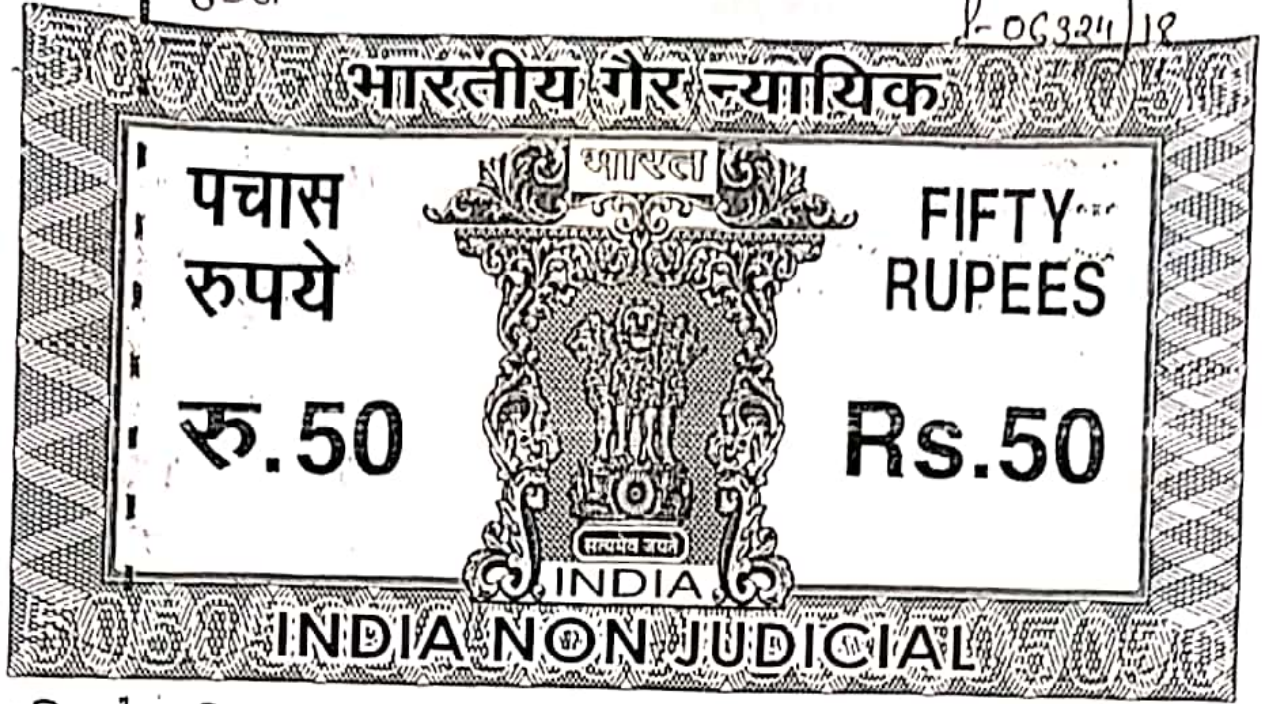


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Certified that the document is admitted
to registration. The signature sheet/sheets
& the endorsement sheet/sheets attached
with this document are the part of this
document.

[Signature]
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

5 JUN 2018

DEVELOPMENT AGREEMENT

This Indenture made on this 12th day of March, 2018

BY AND BETWEEN

24 JAN 2018

Sl. No.....Date.....
Name.....
Add.....
A.S.P. 50/-



Usahi: Realstates (P) LTD.
81, Golagata, V2P Road.
141-48

Soumen Mana.

 H344

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K S Roy Road, Kol-1

Soumen Mana.

 H345




Identified by me
Saptanobhi Ray
-Advocate
High Court, Calcutta
SAPTANOBHI RAY
ADVOCATE
COURT OF APPEALS
101, Park Street, Calcutta

04 JUN 2018

M/s. USASHI REALSTATES PVT. LTD. (PAN - AAFCD0790C), a Company incorporated under the Companies Act, 1956, having its Regd. office at 594/1 Dakshindari Road, Bima Abasan, Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N) and Corp. Office at B1, Radhakunja Apartment, 81 Golaghata, VIP Road, Near Bika Banquet, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by its Director **SRI SOUMEN MANA (PAN - CKAPM8296A)**, s/o Sri Tapan Mana, by faith Hindu, by occupation - business, residing at Village - Talberia Ghunghuni Patna, PO - Lowada, PS - Debra, PIN - 721 136, Dist: Paschim Medinipur, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at 594/1, Dakshindari Road, 'Bima Abasan', Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), hereinafter for sake of brevity being referred to and called as the "**LANDOWNER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) being the **PARTY of the FIRST PART.**

A N D

M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECE5886B), a Company incorporated under the Companies Act, 1956 (CIN - U45309 WB 2017 PTC 220329), having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by its Director namely **SRI SUPRIYA KUMAR PATRA (PAN - BCSPP3301E)**, s/o Sri Asis Kumar Patra, by faith Hindu, by occupation - business, residing at Village - Radhapur, PO - Madhabpur, PS - Bhupatinagar, Dist: Purba Medinipur, PIN - 721 626, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at 594/1, Dakshindari Road, 'Bima Abasan', Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), hereinafter for sake of brevity being referred to and called as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) being the **PARTY of the SECOND PART.**

