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E-1714/18

भारतीय गैर न्यायिक

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रु. 10



TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL

WEST BENGAL

20AB 167022

certified that the specimen is genuine
a registered the signature sheets and
no specimen should be attached with

Registrar
Alipore, South 24 Parganas

7 MAR 2018

21/3/18

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is
made on this the 07th Day of March, Two Thousand and Eighteen
(2018)

428867

9 JAN 2018

No.....Rs.....Date.....

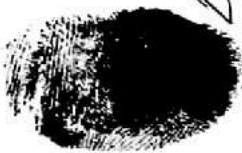
Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

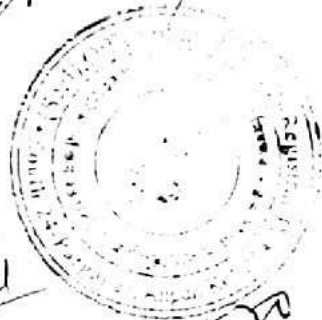
Vendor:-.....

I. CHAKRABORTY
6B, Dr. Rajani Road, Beliaghata
Kolkata

Arjun



Vemo-529



NAVYUG AWAS PRIVATE LIMITED

Arjun
Director



Vemo-530

DISTRICT SUB-REGISTRAR
REGISTRAR OF COMPANIES
REGISTRATION ACT, 1908
Alipore, Suite 24, Park Road
11 MAR 2018

Chaitali Jana

pro du
Alipur police vs
...

BETWEEN

SMT. CHAITALI TARAFDER, (PAN NO – ABUPT4810G) wife of Arindam Tarafder, by faith Hindu, by occupation Business residing at 17/2, Jhamapukur Lane, Police Station Amherst Street, P.O Raja Ram Mohan Roy Sarani, Kolkata – 700009, hereinafter called the **OWNER/PARTY OF THE FIRST PART** (which terms or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

AND

M/S. NAVYUG AWAS PRIVATE LIMITED (PAN – AAECN0614L), a Company within the meaning of the Companies Act, 1956 having its Registered Office at 63/3B, Sarat Bose Road “Arusaday”, Building, 4th Floor P.S Bhowanipore P.O Bhowanipore Kolkata-700025, represented by one of its Director, **SHRI UTSAV AGARWAL, (PAN NO – AJDPA7778B)** son of Shri Rajiv Agarwal residing at 10, Alipore Park Road P.S Alipore P.O Alipore Kolkata – 700027, hereinafter called the hereinafter called the **DEVELOPER/ PARTY OF THE SECOND PART** (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed and include its successors-in-office, legal representatives administrators and/or assigns) of the **OTHER PART.**

WHEREAS :

- A) One Dr. Ajit Kumar Daityari was the absolute owner in respect of a land measuring about 2 Cottahs, 7 Chittaks and 0 Sq.ft. together with portion of two storied building standing thereon comprised in Dag No. 1515, Khatian No. 74 in Mouza – Kumrakhali, J.L. No. 48, Touji No.

255, R.S. No. 131, Police Station Sonarpur, District 24 Parganas within the limits of the Rajpur-Sonarpur Municipality.

- B) Said Dr. Ajit Kumar Daityari by virtue of a registered Deed of Conveyance dated 30th January, 1996 sold, conveyed and transferred the said piece and parcel of land measuring about 2 Cottahs, 7 Chittaks and 0 Sq.ft. comprised in Dag No. 1515, Khatian No. 74 in Mouza – Kumrakhali, J.L. No. 48, Touji No. 255, R.S. No. 131, Police Station Sonarpur, District 24 Parganas within the limits of the Rajpur-Sonarpur Municipality in favor of the First Party herein on valuable consideration, which was duly registered before the District Sub-Registrar-IV at Alipore 24 Parganas and recorded in Book No. I, Volume No.5, Pages 7 to 22, Being No. 140 for the year 1996.
- C) Thus by virtue of said registered Deed of Conveyance, the Party of the First Part became the Owner of said plot of land.
- D) As per the L.R. record said 2 Cottahs, 7 Chittaks and 0 Sq.ft. of land in R.S. Dag No. 1515, R.S. Khatian No. 74 in Mouza Kumrakhali, which is now within L.R. Khatian No. 508/1 in L.R. Dag No.1594 measuring 0.04 Dec. out of 0.49 Dec. as Bastu land has been recorded in favour of the First Party herein.
- E) The Party of the First Part is also one of the Directors of M/s. Bita Properties Pvt. Ltd., who also owned the contiguous plot of land measuring about 14 Cottahs, 14 Chittaks and 28 Sq.ft.
- F) Both the Party of the First Part and said M/s. Bita Properties Pvt. Ltd. both having decided to get their entirety of the aforesaid property measuring about 17 Cottahs, 5 Chittaks and 28 Sq.ft., developed (which includes the aforesaid are of land measuring about 2 Cottahs

