICTION:

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

### SCHEDULE A" OF THE ABOVE REFERRED TO (DESCRIPTION OF THE PROPERTY OF) SCHEDULE - 'A'

ALL THAT piece and parcel of land measuring land area of 7 (Seven) Cottahs more or less together with a tile shed standing thereon measuring an area of 200 (Two hundred) Sq.ft. whereon a Ground plus Three storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII, situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.96, under R.S. Khatian No.146/1, under P.S. Purba Jadavpur, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3290, Nayabad, Assessee No.31-109-08-6446-8, Kolkata - 700099 and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	property of others;
<u>ON THE SOUTH</u>	:	property of others;
<u>ON THE EAST</u>	:	15'-0" wide K.M.C. Road;
<u>ON THE WEST</u>	:	property of others;

### SCHEDULE - 'B' ABOVE REFERRED TO (OWNER'S ALLOCATION) TO BE OBTAINED FROM THE DEVELOPER

The OWNER shall get 50% of the 3<sup>rd</sup> Floor (Southern Side), 50% of the 2<sup>nd</sup> Floor (Southern Side) and 976 sq.ft. on 1<sup>st</sup> Floor (Southern side Front Portion) together with 41.6% of the Car Parking space area on the Ground Floor (Southern Side) of the proposed building (which have been marked mutually by the DEVELOPER and OWNER. The OWNER shall also get the nonrefundable amount of Rs.25,08,000/- (Rupees twenty five lacs eight thousand only) only from the DEVELOPER which the OWNER will receive and acknowledge the same at the day of registration of this document The





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OWNER shall also get the proportionate share of land and shall enjoy all the common amenities/facilities, easement rights of the building as mentioned in the SCHEDULE - 'C' below and the DEVELOPER shall also enjoy the rest sale proceeds of the building to be erected at the cost of the DEVELOPER. Both the Parties shall co-operate to each other in this matter.

**SCHEDULE - 'C' ABOVE REFERRED TO**  
**(COMMON RIGHTS AND FACILITIES)**

Stair-case, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof and mummy roof, stair, main gate and common toilet on Ground Floor of the proposed building and care taker room if any on Ground Floor of the proposed building, pump room, lift and lift lobby, lift room and lift well and proportionate land, pump and motor, septic tank, water reservoir and water tank.

**SCHEDULE - 'D' ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

DEVELOPER herein shall get the rest constructed area vertically on the northern side of the plot i.e. 50% of the 3<sup>rd</sup> Floor (Northern Side), 50% of the 2<sup>nd</sup> Floor (Northern Side) and on 50% of the 1<sup>st</sup> Floor (Northern side) along with 726 sq.ft. on the first floor (South-west side back portion) together with 58.4% of the Car Parking space area on the Ground Floor (of which 50 percent on northern side and 8.4 percent on southern side) of the proposed building. The entire building shall be constructed by the DEVELOPER at his cost as per sanctioned building plan to be sanctioned by K.M.C. and also as per annexed specification. The DEVELOPER shall enjoy the undivided proportionate land share out of total land as mentioned in the SCHEDULE - "A" herein and also right to use the common facilities and rights as mentioned in the SCHEDULE - 'C'.



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IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Asish Kanti  
S/O. Lt. Ananga Mohan Das,  
Block No. 2, Flat No. 6,  
Govt. Housing Estate,  
SODEPUR, Kolkata-700110.

2. Santa  
S/O - II GOPAL CHAMOITRA  
AD → A/10, CHIRANTANI PARK.  
KOLKATA - 700070.

Nilima Das

SIGNATURE OF THE OWNER

VIRAJ CONCRETE INDIA (P) LTD.

R. Das  
Managing Director, Director

DRAFTED & PREPARED BY:  
BODHISATWA BASU

Bodhisatwa Basu  
ADVOCATE  
ALIPORE POLICE COURT,  
KOLKATA-700027

Enrol No. 2138/2009

SIGNATURE OF THE DEVELOPER



✓

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**MEMO OF CONSIDERATION**

RECEIVED the ~~part-adjustable~~ sum of Rs.25,08,000/- (Rupees Twenty Five Lakh and Eight Thousand only) from the DEVELOPER as per Memo below :

Sl. No.	Draft Nos.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	056435	24.02.2020	HDFC Bank, Golpark Branch, Kolkata- 700029	Rs.25,08,000.00

*R. Das*

TOTAL: Rs.25,08,000.00

(Rupees Twenty Five Lakh and Eight Thousand only)