WHEREAS the Landowner herein being the **PARTY of the FIRST PART** owned and acquired the plot of land admeasuring about 79.4 Decimals morefully described in

Schedule A hereinafter, by virtue of the following registered Deed of Conveyance in it's favour:-

- *Being No. 152304514/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 - 2017, Pg. No. 129931 - 129969, dated 24/05/2017.*
- *Being No. 152304512/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 - 2017, Pg. No. 130549 - 130571, dated 24/05/2017.*
- *Being No. 152303579/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 - 2017, Pg. No. 104368 - 104399, dated 28/04/2017.*
- *Being No. 152303580/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 - 2017, Pg. No. 104400 - 104428, dated 10/03/2017.*
- *Being No. 152304511/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 - 2017, Pg. No. 130480 - 130520, dated 24/05/2017.*
- *Being No. 152304513/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 - 2017, Pg. No. 130066 - 130093, dated 24/05/2017.*

AND WHEREAS the Landowner herein have applied before the concerned BL & LRO and obtained mutation in it's favour for the lands purchased by it. The Landowner herein has also obtained necessary permission from the concerned BL & LRO for conversion of classification of land character to Bastu.

AND WHEREAS the Landowner herein being desirous to develop it's property by constructing a multi-storied building consisting of several self-contained residential flats, garages, shops and/or commercial spaces etc. for commercial gain, approached the Developer herein for the same. The Developer herein happens to possess lands within the vicinity of the lands owned and held by the Landowner herein, and also the Developer possess the required qualities, expertise and experience to come up with such Housing Project hence both the parties herein have mutually agreed to come together for this upcoming Housing Project under joint venture.

AND WHEREAS the Landowner and the Developer herein have also agreed in principal, that the land of the Landowner would be utilized for construction of a Housing Project of mass scale and the said Housing Project shall always be named and styled as "EVANIE ECONEST". All lands owned and purchased by the Landowner herein which are comprised in various Dag Numbers within the vicinity shall deem to mean and include the area of the said Housing Project.

AND WHEREAS the said land morefully described in Schedule A hereinafter is free from all sorts of encumbrances and for the sake of brevity being referred to and called as the "SAID PROPERTY". The Landowner herein have placed all relevant documents relating to the said property before the Developer and after going through the documents and necessary inspection and on prima facie satisfaction, the Developer herein have agreed to develop the said land morefully described in Schedule A hereinafter by constructing several multi-storied structures thereon and accordingly have entered into this Joint Venture Agreement/Development Agreement.

AND WHEREAS the Developer herein held and owned land in various Dag Nos. within the vicinity and adjacent to the land owned and held by the Landowner herein. The said land of the Developer shall be used and incorporated by the Developer by way of amalgamation of the Developer's land and the Landowner's land for setting up of and construction of the proposed Housing Project named and styled as "EVANIE ECONEST".

NOW THIS INDENTURE WITNESSTH AS FOLLOWS:-

- That the Landowner herein do hereby nominate constitute the Developer herein to develop the said property at it's own cost by constructing a Housing Project consisting of several multi-storied building thereon consisting of several self-contained complete residential flats, commercial space, car parking etc. as per the provisions of sanctioned/ approved Building Plan by the concerned competent authorities.
- That in consideration of the Landowner herein having appointed the PARTY of the SECOND PART as the Developer of the said property and in agreeing to allow the Developer to develop the said property, the Landowner herein shall be entitled to get 20% of each sale proceeds for the flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A, in lieu of the Landowner's Allocation and the Developer herein shall be entitled to get 80% of each sale proceeds for the flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A, in lieu of the Developer's Allocation.
- The proposed Housing Project that is to be constructed on the land morefully described in Schedule A hereinafter shall be named and styled as "EVANIE ECONEST". The name

and style of the Housing Project shall not be changed in any under circumstance except with prior mutual consent of both the parties herein.

- That the Landowner herein has entrusted fully upon the Developer with the responsibility to negotiate and finalize the sale value/sale consideration of each property being transacted within the said Housing Project named and styled as "EVANIE ECONEST" and the decision of the Landowner herein shall be final in regards and shall not be questioned by the Developer in any form or manner.
- That the Landowner herein has not engaged any other person or developer in relation to the same property morefully described in Schedule A hereinafter.
- That the Landowner herein has absolute right and possession of the said property and it has good marketable title to the said property morefully described in Schedule A hereinafter.
- That the land is free from all encumbrances, there is no lien, no lispends to any financing authority, nether there are any court attachments.
- The Landowner and the Developer herein have mutually decided and agreed that all lands; purchased and/or being purchased by the Developer within the vicinity of the Housing Project named and styled as "EVANIE ECONEST"; shall be amalgamated and be utilized for expansion of the area of the said Housing Project. That the proposed added area shall be deemed to be an extension of the proposed Housing Project and shall be within the ambit of this presents and all terms and conditions set forth in this present shall be effective and extend on and over the land areas to be added from time to time.
- That the Landowner herein have decided to develop the land property for the purpose of commercial gains by constructing a multistoried building consisting of a number of self-contained flats and accordingly entered into this JOINT VENTURE AGREEMENT based on the term and conditions set forth in this presents.

