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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

[Signature]
Adul District Sub-Registrar
Bidhannagar, (Salt Lake City)
14 MAY 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 10th day of May, 2018 (two thousand eighteen) **BETWEEN**

479 04-5-18

100/-

ক্রমিক নং _____
 ক্রেতার নাম _____
 ষ্টাম্প ভেডার স্বাক্ষর _____
 বিধান নগর (সল্ট লেক সিটি) এ. ডি. এম. অফিস _____
 মোট ষ্টাম্প ক্রয় তাং _____
 চালান নং _____ মোট কত টাকা বরিন _____

D-O-Days
 Bidwarli
 Barraclough Court

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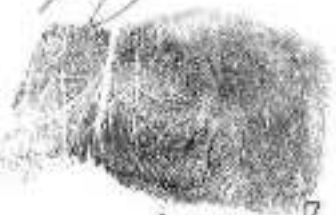
টিকালী বারাকপুর ভেডার-মিতা দত্ত

- Yogesh Kumar



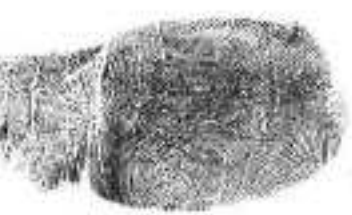
V.C.T.I
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- Yogesh Kumar



V.C.T.I
 457

- Harendra Kumar



V.C.T.I
 458

- Anand Kumar



V.C.T.I
 459

- Ranjit Kumar Das



V.C.T.I
 460

- Sanjit Kumar Das.



Act. District Sub-Registrar
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Dipankar Ch. Das
 Adv

10 MAY Barraclough Court.

(1) **SRI. RANJIT KUMAR DAS**, (PAN AYHPD2983N), son of Late Anil Kumar Das, by occupation-Business, by faith- Hindu, by nationality- Indian, (2) **SRI. SANJIT KUMAR DAS**, (PAN – AWLPD8190R), son of late Anil Kumar das, by occupation-Business, by faith- Hindu, by nationality- Indian, both are residing at Narayanpur Tentultala (rabitirtha) ,P.O.- Rajarhat Gopalpur, P.S. Rajarhat, Kolkata- 700136, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

TIRATH PROJECT a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Barasat, Dist. North 24 Parganas, represented by its partners (1) **SRI HARISH KUMAR ROHRA** (2) **SRI ASHOK KUMAR ROHRA** (3) **SRI YOGESH ROHRA** all sons of Late Tirath Das Rohra, all by faith- Hindu, by occupation- Business, all are residing at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Barasat, Dist. North 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include Successors-in-Office, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS One Hari Charan Das son of late Ram Krishna Das on 9th day of January 1970 transferred a plot of danga land measuring more or less 10 (ten) cottah 10 chittaks i.e, 18 decimal together with all easement rights appertaining thereto, lying and situated at Mouza : Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998 of the collector of North 24 parganas comprised and contained in R.S & L.R. Dag No. 2056, C.S. Dag No. 3064 under Jaminder Khatian No. 516, C.S. Khatian No. 543, R.S. Khatian No. 644/958, corresponding to L.R. Khatian No. 58 within the jurisdiction of Bidhannagar Municipal Corporation, District North 24 Parganas by virtue of a registered Deed of Gift, duly registered at S.R. Cossipore DumDum, on 09.01.1970 and also recorded in Book No. 1, Volume No. 12, pages form 89 to 91, being No. 138 for the year 1970 in favour of his son namely Anil Kumar Das.

AND WHEREAS another plot of Bastu Land measuring more or less 2 (two) Cottahas 6(six) Chittak 35 (thirty five) sq. ft i.e, 4 decimal lying and situated at Mouza : Gopalpur, J.L. No. 2 R.S. & L.R Dag No. 2325 vide L.R. Khatian No. 58 with in the jurisdiction of Bidhannagar Municipal Corporation under P.S. Rajarhat was entered



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in the name of the said Anil Kumar Das son of late Hari Charan Das, as per L.R. Records of Rights.

AND WHEREAS the said Anil Kumar Das thus became absolute owner in respect of a plot of land measuring more or less 13 (thirteen) Cottah 35 (thirty five) Sq.ft i.e, 22 decimal.