and 7 Chittaks purchased by the Party of the First Part herein) the said company represented by the Party of the First as one of the Directors and also the other two Directors entered into a registered Joint Development Agreement dated 10.07.2015 in respect of the said total property measuring about 17 Cottahs, 5 Chittaks and 28 Sq.ft., which was registered before the District Sub-Registrar-IV Alipore South 24 Parganas and recorded in Book No.I, Volume No. 1604-2015, Pages 40136 to 40195, Being No. 160405507 for the year 2015.

- G) Though in the said registered Development Agreement dated 10.07.2015 total area of land was mentioned as 17 Cottahs, 7 Chittaks and 37 Sq.ft. but due to oversight and/or misconception the name of the Party of the First Part in her individual capacity including her aforesaid area of land measuring about 2 Cottahs, 7 Chittaks and 0 Sq.ft. has not been specifically mentioned in the said registered Development Agreement.
- H) For the purpose of avoiding the said technical fault as well as in order to avoid any future complications and/or misunderstanding in the matter, the Party of the First Part in her individual capacity has agreed to enter into this Supplementary Development Agreement for curing the aforesaid defect in the said Development Agreement dated 10th July, 2015 for development of her aforesaid property measuring about 2 Cottahs, 7 Chittaks and 0 Sq.ft., which is included within the total area of land measuring about 17 Cottahs, 5 Chittaks and 28 Sq.ft., which is the subject matter of the said registered Development Agreement dated 10.07.2015.

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

1. That the Party of the First Part is the absolute Owner in respect of piece and parcel of land measuring about measuring about 2 Cottahs, 7 Chittaks and 0 Sq.ft. be the same little more or less along with structure as standing thereon comprised in L.R. Khatian No. 508/1, L.R. Dag No. 1594 in Mouza Kumrakhali at present within the Rajpur Sonarpur Municipality, Ward No. 27, and the entire land and property now known as Municipal Holding No. 167, Dakshin Kumrakhali, Police Station Sonarpur, District South 24 Parganas,
2. That the Party of the First Part being also one of the Directors of M/s. Bita Properties Pvt. Ltd. entered into a registered Development Agreement dated 10.07.2015 with the Party of the Second Part for development of the entirety of the aforesaid property including the said area of land owned by her measuring about 2 Cottahs and 7 Chittaks on the terms and conditions as contained in the registered Development Agreement dated 10th July, 2015.
3. That the Party of the First Part, accordingly, as Owner in her individual capacity of the area of land measuring about 2 Cottahs and 7 Chittaks included within the total area of 17 Cottahs, 05 Chittaks and 28 Sq.ft. hereby agrees and confirms that all the terms and conditions as contained in the said registered Development Agreement are valid and binding upon her.
4. That the Party of the First Part, accordingly, by this Supplementary Development Agreement, Declare and confirm that she is abide by all the terms and conditions of said registered Development Agreement

dated 10th July, 2015 and agreed to fulfill all her obligations as contained in the said registered Development Agreement as one of the co-owner thereof.