1. The terms present shall mean and include unless they be contrary or repugnant to the context:-

- AGREEMENT shall mean and include every part of this presents/Development Agreement.
- APPROVALS means any or all approvals, authorizations, licenses, permissions,

consents, no objection certificates to be obtained in the name of the Developer (including, for the avoidance of doubt, the Sanctioned Plan and all approvals required in connection with or pursuant to the Sanctioned Plan) for the commencement of the development and construction of the scheduled property including without limitation environmental clearances, change of land use, conversions, temporary power connections & all other approvals and/or permissions from any other statutory or Governmental authorities whether State or Central required for purposes of commencing construction and development activity.

- **HOUSING PROJECT** shall mean and include all structures built on land morefully described in Schedule A hereinafter and shall also deemed to mean and include lands of the Developer and also the lands that would be purchased within the vicinity and adjacent to the proposed site, by the Developer. The said Housing Project shall be named and styled as "EVANIE ECONEST". The name and style of the Housing Project shall not be changed until and unless specifically done so by both the parties herein. It shall be a binding upon all the proposed Purchaser/s of the said Housing Project.
- **BUILDINGS** means the buildings, structures and constructions to be constructed by the Developer on scheduled property in terms of the Sanctioned Plan for residential, retail, commercial space, entertainment and recreation purposes along with all internal and external services, amenities, facilities, fittings and fixtures.
- **CONSIDERATION** means the amount/sum of consideration/Sale Value per property transacted within the proposed Housing Project named and styled as "EVANIE ECONEST".
- **ENCUMBRANCES** means any pledge, negative lien, positive lien, non-disposed undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, lispendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Scheduled Property.
- **PLAN** means the drawings and plan for the Buildings/Townships prepared by the Developer in accordance with applicable rules, bye laws and regulations.
- **P.O.A.** means the Power of Attorney in favour of the Developer herein substantially authorizing the Developer for the development work and transaction of all properties within the said Housing Project named and styled as "EVANIE ECONEST".

- **SANCTIONED PLAN** means the all Plans, drawings, sketches as approved by the concerned statutory authorities, subject to any changes required to be made thereto for procuring such approval of the concerned statutory authorities.
- **SCHEDULED PROPERTY** means all that piece and parcel of land morefully described in Schedule A hereinafter and also the lands in the name of the Developer would be included and also from time to time, the land to be purchased within the vicinity and adjacent to the Housing Project by the Developer, upon which the said development work will be undertaken for the proposed Housing Project named and styled as "EVANIE ECONEST".
- **ADVOCATE** shall mean and include any legal practitioner or law firm as maybe deemed fit and proper by the parties herein on mutual decision.
- **ARCHITECT** shall mean and include any person or firm appointed/nominated by the Landowner/Developer herein, having the requisite qualification for appointment of architectural works.
- **BUILDING PLAN** shall mean and include sketch & drawings prepared by the architect & duly sanctioned by the concerned authority.
- **COMMON AREAS, FACILITIES & COMMON AMENITIES** shall mean and include corridors, hallways, stairways, passages, lift & associated areas, landings, lobbies, underground & overhead reservoir, roof, open space, space for installation of electric meter & water pumps.
- **LANDOWNER** shall mean and include M/s. USASHI REALSTATES PVT. LTD. (PAN - AAFCD0790C), a Company incorporated under the Companies Act. 1956, having it's Regd. office at 594/1 Dakshindari Road, Bima Abasan, Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N) and Corp. Office at B1, Radhakunja Apartment, 81 Golaghata, VIP Road, Near Bika Banquet, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N).
- **DEVELOPER** shall mean and include M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECE5886B), a Company incorporated under the Companies Act. 1956 (CIN No. U45309 WB2017 PTC220329), having it's office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N).

- **LANDOWNER'S ALLOCATION** shall mean and include 20% of each sale proceeds for the flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A which have been provided by the Landowner.
- **DEVELOPER'S ALLOCATION** shall mean and include 80% of each sale proceeds for the flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A which have been provided by the Landowner.
- **FORCE MAJEURE** shall mean and include the period for construction or delivery of possession of the designated unit by the Developer and all other compliances and obligations by the Developer shall always be subject to the fact that the Developer or the Landowner is not being prevented by Force Majeure or by reasons and circumstances beyond the control and capacity of the Landowner or the Developer due to statutory provisions or Government rules, embargoes, protocols, procedures, ordinances, legislations, notifications or orders by the Government or Local Authorities, BL & LRO etc. The Developer shall strive to it's best to deliver possession of the designated unit as schedule but the same may get postponed due to Force Majeure and other unavoidable circumstances beyond the control and capacity of the Developer and the Landowner, such delay in delivery of possession shall be condoned without any pecuniary burden or compensation upon the parties herein. Force Majeure shall include storm, tempest, fire, flood, earth quake and other Acts of God or Acts of Government, Government rules, embargoes, protocols, procedures, ordinances, legislations, notifications or orders by the Government or Local Authorities, BL & LRO, Statutory Body etc., strike, riot, mob, air raid, order of injunction or otherwise restraining development or construction at the said premises by the Court of Law, Tribunal or Statutory Body, scarcity of materials or equipment's in the market and any other reason beyond the Landowner's/Developer's control.

2. THAT the Landowner and the Developer herein have agreed that the Developer shall develop the aforesaid property by constructing a multi-storied building thereon in the Housing Project named and styled as "EVANIE ECONEST" consisting of several self contained residential flats, shops, units, garages and/or commercial spaces etc. as per the proposed Building Plan/s obtained from the competent authority at the Developer's own costs and expenses.

