

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Common Areas and Facilities)

Common Portions as are common between the co-owners of the Said building.

- Lobbies, staircases and landings of the building.
- Stair head room and electric meter space of the said building.
- Lift machine room, chute and lift well of the Said building.
- Common installations on the roof above the top floor of the Said building.
- Common staff toilet in the ground floor of the Said building.
- Overhead water tank, water pipes and sewerage pipes of the Said building (save those inside any Unit or attributable thereto).
- Drains, sewerage pits and pipes within the Said building (save those inside any Unit or attributable thereto).
- Electrical Installations including wiring and accessories (save those inside any Unit or attributable thereto) for receiving electricity from Electricity Supply Agency to all the Units in the

Abhishek Kumar Singh
Abhishek Kumar Singh

Said building and Common Portions within or attributable to the Said building.

- Lift and lift machinery of the Said building.
- Other areas and/or installations and/or equipment's as are provided in the Said building for common use and enjoyment.
- Centralized water supply system for supply of water in common to the building.
- Main sewer, drainage and sewerage pits and evacuation pipes in the Said building.
- Pumps and motors for water supply system for both building and Common Portions.
- Wiring and accessories for lighting of Common Portions of the Said building.
- Lighting arrangement for lighting of common Portions of the Said building.
- Other areas and/or installations and/or equipment as are provided in the Said Complex for common-use and enjoyment.

THE SIXTH SCHEUDLE ABOVE REFERRED TO:

(Common Expenses/Maintenance Charges)

Abhishek Kumar Singh
Secretary

1. Association : Establishment and all other capital and operational expenses of the Association.
2. Common Utilities.
3. All charges and deposits for supply, operation and maintenance of common utilities.
4. Electricity: All charges for the electricity consumed for the operation of the common machinery and equipment.
5. Litigation: All litigation expenses incurred for common purposes and relating to common use and enjoyment of the Common Portions.
6. Maintenance: All costs for maintaining, operating, replacing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Portions at the said building, including the exterior or interior (but not inside any Unit) walls of the said building.
7. Operational: All expenses for running and operating all machinery,

Shri. K. K. Ganguli
Secretary

8. Equipment's and installations comprised in the Common Portions at the building level and/or the Said building level, including lift, changeover switches, pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Portions at the said building.
9. Rates and Taxes: Municipal Tax, surcharge, Building Tax, Water Tax and other levies in respect of the Said building save those separately assessed on the Buyer.
10. Staff: The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

Shri Kumar Singh
General Manager

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

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES:

1. Lipika Mitra
wife of Subroto
Mitra. 25B EAST
ROAD JADAVPUR
KOLKATA - 700032
2. Anamika Ganguly
wife of Indranil
Ganguly. 131/9, N.S.C
Bose Road, Kolkata
- 700040.

3. Indranil Ganguly

Drafted by :

Subhasis Das Gupta

Subhasis Dasgupta
Advocate,
Alipore Judges' Court,
Kolkata : 700027.

Subhasis Dasgupta alias

OWNER

Subhasis Dasgupta

Mrignayani Cosmetics Pvt. Ltd.

Subhasis Dasgupta

Director

DEVELOPER

RECEIVED of and from the above named Second Party a sum of Rs.10,00,000/- (Rupees Ten Lac) only as per Memo of Consideration below.

MEMO OF CONSIDERATION

1	By account Payee Cheque No.485747 dated 30.10.2017 drawn on IDBI bank branch in the name of the Owner	Rs 5,00,000/-
2	By account Payee Cheque No.494332 dated 13.02.2018 drawn on IDBI bank branch in the name of the Owner	Rs 1,50,000/-
3	By account Payee Cheque No.496010 dated 13.03.2018 drawn on IDBI bank Gariahat branch in the name of the Owner	Rs 1,00,000/-
4	By account Payee Cheque No. 495137 495137 dated 05.05.2018 drawn on IDBI bank Gariahat branch in the name of the Owner	Rs 2,50,000/-
	Total	Rs 10,00,000/-

(Rupees Ten Lac) only.

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES:

1. *Hipika Mitra*

2. *Anamika Ganguly*

3. *Indranil Ganguly*

Abhe Kumar Ganguly. alias

OWNER
Abhe Kumar Ganguly



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

NAME : SRI ASHOKE KUMAR GANGULY alias ASHOKE KUMAR GANGULI

Signature :



Left Hand					
Right Hand					

NAME : SRI RAJESH KUMAR JHAJHARIA

Signature :

	Left Hand				
	Right Hand				

NAME :

Signature : _____









Government of West Bengal

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


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

Signature / LTI Sheet of Query No/Year 16050000670842/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOKE KUMAR GANGULY Alias Mr ASHOKE KUMAR GANGULI 41A, Jadavpur Central Road, P.O.- Jadavpur, P.S.- Jadavpur, District.-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			
2	Mr RAJESH KUMAR JHAJHARIA 78A, Raja Basanta Roy Road, P.O.- Jadavpur, P.S.- Jadavpur, District.-South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Developer [MRIGNA YANI COSMETICS PRIVATE LIMITED]			