5. The Owner will be allocated One Flat measuring 896 Sq.ft on 3rd Floor of Block - 2. being Flat No. 3C of the G+4 building.
6. The Developers allocation shall mean the remaining area in the Block - 2 including the covered and open car parking spaces and the roof/including the roof over the lift machine room of the proposed building or buildings to be constructed at the aforesaid building together with proportionate right over the common areas.
7. That this Supplementary Development Agreement, accordingly, be treated as a part of the original registered Development Agreement dated 10th July, 2015.
8. *Owner here is did not received any consideration in respect of this agreement.*

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece or parcel of ^{Brick} land measurement 2 Cottahs, 07 Chittaks or 0.04 Dec out of 0.49 Dec, be the same little more or less along with structure measuring 100 Sq.ft ^{ceemented flooring} standing thereon comprised in L.R. Khatian No. 508/1. L.R. Dag No. 1594, in Mouza Kumrakhali at present within the Rajpur Sonarpur Municipality, Ward No. 27, and the entire land and property now known as Municipal Holding No. 167, Dakshin Kumrakhali, Police Station Sonarpur, District South 24 Parganas, and butted and bounded as follows :

ON THE NORTH : By R.S. Dag No. 1523 property of Sadananda Das;

ON THE SOUTH : By Property of Sk. Jalal Ahmed;

ON THE EAST : By Dag No. 1515;

ON THE WEST : By Garia Main Road. ✓

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

SIGNED AND DELIVERED BY THE
OWNER/PARTY OF THE FIRST PART
AT KOLKATA IN PRESENCE OF :

1. Moumita K. Mouda.

2. per sh.

Chaitali Tarafder

(OWNER)

SIGNED AND DELIVERED BY THE
DEVELOPER/PARTY OF THE SECOND
PART AT KOLKATA IN PRESENCE OF :

1. Moumita K. Mouda.

2. per sh.
Alipune police co
4422

NAVYUG AWAS PRIVATE LIMITED

Director

(DEVELOPER)

per sh.
Alipune police co
4422
KB-613/2021

7

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

GRN 19-201718-018945714-1

GRN Date: 06/03/2018 18:06:37

BRN 201803060525229

Payment Mode Online Payment

Bank : Indian Overseas Bank

BRN Date: 06/03/2018 18:09:30

DEPOSITOR'S DETAILS

Id No. : 16040000305732/3/2018
[Query No./Query Year]

Name : NAVYUG AWAS PRIVATE LIMITED
Contact No. : 03324743719 Mobile No. : +91 9239052019
E-mail : tirupati_vessel@rediffmail.com
Address : 633B SARAT BOSE ROAD KOLKATA 700025
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
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	16040000305732/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	16040000305732/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	53

In Words : Rupees Seven Thousand Seventy Three only

Total

7073



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Utsav Agarwal

Signature Utsav Agarwal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Chaitan Takafder

Signature Chaitan Takafder

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name





Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040000305732/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHAITALI TARAFDER 17/2, Jhamapukur Lane, P.O:- Raja Ram Mohan Roy Sarani, P.S:- Amharst Street, Kolkata, District:- Kolkata, West Bengal, India. PIN - 700009	Land Lord			<i>Chaitali Tarafder</i> 7/03/2018
2	Mr Utsav Agarwal 10, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India. PIN - 700027	Representative of Developer [NAVYUG AWAS PRIVATE LIMITED]			<i>Utsav Agarwal</i> 07/03/2018
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Bapi Das Son of Late S Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Smt CHAITALI TARAFDER, Mr Utsav Agarwal		<i>Bapi Das</i> 7/3/18	

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS



11
23/02/2018

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1604-0000305732/2018	Office where deed will be registered
Query Date	23/02/2018 3:41:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs 2/-	Rs. 40,51,875/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Main Road, Mouza: Kumrakhal, Ward No: 27 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1594	LR-508/1	Bastu	Shali	2 Katha 7 Chatak	1/-	40,21,875/-	Property is on Road
Grand Total :					4.02183000Dec	1/-	40,21,875/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (in Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor. Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed. Extent of Completion: Complete					
Total : 100.00000 sq ft			1/-	30,000/-	