3. **THAT** this agreement by and between the parties herein, shall completely be of joint venture in nature and shall not be construed as a partnership in any form or nature. That this presents shall only be confined to the instant Housing Project under consideration i.e. "EVANIE ECONEST" and all the terms and conditions contained herein in this presents shall only be a binding upon the parties herein concerning the said Housing Project i.e. "EVANIE ECONEST" and shall not be carried forward to any other Housing Project by and between the parties until and unless it has specifically done so by the parties herein.

4. **THAT** the Developer shall construct multi-storied buildings as per the Sanctioned Building Plan/s within the proposed construction site i.e. the land morefully described in Schedule A hereinafter initially and also expand and include lands to be purchased within the vicinity and adjacent to the proposed development site mentioned hereinafter and all other lands that would be bought/acquired by the Developer herein specifically for the purpose of the said Housing Project named and styled as "EVANIE ECONEST".

5. **THAT** the Developer herein shall have the absolute liberty and authority to enter into any Agreement for Sale with any intending Purchaser/s concerning the properties within the said Housing Project named and styled as "EVANIE ECONEST". The Developer herein shall exercise the liberty and authority to enter into and conclude any Agreement for Sale, Deed of Conveyance, Deed of Gift or any other agreement, independently, regardless of any necessary permission of the Landowner herein. The Landowner herein have specifically entrusted the duty and responsibility upon the Developer herein to enter, execute and register any Agreement for Sale, Deed of Conveyance, Deed of Gift or any other agreement as maybe deemed necessary for the purpose of smooth functioning, running and completion of the said Housing Project. The Landowner herein shall execute a registered Power of Attorney in favour of the Developer herein immediately upon execution and registration of this presents whereby the Developer or it's Nominee/s would be authorized for the purpose of signing and/or executing all applications, submission, appearance, representation, proceedings, plans, obtaining of necessary approvals from various authorities in connection with the development property, for and on behalf of the Landowner herein before all competent and/or concerned authorities, or any other Government or Semi-Government Authority in connection with the development so as to facilitate the development of the property hereby agreed to be developed by the Developer on behalf of the Landowner herein. The Landowner herein hereby agree that the said Power of Attorney shall also specifically vest upon the Developer to assign and ascertain the price of each property to be transacted within the Housing Project, enter into any

Agreement for Sale, Deed of Conveyance, Gift Deed etc. and/or any other agreement as maybe deemed fit and proper by the Developer, and receive earnest money, the entire consideration sum or a part thereof, issue lawful, valid receipt thereof and to represent the Landowner in all types of agreements including Agreement for Sale, Lease, rent, Deed of Conveyance and to appear for and on behalf of the Landowner before any registration authority for the true and lawful purpose of transfer of property. The decision made and undertaken by the Developer in this regard shall be regarded as full and final and the Landowner shall not be held responsible or liable for any work, activity, decision taken by the Developer. That the Landowner shall empower and entrust the Developer by virtue of the registered Development Power of Attorney to receive; in the name and account of the Developer; from the intending Purchaser/s any booking money and/or earnest money and/or advance/s and part payment of the Consideration Sum/balance of consideration sum/entire consideration sum on completion of such transfer of property and to give good, proper and valid receipt thereof onto and in favour of for purchasing the property to be built on the land provided by the Landowner herein to the Developer for developmental work. That the Developer herein shall be entitled to enter into and execute any Agreement for Sale in it's name, concerning flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A which have been provided by the Landowner.

6. THAT the Developer herein shall be at the liberty of negotiating and determining with any intending Purchaser/s, by fixing rate and price of each property at it's own discretion for all properties laying and situated within the said Housing Project including the ones built on the land provided by the Landowner. The Landowner shall not interrupt or intervene in connection with said subject matter whatsoever. The Developer shall handover the pecuniary amount in lieu of the Landowner's Allocation to the Landowner or deposit the same in the Bank Account of the Landowner herein or act in any manner as maybe instructed by the Landowner.

7. THAT the Landowner herein authorize the Developer to construct the said proposed multi-storied building on the aforesaid property by constructing several buildings as per the Sanctioned Building Plan/s obtained from the Concerned Authority and all expenses incurred in this respect shall be borne by the Developer absolutely and the Developer shall also have every right to sanction any initial building plan and/or revised plan (if necessary) with the help of the Landowner at Developer's own costs and expenses, and the

Developer shall have every liberty to negotiate with all concerned authorities and to enter into agreements for construction, material supply, labour supply etc. concerning the development of the Housing Project without any intervention or involvement of the Landowner herein.

8. **THAT** the Landowner herein shall in usual course render all co-operations to the Developer and it's authorized agent/s representative/s for the fulfillment of the said constructional work of the said proposed building and shall not create any bar or impediment or hindrances for the same and if any disputes and differences shall arise with adjacent neighbors and/or any third party or parties at the time of constructional work of the said proposed building then in that case all disputing matters will be solved by the Developer herein at it's own cost save and except legal aspects and litigations under the judicial purview in respect of the right title and/or interest of the property described in Schedule A hereinafter.

9. **THAT** the Developer shall construct the said proposed building in a most workman like manner by using standard materials at it's own costs and expenses and all masons, coolies, engineers and/or workmen shall be appointed by the Developer including their payments thereof for the aforesaid constructional work and the Landowner shall have no liabilities and/or responsibilities regarding the said matter whatsoever.