AND WHEREAS having acquired the aforesaid plot land through the aforesaid Deed of Gift and L.R. Record the said Anil Kumar Das got mutated his name with the assessment register of Bidhannagar Municipal Corporation vide municipal Holding No. 217 Block – F, of Tentultala. Under ward no. 3 (formerly 6), P.S. Airport (formerly Rajarhat), District North 24 Parganas and have been paying taxes to the authority concern regularly and also have been in peaceful possession over the same.

AND WHEREAS Mira Das wife of Anil Kumar Das died intestate on **23.02.2011**.

AND WHEREAS the said Anil Kumar Das son of late Hari Charan Das died intestate on **27.12.2016** leaving behind him the following legal heirs and successors :

SI No.	Name	Relationship with the deceased.
1.	Sri Ranjit Kumar Das	son
2.	Sri Sanjit Kumar Das	son

AND WHEREAS the said Sri Ranjit Kumar Das & Sanjit Kumar Das thus became the joint owners in respect of the aforesaid property by way of inheritance as class – I legal heirs under the provision of Hindu SuceSSION Act, 1956.

AND WHEREAS as per settlement record of rights an area of Danga Land measuring more or less 9 (nine) decimal lying and situated at mouza : Gopalpur, under R.S. & L.R Dag No. 2056 corresponding to L.R. Khatian No. 22654 and another plot of Bastu Land measuring more or less 2 (two) decimal lying and situated at Mouza : Gopalpur, under R.S. & L.R Dag No. 2325 corresponding to L.R Khatian No. 22655 under P.S. Airport (formerly Rajarhat) with in the jurisdiction of Bidhannagar Municipal Corporation District North 24 Parganas is published in the settlement record in the name of the said Sri Ranjit Kumar Das son of late Anil Kumar Das.



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AND WHEREAS as per settlement record of rights an area of Danga Land measuring more or less 9 (nine) decimal lying and situated at mouza : Gopalpur, under R.S. & L.R Dag No. 2056 corresponding to L.R. Khatian No. 22654 and another plot of Bastu Land measuring more or less 2 (two) decimal lying and situated at Mouza : Gopalpur, under R.S. & L.R Dag No. 2325 corresponding to L.R Khatian No. 22655 under P.S. Airport (formerly Rajarhat) with in the jurisdiction of Bidhannagar Municipal Corporation District North 24 Parganas is published in L.R. settlement record in the name of the said Sri Sanjit Kumar Das son of late Anil Kumar Das.

AND WHEREAS the said Sri Ranjit Kumar Das & Sri Sanjit Kumar Das the vendor herein became thus absolutely sized and possessed and for otherwise well and sufficiently entitled to the plot of land measuring more or less 13 (thirteen) Cottah 35 (thirty five) Sq.ft i.e, 22 decimal morefully and particularly described in the FIRST SCHEDULE below and herein after called and referred to as the said property.

AND WHEREAS presently the land owners with the intention of construction of multi-storied building over the said plot of land have approached the developer for doing this said Act and on the basis of such approach made by the owners the developer being experienced in developing the properties, have agreed to develop the said property, morefully and particularly described in the FIRST SCHEDULE hereunder written hereinafter called the " SAID PROPERTY " at his own cost and expenses on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE-I

DEFINITION

1. **OWNERS** : Means (1) **Ranjit Kumar Das**, son of Late Anil Kumar Das (2) **Sanjit Kumar Das** Son of Late Anil Kumar das both are residing at Narayanpur Tentultala (Rabi Tirtha), P.O. Rajarhat Gopalpur, P.S. Airport, Kolkata : 700136.
2. **DEVELOPER** : **TIRATH PROJECT**, a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Barasat Dist.North



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24 Parganas, represented by its partners (1) **SRI HARISH KUMAR ROHRA**, (2) **SRI ASHOK KUMAR ROHRA**, (3) **SRI YOGESH ROHRA**, all sons of Late Tirath Das Rohra.

3. LAND : The land described in the schedule here under written.

4. BUILDING : Means multi storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Bidhannagar Municipal Corporation in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred as the said building.

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN: Plan to be sanctioned by the Bidhannagar Municipal Corporation.

7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer of Flat/Shop in multi-storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

8. TRANSFEREE : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

9. TIME : Shall mean the construction to be completed within 36 (thirty six) months from the date of sanctioned building plan.

