

e. That the other terms and conditions of the earlier development agreement dated 08/05/2018 shall remain unchanged and very well enforceable.

f. That the terms and condition of these agreement and earlier agreement dated 08.05.2018 will be binding upon their successors as well as legal representatives.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon ground floor having an area of 2500 Square feet more or less and First floor having an area of 2875 Square feet more or less lying situate at and being Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District : South 24 Parganas within Ward No.95 of the Kolkata Municipal Corporation along with all right of easement attached thereto butted and bounded by:-

ON THE NORTH : Premises No.41A/1, Central Road (Jadavpur) and Premises No.41A/2, Central Road (Jadavpur) ;

Abhishek Kumar Ghosh

[Handwritten signature]

B. Venkumadhav

ON THE EAST : 20 feet wide K.M.C Road ;
ON THE SOUTH : 12 feet wide K.M.C Road ;
ON THE WEST : Vacant land ;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT the Two Flats on the First Floor, Flat No C on the Front Side and Flat B on the Back side and Flat D on the South East and West side of the Third Floor and all Three Flats covering the entire Second Floor and 50 % of the Car Parking Space in the Ground floor together with proportionate share in the land measuring an area of 7 (Seven) Cottahs 2(two) Chittaks 0 (Zero) Square Feet be the same or a little more or less, lying and situated at and being Premises No. 41A Jadavpur Central Road, Police Station- Jadavpur, Post Office- Jadavpur, Kolkata- 700 032 within ward no 95 of the Kolkata Municipal Corporation having Assessee 210950300462 along with right of user of the common areas and facilities in common with other Flat Owners of the building, Apart from that the Owner get an amount of Rs 16,34,340/- (Rupees Sixteen Lac Thirty Four Thousand Three Hundred Forty) only in terms of the earlier development agreement

Abhishek Kumar Singh

[Signature]

[Signature]

dated 08/05/2018 . 50% of the Front portion ultimate roof area will be in the allocation of the Owner.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the One Flat, No. D on the South East and West Side of the First Floor, Two Flats on the Third Floor – Flat C in the Front Side and Flat B in the Back Side and All Three Flats covering the entire Fourth Floor and One Flat Being No A on the Ground Floor and 50 % of the Car Parking Space in the Ground floor together with proportionate share in the land measuring an area of 7 (Seven) Cottahs 2(two) Chittaks 0 (Zero) Square Feet be the same or a little more or less, lying and situated at and being Premises No. 41A Jadavpur Central Road, Police Station- Jadavpur, Post Office- Jadavpur, Kolkata- 700 032 within ward no 95 of the Kolkata Municipal Corporation having Assessee 210950300462 along with right of user of the common areas and facilities in common with other Flat Owners of the building. 50% of the back portion ultimate roof area will be in the allocation of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Portions)

- 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 staff toilet in the ground floor of the Said building.

Ashoke Kumar Singh

Ben Kumar Singh

- Overhead water tank, water pipes and sewerage pipes of the Said Block (save those inside any Unit or attributable thereto).
- Drains, sewerage pits and pipes within the Said Block (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 Said Block 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 for both the Blocks 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.

Abdullah Khan Fozdar



Benjamin J. J.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on 13th day of the month of February 2020

SIGNED, SEALED AND DELIVERED

In presence of:

1. Sandeep Arora
368C, S.W. Roy Road
Kolkata - 700038

(Signature)
OWNER

2. Subhasis Das
D 90 Gurukul

(Signature)
Mrignayani Cosmetics Pvt. Ltd. *(Signature)*
Director
DEVELOPER

3. *(Signature)*

Drafted by:

(Signature)
Subhasis Das Gupta
Advocate,
Alipore Judges Court
Kolkata-700027
No F 751 of 1989

RECEIVED of and from the above named Second Party a sum of Rs 16,34,340/- (Rupees Sixteen Lac Thirty-Four Thousand Three Hundred Forty) only as per Memo of Consideration below.

MEMO OF CONSIDERATION

By account payee cheque nos 01893 and 01894 dated 11.02 .2020 issued by IDBI bank Gariahat branch in the name of the Owner	Rs 16,34,340/-
	Rs 16,34,340/-

Rupees Sixteen Lac Thirty Four Thousand Three Hundred Forty)
only

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES:

1. *[Handwritten signature]*

[Handwritten signature]

OWNER

2. *[Handwritten signature]*

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

GRN: 19-201920-017710651-2

Payment Mode Counter Payment

GRN Date: 10/02/2020 08:15:52

Bank : State Bank of India

BRN : 90062649

BRN Date: 10/02/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16020000191125/2/2020

[Query No./Query Year]

Name : Subhasis Das Gupta

Contact No. :

Mobile No. : +91 9830049174

E-mail :

Address : Alipore Judges Court

Applicant Name : Mr S DAS

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	16020000191125/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	16020000191125/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	16396

Total

56417

In Words : Rupees Fifty Six Thousand Four Hundred Seventeen only

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

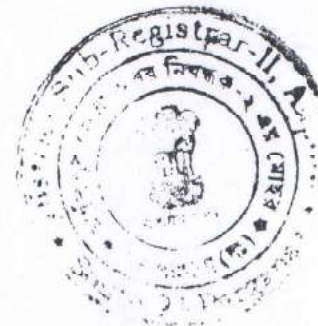
Volume number 1602-2020, Page from 60359 to 60389

being No 160201417 for the year 2020.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2020.02.20 14:31:19 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/02/20 02:31:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)