10. **THAT** the Landowner will be bound to accompany the Developer to all places and offices, and put it's signatures as and when may be required for the implementation of the project. The Landowner would not object to the aforesaid clause and any delay so caused due to the unavailability or non co-operation from the part of the Developer would be regarded as violation of the clause of this agreement and the delay period would be added to the time period for the completion of the building.

11. **THAT** the Landowner shall sign all necessary papers, petitions, deeds and/or declarations as may be required to implement the said project and at the time of execution of this Agreement and further if so required Landowner shall join in executing Deed of Conveyance, the Landowner shall have to handover all photocopies of title deeds, papers and documents in respect of the said property to the Developer herein along with the originals, which would be returned to Landowner on completion of the project (It is mandatory that the Landowner shall always be liable to produce before the Developer herein all the original title deeds and documents as and when so required for the time being).

12. THAT the Developer is at the absolute liberty to negotiate for sale and to enter into Agreement for Sale with the intending Purchaser/s in respect of the said entire project for any constructed area including Landowner's Allocation at it's own discretion in the said proposed Housing Project to be constructed and also shall have the authority to receive the advances and balance consideration money from the Purchaser/s after completion of due formalities and in this respect and the Landowner shall not raise any objection in any manner whatsoever. The Landowner herein shall execute and register a Power of Attorney onto and in favour of the Developer herein, by virtue of which it will be able to have power and authority to negotiate the Consideration Sum for the property i.e. flats, commercial space, garage, shops etc. to be built and constructed in the Housing Project named and styled as "EVANIE ECONEST" and to enter into, execute and register Agreement for Sale, Deed of Mortgage, Deed of Release, Deed of Gift and Deed of Conveyance onto and in favour of the intending Purchaser/s or financial institutions and/or to any person/organization as deem fit and proper by the Developer, and to receive advance/earnest money, part payment of the consideration sum, entire consideration sum along with other payments in connections to the property under consideration and to issue lawful, proper, valid receipt of the said payments for and on behalf of the Landowner herein. The Landowner will make itself available at the request of the Developer if so required for execution and registration of the Agreement for Sale, Deed of Mortgage, Deed of Release, Deed of Gift and Deed of Conveyance in favour of the intending Purchaser/s or financial institutions and/or to any person/organization at a date and time mutually convenient to both the parties herein.

13. THAT the roof right of the ultimate roof stands as the right of the Developer & the Landowner, according to the ratio of 20:80 basis i.e. Developer's entitlement is 80% and the Landowners' entitlement of 20% over and above of the actual area of the ultimate roof. The Landowner and the Developer will be entitled to use the said terrace/roof for any purpose whatsoever including raising further structures as aforesaid and/or display of advertisement, sign-boards or erecting any towers or antennas or dish antennas and Purchaser/s shall not be entitled to roof rights.

14. THAT the Developer shall have the right to take any further Partner/s in the particular project (if so deemed fit and proper by it) and the Developer shall have every right to take any project loan from any financial institution at it's own risk for implementation of the said project (if so required), and the Landowner shall not raise any

objection thereto. However, the Developer shall not use; except with prior permission of the Landowner; the said property morefully described in Schedule A hereinafter, as collateral or security for obtaining any loan and the Landowner shall not be liable or responsible for any loan obtained by the Developer in any form or manner whatsoever.

15. **THAT** this Development Agreement shall be in force from the date of execution of this Agreement and shall continue to be in force till completion of the Housing Project.

16. **THAT** the Developer have been specifically entrusted and authorized to appoint any marketing concern/agent/broker to sell the property laying and situated in the proposed Housing Project named and styled as "EVANIE ECONEST" at it's own cost, expenses, liability and responsibility.

17. **THAT** all disputes and differences arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be settled by appointing two arbitrators (one from the Landowner's side other from the Developer's side), and if not settled by the arbitrators the disputes may be settled through an umpire.

18. **THAT** the Landowner hereby fully appoint and empower the Developer to collect GST from the intending Purchaser/s in lieu of it's Landowner's Allocation, and the same should be deposited by the Developer herein at it's own liability and responsibility.

THE LANDOWNER HEREIN DO HEREBY COVENANT WITH THE DEVELOPER HEREIN AS FOLLOWS:-

- That the Landowner do hereby declare to it's best of knowledge that the said landed property is free from all sorts of encumbrances, charges, liens, lispences whatsoever or howsoever and the Landowner is individually sole owner of the said property and have good and clear marketable title in respect of the said property.
- That the Landowner shall not do or cause to be done anything whereby the constructional work of the said proposed Housing Project named and styled as "EVANIE ECONEST" by the Developer is or shall be hampered or impeded.
- That the Landowner shall not raise any objection if the Developer shall construct the said proposed multistoried building by extending the construction as well as the area

against amalgamation and/or after amalgamation the said property with other adjacent properties by abiding rules and regulations of the Local Municipality.

- That the Landowner shall clear all due taxes/bills to the Competent Local Authority as well as to the Central or State Government including due electric bill and shall have to handover photocopies of all paid current bills/tax receipt etc. to the Developer herein on or before executing this indenture.