Be it stated here in this context that another 6 (six) months will be extended due to natural calamity, supply of building materials in due time and shortage of labour etc.

10.COMMENCEMENT : This agreement shall be deemed to have commencement with effect from the date of execution of this agreement .

Handwritten notes in the top right corner, including the number '10' and some illegible scribbles.



A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a horizontal stroke.

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- 11. COVERED AREA :** Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.
- 12. COMMON AREA :** Shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan and/or as may be decided by the Developer.
- 13. COMMON PORTIONS:** Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.
- 14. COMMON FACILITIES:** Shall include corridors, stair-case, water pump, pump house, over head tank, lift and such other facilities which may be mutually agreed by and between the parties and required for the location free enjoyment, maintenance, up keep and/or proper management of the building including the top floor roof.
- 15. SINGULAR :** Shall include the plural and vice versa.
- 16. MASCULINE :** Shall include the feminine and vice versa.
- 17. TRANSFEREES :** Shall mean the person, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on Ownership basis for Residential purpose as well.



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ARTICLE-II COMMENCEMENT AND FIELD OF THIS AGREEMENT

(a) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto.

(b) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of an registration of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat/shops portion in the proposed building together with undivided right, title and interest in the land of the said premises.

ARTICLE-III LAND OWNERS' REPRESENTATION

(a) The Land Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the a Land Owners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That none other than the Land Owners i.e. the party of the one part hereto, have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.

(d) That the said property is free from all encumbrances, charges, liens, lispens, attachments, acquisition, requisition whatsoever or howsoever.

(e) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(f) That the said property is not subject to any suit or legal proceeding in any court of law or not under mortgage or such, under any Bank or Financial Institutions.



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**ARTICLE-IV LAND OWNERS' RIGHT AND OBLIGATIONS AND
REPRESENTATIONS**

(i) The Land Owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land Owners have absolute right and authority to develop the said plot of land.

ARTICLE-V DEVELOPER'S RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use. The Developers' responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the Bidhannagar Municipal Corporation or other any competent authority in respect of the said property up to the date of this agreement shall be paid by the Land Owners.

(iv) All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats/shops of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions



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thereof, which will include common area and facilities together with the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfilment of all obligation of the Developer towards to Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan and to submit the same to the concerned authority in the name of the owners/Developer at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners/Developer.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Bidhannagar Municipal Corporation and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(ix) That the Developer will be entitled to take loan from any Financial Institution or any Nationalized Bank / Banks for completion of the said project and not to attach the property in question by infringing the Land Owners' right and interest of the property in any manner whatsoever and no liability will be given to the Land Owners regarding the outstanding loan of the Developer.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.



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xi) The Developer shall obtain all necessary " No-Objection " certificate and procure " Completion Certificate " from all statutory authorities such as Municipality and others.

ARTICLE-VI

CONSIDERATION
OWNERS' ALLOCATION

In consideration of the owners having granted the Developer an exclusive consent to develop the said Property, the Land Owners will be entitled to get 45% ratio Super built up area.

Besides this adjustable total sum of Rs. 30,00,000/- (Rupees thirty lakh) only will be paid by the Developer to the Land Owners OUT OF WHICH Rs. 20,00,000/- (Rupees twenty Lakh) only will be paid at the time of execution of this Development Agreement and balance consideration of Rs. 10,00,000/- (Rupees ten lakh) only will be paid by the Developer to the Land Owners at the time of delivery of physical possession of the said property and the total advance will be adjusted from the value of balance area of the Owners allocation of 45% of Super built up area @ Rs. 2500/- per sq.ft amicable settled between the Landowners & Developer herein.

Developer will provide rent accommodation to the Land owners by paying monthly rent Rs.20,000/- (Rupees twenty thousand) only from the date of handover of the said property. The Developer Paying Monthly rent to the Land Owners till the date of physical possession of the concerns flats. The rent will not be deducted from the owners allocation portion.

Sl No.	Names	Rent (Per Month)
1.	Sri Sanjit Kumar Das	Rs. 10,000.00
2.	Sri Ranjit Kumar Das	Rs. 10,000.00

Be it further stated here that the demolishing articles of existing building will be the absolute property of the Developer for which no claim and demand from the part of the Land Owners will be raised in future.