Query No: 1604-0-000305732 of 2018

AS- 1 of 3

Lord Details :

No	Name & address	Status	Execution Admission Details :
1	Smt CHAITALI TARAFDER Wife of Mr Anndam Tarafder, 17/2, Jhamapukur Lane, Post Office: Raja Ram Mohan Roy Sarani, Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABUPT4810G, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	NAVYUG AWAS PRIVATE LIMITED .63/3B, Sarat Bose Road, Anusaday Building 4th Floo, Post Office: Bhawanipore, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAECN0614L, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Utsav Agarwal Son of Mr Rajiv Agarwal 10, Alipore Park Road, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJDPA77788	NAVYUG AWAS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr Bapi Das Son of Late S Das Alipore Police Court, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Smt CHAITALI TARAFDER, Mr Utsav Agarwal

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt CHAITALI TARAFDER	NAVYUG AWAS PRIVATE LIMITED-4.02187 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt CHAITALI TARAFDER	NAVYUG AWAS PRIVATE LIMITED-100 Sq Ft



Query No: 1504-0-000305732 of 2018

AS- 2 of 3

Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Main Road, Mouza: Kumrakhali, Ward No: 27 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1594(Corresponding RS Plot No:- 1515), LR Khatian No:- 508/1	Owner:চেতালী ভরফদার, Gurdian:অবিন্দম ভরফদার, Address:নিজ, Classification:বাস্ত, Area:0.04 Acre, Under Mutation

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 08/04/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 1604-0-000305732 of 2018

AS- 3 of 3

आयकर विभाग
INCOME TAX DEPARTMENT
NAVYUG AWAS PRIVATE LIMITED

भारत सरकार
GOVT OF INDIA

18/07/2012
Permanent Account Number
AAECH0814L

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

UTSAV AGARWAL

RAJIV AGARWAL

07/01/1989

PAN Card Account Number

AJDP A77788


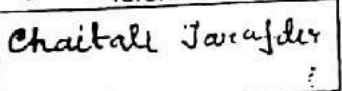

Utsav
Signature



23012007

यह कार्ड है किसी अन्य व्यक्ति का।
अधिक जानकारी के लिए, कृपया अपने
सबसे करीबी, परिवार के सदस्य, साथी या
किसी अन्य व्यक्ति से संपर्क करें - 100 011

If this card is for someone's lost card is found,
please return it to:
Income Tax PAN Services Unit, NSDL,
2nd Floor, Times Tower,
Karnala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 011-22-2999-4050, Fax: 011-22-2971-0664
e-mail: nsdl@nsdl.com

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABUPT4810G	
नाम /NAME	CHAITALI TARAFDER	
पिता का नाम /FATHER'S NAME	PRADIP MAZUMDAR	
जन्म तिथि /DATE OF BIRTH	14-04-1963	
हस्ताक्षर /SIGNATURE		 आयकर आयुक्त, प.बं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

Chaitali Tarafder

इस कार्ड के खो / गिल जाने पर कृपया संबंधित कारने
वाले प्राधिकारी को सूचित / वापस कर दें

Major Information of the Deed

Deed No :	I-1604-01714/2018	Date of Registration	21/03/2018
Query No / Year	1604-0000305732/2018	Office where deed is registered	
Query Date	23/02/2018 3:41:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 2/-	Rs. 40,51,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 7 030/- (Article 48(g))	Rs. 53/- (Article E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Main Road, Mouza: Kumrakhal, Ward No. 27

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1594	LR-508/1	Bastu	Shali	2 Katha 7 Chatak	1/-	40,21,875/-	Property is on Road
Grand Total :					4.0219Dec	1/-	40,21,875 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details

Gr Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	1/-	30,000 /-	
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Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p>Smt CHAITALI TARAFDER Wife of Mr Anndam Tarafder 17/2, Jhamapukur Lane, P.O:- Raja Ram Mohan Roy Sarani, P.S:- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABUPT4810G, Status : Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>