THE DEVELOPER HEREIN DO HEREBY COVENANT WITH THE LANDOWNER HEREIN AS FOLLOWS:-

- That it is the binding in the part of the Landowner that it will put the Developer in possession of the said property within 15 (fifteen) days from the date of signing of this agreement. The Landowner shall not make any delay to put the Developer in possession of the said premises subject to the completion of the said building as well as subject to the completion of all due formalities on the part of the Landowner as mentioned herein.
- That the Developer shall commence the constructional work of the said proposed building within 6 (six) months from the date of obtaining the Sanctioned Building Plan. The Developer would undertake utmost possible effort on it's part to complete the Housing Project within 40 (forty) months from the date of signing of this presents. The Developer herein would formally inform about the commencement of work to the Landowner herein. That time being the essence of this contract/agreement and that such time shall be extended if the delay in completion of the proposed Housing Project is due to Force Majeure.
- That the Developer will arrange for electric connection for the purpose of construction and until the development work gets over, it will be liable to pay the cost for the electric consumption.
- That if there is any additional construction/addition of floor area/saleable area; subjected to approval and permission of the concerned authorities; the terms and conditions contained in this presents shall accordingly be applicable on the added construction area/ floor area/saleable area.

SCHEDULE "A" AS ABOVE REFERRED TO:
THE SAID PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring about 79.4 Decimals laying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 (previously 172/173), R.S. No. 224, 0.8 Decimals in L.R. Dag No. 2391, 4.4 Decimals in L.R. Dag No. 2398, 16.8 Decimals in L.R. Dag No. 2441, 0.392 Decimals in L.R. Dag No. 2453, 27.555 Decimals in L.R. Dag No. 2358, 26.454 Decimals in L.R. Dag No. 2359, 01.500 Decimals in L.R. Dag No. 2370, 01.500 Decimals in L.R. Dag No. 2371, within the territorial jurisdiction of Chandpur Gram Panchayet, PO – Akandakeshori, PS – Rajarhat, Dist: 24 PGS (N), which is butted and bounded as follows:-

ON THE NORTH	:	By others land,
ON THE SOUTH	:	By others land,
ON THE EAST	:	By others land,
ON THE WEST	:	By others land.

SCHEDULE "B" ABOVE REFERRED TO:
THE LANDOWNER'S ALLOCATION

The Landowner's Allocation shall mean and include 20% of each sale proceeds for the flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A which have been provided by the Landowner.

SCHEDULE "C" ABOVE REFERRED TO:
THE DEVELOPER'S ALLOCATION

The Developer's Allocation shall mean and include 80% of each sale proceeds for the flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A which have been provided by the Landowner.

SCHEDULE "D" ABOVE REFERRED TO:
SPECIFICATION OF THE DEVELOPMENTAL WORK

BRICK WORK:

200 mm thick first class brick work in 1:6 cement sand mortar in external wall, 125 mm

thick Brick work in 1:4 cement sand mortar in flat partition wall and 75 mm thick brick work 1:4 cement sand mortar with H.B. netting in internal walls.

PLASTERING:

20mm thick cement plaster (1:4) to external wall, 15 mm thick cement plaster (1:6) to internal wall and 10 mm thick cement plaster (1:4) to ceiling, beam etc.

WALL FINISH & PAINTING:

External walls to be painted with paint. Inner walls including veranda shall be provided with POP in the wall and ceiling. The Staircase shall be provided with POP and finished with paint. Wall & Ceiling of car parking area will be finish white cement base paint.

FLOORING SKIRTING & DADO:

2X2 VITRIFIED TILES WILL BE PROVIDED IN BED ROOMS, VERANDAH & Drawing cum Dining Hall. Staircases service space will be provided with marble chowka. Covered car parking area will be provided with neat cement. The Toilet floors area to be water tight and to be provided with non-skid tiles of reputed make.

KITCHEN:

Kitchen will be provided with 20" wide Black Granite lying over black Stone as counter. There will be 2 foot high glazed tile dado of standard make above cooking counter. One steel sink together with a tap above the sink and tap below the sink will be provided. Flooring will be with 12"x12" non-skid tiles.

TOILETS:

1 No. European style commode with PVC cistern and plastic seat cover, Basin with pillar cock overhead shower, 1 No.2 in 1 mixture, 1 no. Bib Cock near commode. All porcelain fittings will be of white in colour. Glaze tiles of standard make will be provided up to up to Door Top.

STAIRCASE:

Staircase will be provided with windows for ventilation. Grill Stair railing will be provided as per design of Architect with handle. Lift Facia will be made of tiles.

ELECTRICALS:

- a) Separate meters for each flat (Flat owners will pay meter installation charges and other expenses)
- b) All electrical wiring will copper wiring and concealed in PVC conduits.
- c) All switches will be of semi modular type switches.
- d) Bed room: 2 lights point, 1 nos. 5 amp 5 pin plug points, 1 fan point, 1 AC Point.
- e) Drawing and dining Hall: 2 light points fans point, 2 nos. 5 amp 5 pin plug points, 1 no. 15 amp plug, 1 no. cable point.
- f) Toilets: 1 nos. light points, 1 no. 15 amp 5 pin plug point, 1 no. exhaust fan point.
- g) Kitchen: 2 nos. light points, 2 no. 5 amp plug point, 1 no. 15 amp plug points.
- h) Verandah: 1 no. light point, 1 no. 5 amp plug point.
- i) Car parking Area- Adequate light point.