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DEVELOPER'S ALLOCATION

SAVE AND EXCEPT the Owners allocated portion stated above, the rest portion i.e, total 55% ratio Super built up area will be treated as Developer allocated portions.

Be it mention here that, the Developer will get any adjoining plot of land for Development Purpose in future, at the time of amalgamation the Developer has exclusive right & absolute power to amalgamated the adjoining land for which the existing land owner have not raise any objection, claim over the afore said plot of land.

ARTICLE-VII

PROCEDURE

1. The Land Owners shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area. During continuation of this agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfilments of the Developer's obligation as per the instant agreement.
2. The Land Owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owner, car parking owner and shop owners after the completion of the construction and after transfer or sale of all the flats, car parking and shops to the said future owners hereof.
3. Immediately after execution of these presents the Land Owners shall handover vacant possession of the land with the existing structure to the developer and/or his representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building



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materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats and shops as may be determined by the association or society to be formed or developer after construction of the building and sale of all flats/shops. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats/shops in question among all consumers or purchasers.

ARTICLE-VIII **CONSTRUCTION**

The Land Owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfilment of all obligations by the Developer as per this agreement.

ARTICLE-IX **POSSESSION**

Immediately on execution of these presents the Owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer.



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ARTICLE-X**BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 36 (thirty six) months and 6 (six) months grace period from the date of sanction building plan.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the CESC Limited /WBSEB and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by CESE Limited/WBSEB in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owners shall have no liability whatsoever in this context.

ARTICLE-XI**RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.



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ARTICLE-XII SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land Owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration/maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.



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ARTICLE-XIV**LEGAL COMPLIANCE**

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owner shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid together with proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XVI**OWNERS' INDEMNITY**

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owners. If any dispute arises in future regarding title of the Land Owners in that event the Land Owners will be held responsible to rectify it at their own cost.

ARTICLE-XVII**TITLE DEEDS**

The Land Owners shall deliver all original documents and the title deed/deeds to the Developer on the date of execution and registration of the Development Agreement and the Development Power of Attorney.

ARTICLE- XVIII**MISCELLANEOUS**

(a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.



ଅତିରିକ୍ତ ଜିଲ୍ଲା ସବ୍-ରେଜିଷ୍ଟ୍ରାର
ବିଦ୍ଧାନଗର, (ଶାଲ୍ଟ ଲେକ୍ ସିଟି)

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(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XIX FORCE MAJEURE

1. Force Majeure is herein defined as :

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner



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mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XXI

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the first place be referred to arbitrators nominated by each of the parties and whenever necessary arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1996 to process the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII

GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT piece and parcel plot of land measuring more or less **13 (thirteen) katha 35 (thirty five) Sq.ft** i.e **22 decimal** out of which Plot of a Danga land measuring more or less **10 (ten) Katha 10 (ten) chittak** i.e, **18 decimal** comprised and contained in **R.S. & L.R Dag No. 2056** under **R.S. Khatian No. 644/958** and



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
10 MAY 2018

C.S. Dag No.3064 appertaining to Jaminder Khatian No. 516 under C.S. Khatian No. 543 corresponding to L.R. Khatian No. 22654 & 22655, Previous L.R Khatian No : 58 and a another Plot of Bastu land measuring more or less 2 (two) katha 6 (six) chattak 35 (thirty five) sq. ft i.e. 4 decimal Togetherwith 100 Sq. ft. tile shed room, comprised and contained in R.S. & L.R Dag No. 2325 under L.R. Khatian No. 22654 & 22655, Previous L.R Khatian No : 58 including both easement right appertaining thereto, lying and situated at Mouza : Gopalpur, J.L. No. 2, R.S. 140, Touzi No.2998 of the collector of North 24 Parganas under P.S. Airport (formerly Rajarhat), within the jurisdiction of Bidhannagar Municipal corporation, under Ward No. 3 (formerly 6), under Holding No. 217, Block – F of Tentultala, District North 24 Parganas.

ON THE NORTH : Others property.

ON THE SOUTH : Others property.

ON THE EAST : 30 feet wide Municipal Road (Sourav Ganguly Avenue)
Gopalpur

ON THE WEST : Others Property.

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of work)

- FOUNDATION:** The foundation of the building shall be reinforced cement concrete.
- STRUCTURE :** The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.
- ELEVATION :** Attractive designed front elevation with exclusive finish.