Major Information of the Deed - I-1604-01714/2018-21/03/2018

Owner Details :**Name,Address,Photo,Finger print and Signature****NAVYUG AWAS PRIVATE LIMITED**

53/3B Sara Bose Road Arusaday Building 4th Floor, P.O:- Bhawanipore, P.S:- Bhawanipore, District -South 24-Parganas West Bengal India PIN - 700025 . PAN No. : AAECN0614L, Status :Organization, Executed by: Representative

Representative Details :**SI No Name,Address,Photo,Finger print and Signature****Mr Utsav Agarwal (Presentant)**

Son of Mr Rajiv Agarwal 10, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AJDPA7778B Status : Representative, Representative of : NAVYUG AWAS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :**Name & address**

Mr Babu Das

Son of Late S Das

Alipore Police 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 Smt CHAITALI TARAFDER, Mr Utsav Agarwal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
•	Smt CHAITALI TARAFDER	NAVYUG AWAS PRIVATE LIMITED-4.02187 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
•	Smt CHAITALI TARAFDER	NAVYUG AWAS PRIVATE LIMITED-100.00000000 Sq Ft

Major Information of the Deed :- I-1604-01714/2018-21/03/2018

23/03/2018 Query No -16040000305732 / 2018 Deed No : I - 160401714 / 2018, Document is digitally signed.

Page 18 of 21

Details as per Land Record

South 24-Parganas, P.S. - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Main Road, Mouza: Praxhal, Ward No: 27

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1594(Corresponding RS Plot No:- 1515), LR Khatian No:- 508/1	Owner: দেবালী ভরফদার, Gurdian: অরিন্দম ভরফদার, Address: নিজ, Classification: বাস, Area: 0.04000000 Acre, Under Mutation

Endorsement For Deed Number : I - 160401714 / 2018

On 07-03-2018

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

Presented for registration at 16:35 hrs on 07-03-2018, at the Private residence by Mr Utsav Agarwal .

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 40,51,875/-

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

Execution is admitted on 07/03/2018 by Smt CHAITALI TARAFDER, Wife of Mr Arindam Tarafder, 17/2, Jhamapukur Lane, P.O: Raja Ram Mohan Roy Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business

Identified by Mr Bapi Das, . . Son of Late S Das, Alipore Police 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 07-03-2018 by Mr Utsav Agarwal, DIRECTOR, NAVYUG AWAS PRIVATE LIMITED, 63/3B, Sarat Bose Road, Arusaday Building 4th Floo, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Bapi Das, . . Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-03-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2018 6:09PM with Govt. Ref. No: 192017180189457141 on 06-03-2018, Amount Rs: 53/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201803060525229 on 06-03-2018, Head of Account 0030-03-104-001

-15

Major Information of the Deed :- I-1604-01714/2018-21/03/2018

23/03/2018 Query No -16040000305732 / 2018 Deed No :- I - 160401714 / 2018, Document is digitally signed.

Page 19 of 21

of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by online = Rs. 7,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2018 6:09PM with Govt. Ref. No: 192017180189457141 on 06-03-2018, Amount Rs: 7,020/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 201803060525229 on 06-03-2018, Head of Account 0030-02-103-003

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-03-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1 Stamp Type Impressed, Serial no 428867, Amount: Rs. 10/-, Date of Purchase: 09/01/2018, Vendor name: I Chakraborty

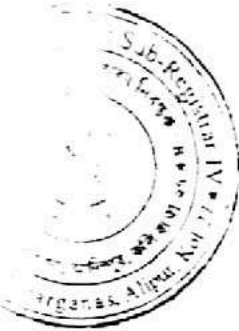
Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-01714/2018-21/03/2018

23/03/2018 Query No:-16040000305732 / 2018 Deed No : I - 160401714 / 2018, Document is digitally signed.

Registered in Book - I
Volume number 1604-2018, Page from 46220 to 46240
being No 160401714 for the year 2018.



Sati Prosad Bandopadhyay

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.03.23 14:11:27 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 23/03/2018 14:08:34
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)