- j) Boundary wall: 1 no. light point at every 6m length of the Boundary wall.
- k) Roof: 4 nos. light points and 2 nos. 5 amp. Plug points will be provided.
- l) Conduit wirings with fireproof (Havels / Finolex) Wire of required diameter will be provided.
- m) N.C.B. will be provided as per requirements.
- n) Isolators / main switches will be provided as per requirement.
- o) One calling bell point & light point at main door of each flat.

SANITARY PLUMBING:

All supply lines inside the flat will be concealed with CPVC Pipes, fittings.

UPVC Pipe will be used for outer water lines.

Outside soil, waste and rainwater line will be of PVC Pipe.

1 No. basin will be fitted at the dining area.

Septic tank will be constructed as per requirement.

ROOF:

Proper chemical treatment will be done over the roof surface for waterproofing which will be covered by IPS. The roof will be guarded on all sides with 3'-6" high parapet wall.

MAIN GATE:

Main Gate constructed of Hollow M.S. Sections and painted with synthetic enamel paint will be provided at the front part of the boundary wall as per design given by Architect / Engineer in charge.

DOORS:

1) Main Entrance Door: Teak pasting flush door with 3 No. hinges, 1 No. tower bolt, and wooden frame will be provided for main door.

2) Inside Doors: Flush door (31mm thick) with wooden primer paint and 1 nos. tower will be provided.

3) Toilet Doors: PVC Door with frame of standard make.

WINDOWS:

Sliding windows built of Anodized Rolled Aluminium Sections with Glass of 3mm thickness will be provided. Toilet windows will be provided with M.S top hanged windows with glass & guard bar.

M.S. GRILLS:

Grills will be provided on all the windows and painted with synthetic enamel paint.

LIFT:

Manual passenger lift of reputed brand with well interior of 4 person capacity to be provided as per requirement.

IN WITNESS WHEREOF the parties have hereunto put their respective seals and signs at Kolkata in presence of the witnesses on the day, month and year first written above.

SIGNED, SEALED AND DELIVERED
by the Landowner herein at Kolkata,
in presence of:-

1. *Saptarshi Ray*
advocate
2. *Abhishek Roy*
C-95/3, Baishakhi Abayan,
Salt Lake City, Kolkata-91

USASII REALSTATES PVT. LTD.

Soumen Maurya
Director

SIGNATURE OF THE LANDOWNER

SIGNED, SEALED AND DELIVERED
by the Developer herein at Kolkata,
in presence of:-

1. *Saptarshi Ray*
advocate
2. *Abhishek Roy*
C-95/3, Baishakhi Abayan,
Salt Lake City, Kolkata-91

[Signature]
DIRECTOR
USASII REALSTATES PVT. LTD.

SIGNATURE OF THE DEVELOPER

Drafted by me

Saptarshi Ray
SAPTARSHI RAY
Advocate (WB 763/03)
SA - 27, SALT LAKE CITY, KOLKATA - 700 091,
9433265452/8981868507


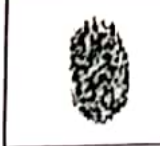









SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist. West Alipore/Sarasat

UNDER RULE 44A OF THE I. R. ACT 1908

LH: BOX - SMALL TO THUMB PRINTS
RH: BOX - THUMB TO SMALL PRINTS

ATTESTED: *Soumen Maia*



					
					

ATTESTED: *[Signature]*

ATTESTED:

ATTESTED:-

Successful

Name of The Depositor	EVAMIE INFRASTRUCTURE PVT LTD
Challan Amount	Rs. 40041/- (Forty Thousand Forty One Rupees and Zero Paise Only)
Government Reference No	192018190244500721
Bank Reference Number (Net Banking)	534407499
Transaction Date and Time	02/06/2018 15:01:45
(Note : This is a computer generated receipt and does not require any signature/stamp Please enclose this e-Receipt with e-Challan at the time of challan submission to the department)	
PRINT THIS PAGE: 	SAVE E-ACKNOWLEDGEMENT: 

**Please do not close the browser. Continue to remain on the website for
Redirection.**

For quick redirection click on "Redirect to Merchant Site" button

[Redirect to Merchant Site](#) 56 Sec.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

USASHI REALSTATES PRIVATE LIMITED



01/11/2013

Permanent Account Number

AAFCD0790C

02022016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AAECE5886B

नाम / Name

EVANIE INFRASTRUCTURE PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation

29/03/2017

17042017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMEN MANA

TAPAN MANA

09/06/1991

Permanent Account Number

CKAPM8296A

Soumen Mana

Signature



21122013



ভারতীয় জনতা পার্টি

ভারত সরকার

Unique Identification Authority of India
Government of India

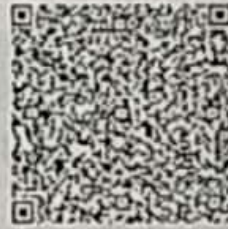
আসনিকার্যক্রম নং / Enrollment No. : 1058/25002/18747

14/04/2014

To
Soumen Mana
কৌশল মানা
S/O. Tapan Mana
TALBERIA GHUNGHUNI PATNA
Talberya Ghunghuri Patna
Lowada, Paschim Medinipur
West Bengal - 721136



KL868234915FT
86823491



আপনার আধার সংখ্যা / Your Aadhaar No. :