WITNESS:

1. *Asish Kanti Das*

2. *[Signature]*

*Hiloma Das*

SIGNATURE OF THE VENDOR



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**SCHEDULE OF WORK**  
**(SPECIFICATION OF THE BUILDING CONSTRUCTION)**

**All Civil work as per I.S.I. standard and standard quality cement and iron/steel**

1. Entire Floor VITRIFIED tiles in inside of flat. And antiskid tiles at toilet and w.c.
2. Wooden frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. MS. Grill and Aluminum with glass tilted sliding Window.
5. Plaster of Paris in wall.
6. Weather coat or equivalent paint in outside wall.
7. Synthetic enamel paint in doors (ICI/Berger).
8. Colour glazed tiles (8"x12") in WC. and toilets upto 7 ft height and 3 ft. height in above kitchen platform.
9. Kota/Karoppa slab on kitchen platform.
10. Steel sink in kitchen
11. Concealed electrical & water supply line.
12. Verandah railing up to 1000 mm height. .
13. White vitreous commode, pan, and basin of slandered make.
14. Main door one side laminate finishes with necessary fittings.
15. Roof with petty stone casting.
16. branded (ESSCO) plumbing fittings.
17. Two Nos. gate in boundary wall for easy access and standard height boundary wall.
18. Lift (Max/Elevators or equivalent) to be installed

**ELECTRICAL SPECIFICATION OF FLAT**

1. Bed Room - 2 Light points, 1 Fan point, 2 Plug point, 1 A.C. point (any one room).
2. Drawing/Dining - 3 Light points, 2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp), 1 Calling Bell point.
3. Kitchen - 1 Light points, 1 Plug point (15 amp), 1 Water Purifier point, 1 Chimney point,
4. Toilet - 1 Light point, 1 Greaser point, 1 Exhaust Fan point,
5. W.C. - 1 Light point, 1 Exhaust Fan point.
6. Verandah - 1 Light Point, 1 Plug point.
7. Flat- wise separate Main Switch.

It is noted that if any extra work is done out of the said specification by the **OWNER**, for such extra work, the **OWNER** shall pay the necessary cost to the **DEVELOPER**.





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		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature Hilima Das



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name RAJ DAS

Signature R. Das

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



District Sub-Registrar-III  
Alipore, South 24 Parganas

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R. Day



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIRAAJ CONCRETE INDIA PRIVATE  
LIMITED



2007/2004

Permanent Account Number

AAAS

2007/2005

VIRAAJ CONCRETE INDIA (P) LTD

*R. Ray*

Managing Director / Director



आयकर विभाग  
INCOME TAX DEPARTMENT

NILIMA DAM

RAJENDRALAL GUPTA

29/11/1946

Permanent Account Number

**AWDPD8100F**

*Nilima Dam*

Signature

*Nilima Dam*



भारत सरकार  
GOVT. OF INDIA



02022016







ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XCZ1631084



নির্বাচকের নাম : স্নেহাশিষ আচার্য্য  
 Elector's Name : Snehasish Acharyya  
 পিতার নাম : শ্যামল কুমার  
 Father's Name : Shyamal Kumar Acharyya  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ : 22/10/1992  
 Date of Birth :

*Snehasish Acharyya*

XCZ1631084

ঠিকানা:

সর্দার, গোস্বাল, অর্ধাণ্ডী, পিলাই, মাল, মাল, পুলাই  
পাড়া, চান্দানেশ্বর, মালিকা 24 পর্গানা-743337

Address:

SARDAR, GHOSHAL, ACHARYA, SHIKARMA  
NDAL, NASKAR, CHAKRABARTY  
PARA, CHANDANESHVAR, JOYKAGAR, SOU  
TH 24 PARGANAS-743337

Date: 07/12/2018

137-বারুপুড় পূর্ব (সংসদীয় আসন) নির্বাচন কেন্দ্র  
নির্বাচন নিয়ন্ত্রক অফিসারের স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
137-Baruipur Purba (SC) Constituency

শেখা পরিচয় পত্রটি পরিবর্তন করলে নিচে উল্লিখিত ফর্মটি  
পূরণ করে পরিবর্তন করা হবে এবং পরিচয় পত্রটি  
পরিবর্তন করা হবে।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in  
the roll at the changed address and to obtain the  
card with same number.