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Bidhanagar, (Salt Lake City)**

10 MAY 2018

WALLS :

The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick. Both to be bounded with cement mortar.

PLASTERING :

All external surface shall be plastered with cement and finished with plaster of Paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND SKIRTING :

All and other flooring and skirting inside the flat including the balcony shall be made with 2'x2' Vitrified tiles. The toilets shall have 6' glazed white ceramic tiles with marble/tile flooring. The kitchen will have marble flooring.

DOORS :

All doors frame will be made of Sal wood. The main door will be of flush door. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

WINDOWS :

All window shall be aluminium frame with integrated grill and will be fitted with glass.

TOILET FITTINGS :

All toilets will have marble flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the Purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The comot and the basin will have white colour.



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Bidhanagar, (Salt Lake City)

10 MAY 2018

**KITCHEN FITTINGS/
FIXTURES**

The Kitchen will have marble flooring. The Kitchen shall have Black stone platform with black stone, 3' dado ceramic tiles on cooking slab.

ROOF :

Proper roof treatment with water proofing.

STAIRS :

All landings and steps of the stair-case will be Kota Marble/Tiles.

ELECTRICALS :

Meter-individual meter to be fitted by individual costing. All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet, with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS :

Bed rooms :

Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms, only one washing point.

Toilets :

One light point, one exhaust fan point, 15 Amps, one Geyser point.

Living/Dining Room:

Two light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point.

Kitchen :

Aqua Guard point and exhaust point with a 15 Amps point.

Stair :

One point in each landing.



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10 MAY 2018

Roof : Two light points.

Ground floor : Adequate light points.

WATER SUPPLY: One underground water reservoir for storing the water is to be provided with adequate horse power capacity of pump of reputed make & Boring & Deep Tubewell.

The Party has to pay extra money for any extra work other than what are stated in hereto.

THIRD SCHEDULE ABOVE REFERRED TO :
(Cost of maintenance of common service as facilities)

Part-1. (Block common portion)

- (a) Lobbies and stair case.
- (b) Stair Head Room, Lift, Machine Room, Lift well.
- (c) The ultimate roof of the building areas as marked in the plan annexed hereto.
- (d) Overhead water reservoirs.
- (e) Water pipe (save those inside any apartment).
- (f) Wiring and accessories for lighting of common areas in the block.
- (g) Lift and lift machinery.

Part-2

- (1) Open pathways.
- (2) Boundary walls.
- (3) All gates to the Premises.



A handwritten signature in black ink, consisting of a stylized, cursive script.

Addl. District Sub-Registrar
Jidhannagar, (Salt Lake City)

10 MAY 2018

- (4) Drains sewers, septic tank/s and their connection with the KMC.
- (5) Electric transformer/s.
- (6) Electric cables.
- (7) Underground water reservoir.
- (8) Tube well/s if any.
- (9) All external lighting.
- (10) Diesel Generating set/s.
- (11) Pumps and motors.
- (12) Community Hall.
- (13) Security room.

IN WITNESSES WHEREOF, the Parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :

1. *Ratan Sarda*
1 No. Niranjana Pally
P.O. - A. Chopalpur
Kol - 700136

2. *Subhankar Mahapatra*
Bangura Avenue, Block-e
KOL-55

- *Ranjit Kumar Das*

- *Sanjit Kumar Das.*

Signature of the Land Owners.

TIRATH PROJECT

TIRATH PROJECT

Harish Kumar *Anok Kumar*
Partner Partner

TIRATH PROJECT

Yogesh Kumar
Partner

Signature of the Developer.



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Bidhanagar, (Salt Lake City)

10 MAY 2018

RECEIVED Rs. 20,00,000/- (Rupees twenty lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount(Rs.)
005936	10.05.2017	BOB	10,00,000.00
005937	10.05.2017	BOB	10,00,000.00

Total Rs. 20,00,000.00

Ranjit Kumar Das

Sanjit Kumar Das.

Signature of the Land Owners.