5800 3264 4634

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কৌশল মানা
Soumen Mana
পিতা : তপন মানা
Father : TAPAN MANA

জন্ম তারিখ / DOB: 02/06/1991
পুরুষ / Male

5800 3264 4634



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग

INCOME TAX DEPARTMENT

SUPRIYA KUMAR PATRA

ASIS KUMAR PATRA

04/04/1984

BCSPP3301E

Handwritten signature
2012

भारत सरकार

GOVT. OF INDIA



05012012





सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাণিকাকৃত আই ডি / Enrollment No.: 1058/10520/59962

08/10/2013

52857308

To
সুপ্রিয়া কুমার পাত্র
SUPRIYA KUMAR PATRA
Radhapur
Medhabpur
East Midnapore
West Bengal 721626



MN528573081FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6948 7094 0610

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুপ্রিয়া কুমার পাত্র
SUPRIYA KUMAR PATRA
পিতা : অসীষ পাত্র
Father : ASIS PATRA
জন্মতারিখ / DOB : 04/01/1984
পুরুষ / Male



6948 7094 0610

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Decd No :	I-1523-06324/2018	Date of Registration :	05/06/2018
Query No / Year	1523-0000773295/2018	Office where deed is registered	
Query Date	18/05/2018 11:44:52 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saptarshi Ray SA - 27, Salt Lake City, Kolkata, Thana : East Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700091, Mobile No. : 9433265452, 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. 8/-	Rs. 1,77,35,641/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P. S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2391		Bastu	Shali	0.8 Dec	1/-	1,78,694/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-2398		Bastu	Shali	4.4 Dec	1/-	9,82,819/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	LR-2441		Bastu	Shali	16.8 Dec	1/-	37,52,582/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L4	LR-2453		Bastu	Shali	0.392 Dec	1/-	87,560/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L5	LR-2358		Bastu	Shali	27.555 Dec	1/-	61,54,905/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L6	LR-2359		Bastu	Shali	26.454 Dec	1/-	59,08,977/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L7	LR-2370		Bastu	Shali	1.5 Dec	1/-	3,35,052/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-1523-06324/2018-05/06/2018

LB	LR-2371		Bastu	Shali	1.5 Dec	1/-	3,35,052/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
		TOTAL :			79.401Dec	8 /-	177,35,641 /-	
		Grand Total :			79.401Dec	8 /-	177,35,641 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	USASHI REALSTATES PVT. LTD. 594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAFCD0790C, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EVANIE INFRASTRUCTURE PVT. LTD. 594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAECE5886B, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SOUMEN MANA (Presentant) Son of Mr Tapan Mana Village - Talberia Ghunghuni Patna, P.O:- Lowada, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CKAPM8296A Status : Representative, Representative of : USASHI REALSTATES PVT. LTD. (as Director)
2	Mr SUPRIYA KUMAR PATRA Son of Mr Asis Kumar Patra Village - Radhapur, P.O:- Madhabpur, P.S:- Bhupatinagar, District:-Purba Midnapore, West Bengal, India, PIN - 721626, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCSP3301E Status : Representative, Representative of : EVANIE INFRASTRUCTURE PVT. LTD. (as Director)

Identifier Details :

Name & address	
Mr Saptarshi Ray Son of Mr Ajit Kumar Ray SA - 27, Salt Lake City, Kolkata, P.O:- Sech Bhawan, P.S:- East Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SOUMEN MANA, Mr SUPRIYA KUMAR PATRA	

Major Information of the Deed :- I-1523-06324/2018-05/06/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-0.8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-4.4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-16.8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-0.392 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-27.555 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-26.454 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-1.5 Dec

Endorsement For Deed Number : I - 152306324 / 2018

Major Information of the Deed : - I-1523-06324/2018-05/06/2018

On 25/05/2018

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 1,77,35,641/-

Dhar

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 04/06/2018

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

Presented for registration at 16:35 hrs on 04-06-2018, at the Private residence by Mr SOUMEN MANA .

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04-06-2018 by Mr SOUMEN MANA, Director, USASHI REALSTATES PVT. LTD. (Private Limited Company), 594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Identified by Mr Saptarshi Ray, , Son of Mr Ajit Kumar Ray, SA - 27, Salt Lake City, Kolkata, P.O: Sech Bhawan, Thana: East Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Advocate

Execution is admitted on 04-06-2018 by Mr SUPRIYA KUMAR PATRA, Director, EVANIE INFRASTRUCTURE PVT. LTD. (Private Limited Company), 594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Identified by Mr Saptarshi Ray, , Son of Mr Ajit Kumar Ray, SA - 27, Salt Lake City, Kolkata, P.O: Sech Bhawan, Thana: East Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Advocate

Dhar

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-06324/2018-05/06/2018

on 05-06-2018

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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

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

Online on 02/06/2018 12:00AM with Govt. Ref. No: 192018190244500721 on 02-06-2018, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 534407459 on 02-06-2018, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 82131, Amount: Rs.50/-, Date of Purchase: 24/01/2018, Vendor name: S Chanda

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

Online on 02/06/2018 12:00AM with Govt. Ref. No: 192018190244500721 on 02-06-2018, Amount Rs: 40,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 534407459 on 02-06-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 215121 to 215154
being No 152306324 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.06.08 10:52:17 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08-06-2018 10:52:13 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)