26<sup>th</sup> DATED THIS DAY OF feb 2020

BETWEEN

SMT. NILIMA DAM

OWNER

AND

**VIRAAJ CONCRETE INDIA PRIVATE  
LIMITED**

**Represented by its Director**

**SRI RAAJ DAS**

**DEVELOPER**

**DEVELOPMENT AGREEMENT**

**BODHISATWA BASU**

**ADVOCATE**

**ALIPORE POLICE COURT**

**V54/23, BRAHMAPUR, GHOSHPARA,**

**GARIA, KOLKATA-700084**

**Email:advocatebodhi1985@gmail.com**

**MOBILE : 9831528996,**

**8777290339**

### Major Information of the Deed

Deed No :	I-1603-00609/2020	Date of Registration	28/02/2020
Query No / Year	1603-0000162932/2020	Office where deed is registered	
Query Date	28/01/2020 7:38:15 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777290339, 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 : 25,08,000/-]		
Set Forth value	Market Value		
	Rs. 1,24,72,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 25,133/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



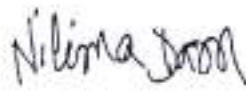
District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3290, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha		1,24,12,888/-	Width of Approach Road: 15 Ft.
<b>Grand Total :</b>				<b>11.55Dec</b>	<b>0 /-</b>	<b>124,12,888 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0 /-</b>	<b>60,000 /-</b>	




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs NILIMA DAM</b> Wife of Mr ASISH KANTI DAM Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	26/02/2020	LTI 26/02/2020		26/02/2020
GOVT. HOUSING ESTATE, BLOCK - 2, Flat No: 06, P.O:- SODEPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWDPD8100F, Aadhaar No: 26xxxxxxxx4590, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office				



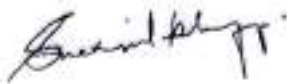
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VIRAAJ CONCRETE INDIA PRIVATE LIMITED</b> C/26, RAMKRISHNA UPANIBESH, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: AACCV0724B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RAAJ DAS (Presentant )</b> Son of Mr SUDHIR KUMAR DAS Date of Execution - 26/02/2020 , , Admitted by: Self, Date of Admission: 26/02/2020, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Feb 26 2020 2:50PM	LTI 26/02/2020		26/02/2020
75/1, HOSSAINPUR, P.O:- MADURDAHA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADGPD5530K, Aadhaar No: 94xxxxxxxx3618 Status : Representative, Representative of : VIRAAJ CONCRETE INDIA PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SNEHASISH ACHARYYA</b> Son of Mr S K ACHARYYA DHOSA, P.O:- DHOSA, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743337			
	26/02/2020	26/02/2020	26/02/2020
Identifier Of Mrs NILIMA DAM, Mr RAAJ DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs NILIMA DAM	VIRAAJ CONCRETE INDIA PRIVATE LIMITED-11.55 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs NILIMA DAM	VIRAAJ CONCRETE INDIA PRIVATE LIMITED-200.00000000 Sq Ft

On 28-01-2020

**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 1,24,72,888/-.



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 26-02-2020

**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 13:24 hrs on 26-02-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAAJ DAS ..

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

Execution is admitted on 26/02/2020 by Mrs NILIMA DAM, Wife of Mr ASISH KANTI DAM, GOVT. HOUSING ESTATE, BLOCK - 2, Flat No: 06, P.O: SODEPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife

Identified by Mr SNEHASISH ACHARYYA, , Son of Mr S K ACHARYYA, DHOSA, P.O: DHOSA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Others

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

Execution is admitted on 26-02-2020 by Mr RAAJ DAS, DIRECTOR, VIRAAJ CONCRETE INDIA PRIVATE LIMITED (Private Limited Company), C/26, RAMKRISHNA UPANIBESH, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700092

Identified by Mr SNEHASISH ACHARYYA, , Son of Mr S K ACHARYYA, DHOSA, P.O: DHOSA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,133/- ( B = Rs 25,080/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,133/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 8:56PM with Govt. Ref. No: 192019200195284411 on 25-02-2020, Amount Rs: 25,133/-, Bank: HDFC Bank ( HDFC0000014), Ref. No: 1035375925 on 25-02-2020, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 20,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AC7133, Amount: Rs.100/-, Date of Purchase: 14/12/2019, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 25/02/2020 8:56PM with Govt. Ref. No: 192019200195284411 on 25-02-2020, Amount Rs: 20,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1035375925 on 25-02-2020, Head of Account 0030-02-103-003-02



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2020, Page from 23422 to 23453  
being No 160300609 for the year 2020.



Digitally signed by ASISH GOSWAMI  
Date: 2020.03.03 17:09:57 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/03/03 05:09:57 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)