DRAFTED AND PREPARED BY :

Dipankar Ch. Das
 (Sri Dipankar Ch Das)
 Advocate
 Barrackpore Court
 Enrollment No.F/680/587/2011








Adlt. District Sub-Registrar
Bidhanagar, (Salt Lake City)
10 MAY 2018






DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM: R.A. KOLA

STATUS: PRESENTANT

LEFT HAND FINGER PRINT NAME: _____



LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE: Hairi Kola

LEFT HAND FINGER PRINT NAME: _____


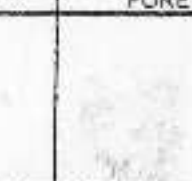



LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE: fora Kumar






LEFT HAND FINGER PRINT NAME: _____






LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE: fora Kola

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE: Sanjit Kumar Das



RIGHT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)


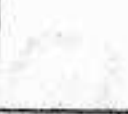








10 MAY 2018

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BASRAT / COSSIPORE, DUMDUM, R.A. KOLKATA

STATUS: PRESENTANT

LEFT HAND FINGER PRINT NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE: Ranjit Kumar Das

LEFT HAND FINGER PRINT NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE:

LEFT HAND FINGER PRINT NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE:

LEFT HAND FINGER PRINT NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE:



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

, 10 MAY 2018

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

GRN: 19-201819-023424995-2 Payment Mode Counter Payment
GRN Date: 07/05/2018 16:47:22 Bank : Bank of Boroda
BRN : 87947470 BRN Date: 10/05/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 15040000708303/5/2018

[Query No./Query Year]

Name : Subhankar Mahapatra
Contact No. : Mobile No. : +91 7407654432
E-mail :
Address : Bangur Avenue
Applicant Name : Mr D C Das
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040000708303/5/2018	Property Registration-Stamp duty	0030-02-103-003-02	39921
2	15040000708303/5/2018	Property Registration-Registration Fees	0030-03-104-001-16	20021

Total

59942

In Words : Rupees Fifty Nine Thousand Nine Hundred Forty Two only







100-100-100



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIT KUMAR DAS

ANIL KUMAR DAS

18/07/1967

Permanent Account Number

AWLPD8190R

Sanjit Kumar Das

Signature



For all the correspondence / All the correspondence should be sent to
Income Tax PAN Service Unit, GEMINI,
Plot No. 3, Sector 11, CHS Belapur,
Navi Mumbai - 400 614.
आयकर सेवा युनिट / पॅन सेवा युनिट
आयकर सेवा युनिट, GEMINI,
प्लॉट नं. 3, सेक्टर 11, चिडी बेलपुर,
नवी मुंबई - 400 614.

Sanjit Kumar Das.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJIT KUMAR DAS

ANIL KUMAR DAS

15/05/1966

Permanent Account Number

AYHPD2983N

Ranjit Kumar

Signature



Ranjit Kumar Das














Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas







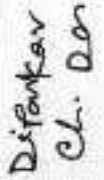
Signature / LTI Sheet of Query No/Year 15040000708303/2018

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 Ranjit Kumar Das Narayanpur Tentullala Rabirtha, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24- Parganas, West Bengal, India, PIN - 700136	Land Lord			
2	Mr Sanjit Kumar Das Narayanpur Tentullala, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700136	Land Lord			
3	Mr Harish Kumar Rohra Kora Chandigarh Takharia, P.O:- Machyamgram, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700130	Represent ative of Developer [Tirath Project]			



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
4	Mr Ashok Kumar Rohra Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700130	Represent ative of Developer [Tirath Project]			
5	Mr Yogesh Rohra Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700130	Represent ative of Developer [Tirath Project]			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Dipankar Ch Das Son of Mr D K Das Barrackpore Court, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120	Mr Ranjit Kumar Das, Mr Sanjit Kumar Das, Mr Harish Kumar Rohra, Mr Ashok Kumar Rohra, Mr Yogesh Rohra			



(Dehajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal

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Name	Address	City	State
James M.
...
...