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Subhasis Das Gupta Son of Late B M Das Gupta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr ASHOKE KUMAR GANGULY, Mr RAJESH KUMAR JHAJHARIA	

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



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

GRN: 19-201819-022795673-2 Payment Mode Counter Payment
GRN Date: 25/04/2018 22:38:28 Bank : State Bank of India
BRN : 90044864 BRN Date: 26/04/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050000670842/2/2018
[Query No./Query Year]
Name : Subhasis Das Gupta
Contact No. : Mobile No. : +91 9830049174
E-mail :
Address : C52 Panchasayar
Applicant Name : Mr Subhasis Das Gupta
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000670842/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	16050000670842/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	10021

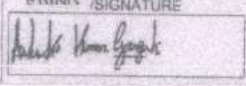
In Words : Rupees Forty Nine Thousand Nine Hundred Forty Two only
Total 49942


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AECPG0758D


नाम /NAME
ASHOKE KUMAR GANGULY

पिता का नाम /FATHER'S NAME
KALIPADA GANGULI

जन्म तिथि /DATE OF BIRTH
05-01-1939

हस्ताक्षर /SIGNATURE






आयकर आयुक्त, प.सं.-111
COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / चिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी चौक,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राजेश कुमार जहाजहरी
SAWARMAL JHAJHARIA

01/01/1970

Permanent Account Number
ACWPJ3828K


Signature





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRIGNAYAN COSMETICS PVT.LTD.



07/02/1995

Permanent Account Number

AABCM7965J

Signature

Major Information of the Deed

Deed No :	I-1605-02849/2018	Date of Registration	08/05/2018
Query No / Year	1605-0000670842/2018	Office where deed is registered	
Query Date	25/04/2018 10:28:42 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Das Gupta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830049174, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 2,52,17,011/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, Premises No: 41A, Ward No: 95

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		7 Katha 2 Chatak	40,00,000/-	2,11,85,761/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					11.7563Dec	40,00,000 /-	211,85,761 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5375 Sq Ft.	10,00,000/-	40,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft. Residential Use. Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2875 Sq Ft. Residential Use. Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5375 sq ft	10,00,000 /-	40,31,250 /-	

Major Information of the Deed - I-1605-02849/2018-08/05/2018

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ASHOKE KUMAR GANGULY, (Alias: Mr ASHOKE KUMAR GANGULI) Son of Late Kalipada GANGULY 41A, Jadavpur Central Road, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AECPG0758D, Status: Individual, Executed by: Self, Date of Execution: 04/05/2018 , Admitted by: Self, Date of Admission: 04/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2018 , Admitted by: Self, Date of Admission: 04/05/2018 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MRIGNAYANI COSMETICS PRIVATE LIMITED 78A, Raja Basanta Roy Road, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.: AABCM7965J, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAJESH KUMAR JHAJHARIA (Presentant) Son of Mr S M JHAJHARIA 78A, Raja Basanta Roy Road, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: ACWPPJ3828K Status : Representative, Representative of : MRIGNAYANI COSMETICS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Mr Subhasis Das Gupta Son of Late B M Das Gupta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mr ASHOKE KUMAR GANGULY, Mr RAJESH KUMAR JHAJHARIA	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR GANGULY	MRIGNAYANI COSMETICS PRIVATE LIMITED-11.7563 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR GANGULY	MRIGNAYANI COSMETICS PRIVATE LIMITED-5375.00000000 Sq Ft

Major Information of the Deed - I-1605-02849/2018-08/05/2018

Endorsement For Deed Number : I - 160502849 / 2018

On 04-05-2018

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

Presented for registration at 17.30 hrs on 04-05-2018, at the Private residence by Mr RAJESH KUMAR JHAJHARIA

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 2,52,17,011/-

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

Execution is admitted on 04/05/2018 by Mr ASHOKE KUMAR GANGULY, Alias Mr ASHOKE KUMAR GANGULI, Son of Late Kalipada GANGULY, 41A, Jadavpur Central Road, P.O. Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

Indetified by Mr Subhasis Das Gupta . Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-05-2018 by Mr RAJESH KUMAR JHAJHARIA, Director, MRIGNAYANI COSMETICS PRIVATE LIMITED (Private Limited Company), 76A, Raja Basanta Roy Road, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr Subhasis Das Gupta . Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 08-05-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2018 12:00AM with Govt. Ref. No: 192018190227956732 on 25-04-2018, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90044864 on 26-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed - I - 1605 02849/2018-08/05/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1583, Amount: Rs 100/-, Date of Purchase: 27/04/2018, Vendor name: M Gazi
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/04/2018 12:00AM with Govt. Ref. No: 192018190227956732 on 25-04-2018, Amount Rs: 39,921/-,
Bank: State Bank of India (SBIN0000001), Ref. No: 90044864 on 26-04-2018, Head of Account 0030-02-103-003-02



Md Shadman

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

Major Information of the Deed - 1605-02849/2018-08/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 94335 to 94390
being No 160502849 for the year 2018.



Md Shadman

Digitally signed by MD SHADMAN
Date: 2018.05.16 17:27:21 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 16/05/2018 17:27:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)