Major Information of the Deed

Deed No :	I-1504-00891/2018	Date of Registration	14/05/2018
Query No / Year	1504-0000708303/2018	Office where deed is registered	
Query Date	04/05/2018 12:56:56 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D C Das Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9038813574, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 2,40,29,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur

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-2056	LR-22654	Bastu	Danga	18 Dec	2,50,000/-	1,96,36,362/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-2325	LR-22654	Bastu	Bastu	4 Dec	2,40,000/-	43,63,636/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			22Dec	4,90,000 /-	239,99,998 /-	
		Grand Total :			22Dec	4,90,000 /-	239,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	100 Sq Ft	10,000/-	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 sq ft	10,000 /-	30,000 /-	

Major Information of the Deed :- I-1504-00891/2018-14/05/2018



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ranjit Kumar Das Son of Late Anil Kumar Das Narayanpur Tentultala Rabitirha, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AYHPD2963N, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Pvt. Residence
2	Mr Sanjit Kumar Das Son of Late Anil Kumar Das Narayanpur Tentultala, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWLPD8190R, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tirath Project Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700130 , PAN No.: AAGFT3037Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Harish Kumar Rohra Son of Late Tirath Das Rohra Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAGFT3037Q Status : Representative, Representative of : Tirath Project (as Partner)
2	Mr Ashok Kumar Rohra Son of Late Tirath Das Rohra Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAGFT3037Q Status : Representative, Representative of : Tirath Project (as Partner)
3	Mr Yogesh Rohra (Presentant) Son of Late Tirath Das Rohra Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAGFT3037Q Status : Representative, Representative of : Tirath Project (as Partner)

Identifier Details :

Name & address
Mr Dipankar Ch Das Son of Mr D K Das Barrackpore Court, P.O:- Barrackpore, P.S:- Barrackpore, District-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Ranjit Kumar Das, Mr Sanjit Kumar Das, Mr Harish Kumar Rohra, Mr Ashok Kumar Rohra, Mr Yogesh Rohra

Major Information of the Deed :- I-1504-00891/2018-14/05/2018



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Kumar Das	Tirath Project-9 Dec
2	Mr Sanjit Kumar Das	Tirath Project-9 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Kumar Das	Tirath Project-2 Dec
2	Mr Sanjit Kumar Das	Tirath Project-2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Kumar Das	Tirath Project-50.00000000 Sq Ft
2	Mr Sanjit Kumar Das	Tirath Project-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2058(Corresponding RS Plot No:- 2056), LR Khatian No:- 22654	Owner:রঞ্জিত কুমার দাস, Gurdian:অমিল কুমার দাস (মৃত), Address:দিজ, Classification:ডাঙ্গা, Area:0.09000000 Acre,
L2	LR Plot No:- 2325(Corresponding RS Plot No:- 2325), LR Khatian No:- 22654	Owner:রঞ্জিত কুমার দাস, Gurdian:অমিল কুমার দাস (মৃত), Address:দিজ, Classification:বাড়, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 150400891 / 2018

Major Information of the Deed :- I-1504-00891/2018-14/05/2018



On 07-05-2018

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 2,40,29,998/-



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 10-05-2018

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1982)

Presented for registration at 20:55 hrs on 10-05-2018, at the Private residence by Mr Yogesh Rohra ,

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982)

Execution is admitted on 10/05/2018 by 1. Mr Ranjit Kumar Das, Son of Late Anil Kumar Das, Narayanpur Tentultala Rabitirtha, P.O: Rajarhat, Thana: Rajarhat , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr Sanjit Kumar Das, Son of Late Anil Kumar Das, Narayanpur Tentultala, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr Dipankar Ch Das, , , Son of Mr D K Das, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982) [Representative]

Execution is admitted on 10-05-2018 by Mr Harish Kumar Rohra, Partner, Tirath Project (Partnership Firm), Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700130

Indetified by Mr Dipankar Ch Das, , , Son of Mr D K Das, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 10-05-2018 by Mr Ashok Kumar Rohra, Partner, Tirath Project (Partnership Firm), Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700130

Indetified by Mr Dipankar Ch Das, , , Son of Mr D K Das, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 10-05-2018 by Mr Yogesh Rohra, Partner, Tirath Project (Partnership Firm), Kora Chandigarh Taldharia, P.O:- Madhyamgram, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700130

Major Information of the Deed :- I-1504-00891/2018-14/05/2018



Indetified by Mr Dipankar Ch Das, , Son of Mr D K Das, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 14-05-2018

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 20,021/- (B = Rs 20,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/05/2018 12:00AM with Govt. Ref. No: 192018190234249952 on 07-05-2018, Amount Rs: 20,021/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 87947470 on 10-05-2018, Head of Account 0030-03-104-001-16

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

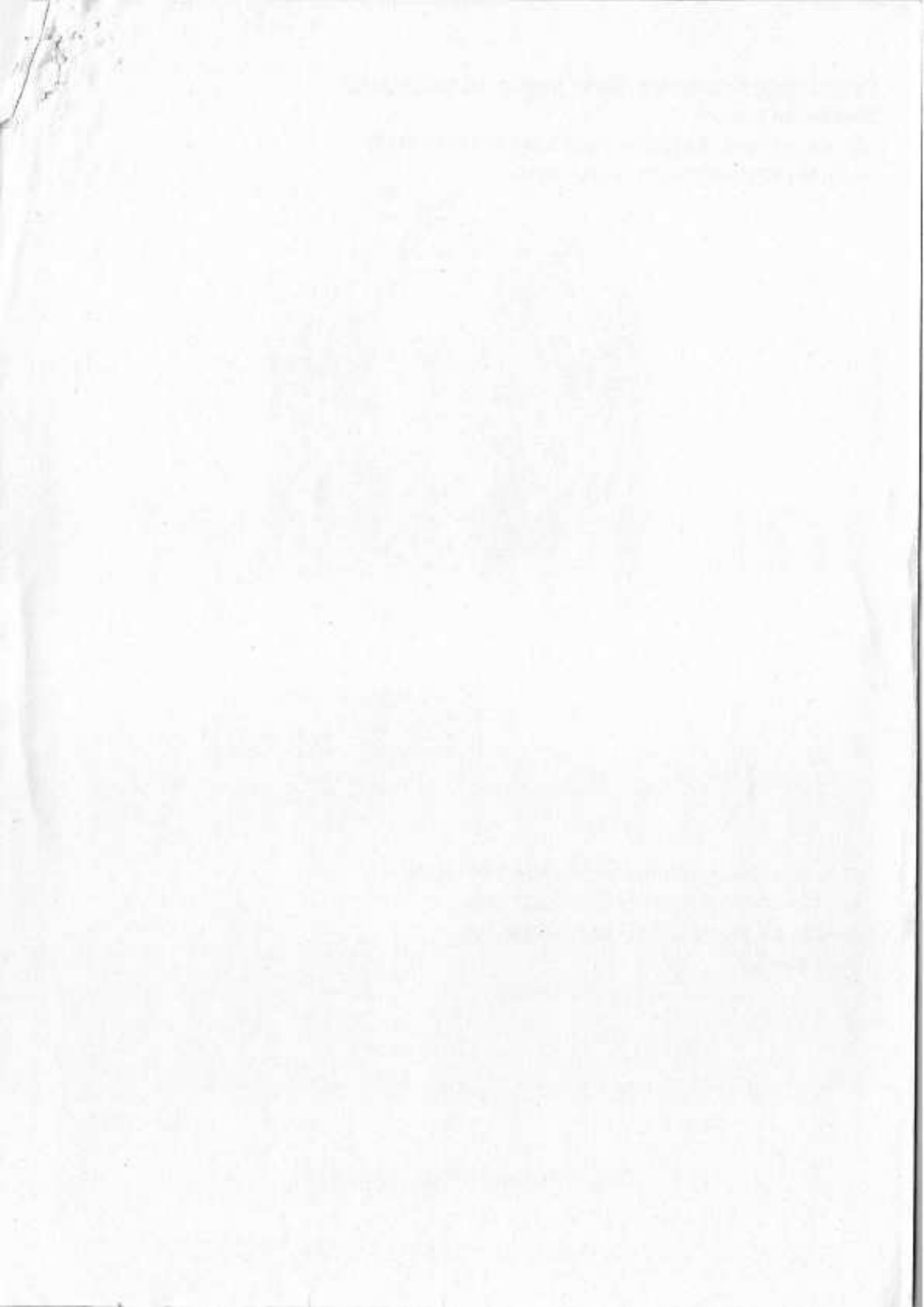
1. Stamp: Type: Impressed, Serial no 479, Amount: Rs.100/-, Date of Purchase: 04/05/2018, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/05/2018 12:00AM with Govt. Ref. No: 192018190234249952 on 07-05-2018, Amount Rs: 39,921/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 87947470 on 10-05-2018, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1504-00891/2018-14/05/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2018, Page from 34949 to 34988

being No 150400891 for the year 2018.



Digitally signed by Debajyoti
Bandyopadhyay

Date: 2018.05.16 16:51:11 +05:30

Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 05/16/18 4:50:23 PM

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)