

1143/17

01252/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 354620



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurance-II, Kolkata

*[Handwritten Signature]*  
04/05/17

*[Handwritten notes in blue ink:]*  
S-0-583177/17  
M-20-1974/17  
S.C. Case no 357/17  
Additional Registrar of Assurance-II  
Kolkata

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this 02<sup>nd</sup> day of May 2017  
BETWEEN. M/S BIDHAN NIRMAN PVT. LTD [PAN No. AADCB1033C], a company registered under the Companies Act, 1956 and having its registered office at 502, Tobacco House at 1, Old Court House Corner, P.S. Hare Street, P.O. Lal Bazar, Kolkata- 700001

*[Handwritten notes in blue ink:]*  
S-1-250  
S-2-358

29 APR 2017

3286

Pavel Das Advocate  
H.C. Calcutta

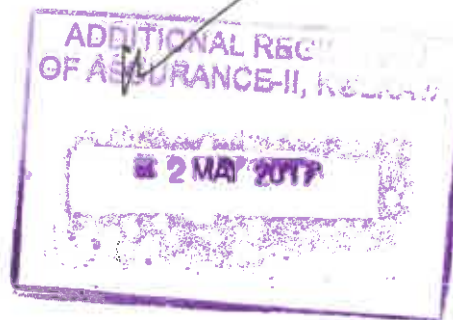
SL. NO. .... DATE .....  
NAME .....  
ADD .....  
AMT ..... 100/-

*Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Identified by me  
*[Signature]* [S/o. P. K. Das]  
[PAVEL DAS]  
Advocate  
High Court, Calcutta  
WB 1216/2010



[previously at 76/1C, Bidhan Sarani, P.O – Beadon Street, P.S. Burtolla, Kolkata – 700 006], being represented by **NARAYAN DAS GUPTA [PAN No. AGPPG0890D]**, son of Babulal Gupta, 76/1A Bidhan Sarani Kolkata- 700006, P.S. Burtolla, P.O. Beadon Street, **SURAJIT CHANDRA SHAW [PAN No. ALBPS5602C]**, son of Late Panna Lal Shaw, residing at 66 B K Paul Avenue, Kolkata 700005, P.O. Hatkhola, P.S. Jorabagan, **BIBHAS DAS [PAN No. ACQPD6050R]**, son of Late Sashi Bhusan Das, residing at 13/E Raja Raj Krishna Street, Kolkata- 700006, P.S. Burtolla, P.O. Simla and **DIPANJAN BOSE [PAN No. ADWPB8783G]**, son of Late Dilip Bose, residing at 64/50, Belgachia Road, Kolkata- 700037, P.S. Ultadanga, P.O. Belgachia, being the Directors thereof by virtue of the Resolution taken in the Annual General Meeting dated September 06, 2014 hereinafter referred to and called as **OWNER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office] of the **FIRST PART**

**-AND-**

**STAR UDYOG [PAN No. ACKFS1797G]**, a partnership firm, having its registered office at P-126, Kalindi Housing Estate, P.O.- Kalindi, P.S. Lake Town, Kolkata-700089 being represented by its partners, **(1) SRI RAJIB GUPTA [PAN No. AGGPG9009B]**, son of Late Nanigopal Gupta, residing at P-126, Kalindi Housing Estate, P.S. Lake Town, P.O. Kalindi, Kolkata-700089 **(2) SRI SEKHAR DUTTA CHOWDHURY [PAN No. ADTPD4127H]** son of Late Sanjib Dutta Chowdhury residing at 55A, Rastraguru Avenue, P.O. & P.S. Dum Dum, Kolkata – 700028 **(3) SRI KANAI LAL DUTTA [PAN No. AFUPD9198M]** son



ADDITIONAL REC  
OF ASSURANCE-II, KOLM  
2 MAY 2017









Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19020000583190/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Narayan Das Gupta 76/1A, Bidhan Sarani, P.O:- Beadon Street, P.S:- Burtola, District:- Kolkata, West Bengal, India, PIN - 700006	Representative of Executant [M/S BIDHAN NIRMAN PVT. LTD. ]		944 	Narayan Das Gupta 02-05-2017
2	Surajit Chandra Shaw 66, B K Paul Avenue, P.O:- Hatkhola, P.S:- Jorabagan, District:- Kolkata, West Bengal, India, PIN - 700005	Representative of Executant [M/S BIDHAN NIRMAN PVT. LTD. ]		945 	Surajit Chandra Shaw 02/05/2017.
3	Bibhas Das 13/E, Raja Raj Krishna Street, P.O:- Simla, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Executant [M/S BIDHAN NIRMAN PVT. LTD. ]		946 	Bibhas Das, 02/05/2017









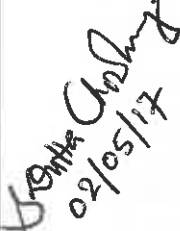


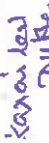


ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Dipanjan Bose 64/50, Belgachia Road, P.O:- Belgachia, P.S:- Ultadanga, District:- Kolkata, West Bengal, India, PIN - 700037	Representative of Executant [M/S BIDHAN NIRMAN PVT. LTD.]		947 	 02/05/2017
5	Shri Rajib Gupta P-126, Kalindi Housing Estate, P.O:- Kalindi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Representative of Executant [STAR UDYOG ]		943 	 21/05/17
6	Shri Sekhar Dutta Chowdhury 55A, Rastaguru Avenue, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Representative of Executant [STAR UDYOG ]		948 	 02/05/17
7	Shri Kanai Lal Dutta P.O:- Habra, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263	Representative of Executant [STAR UDYOG ]		949 	 21.5.17





ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

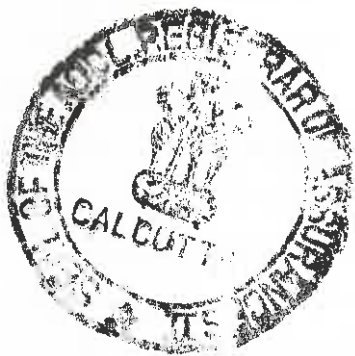
2 MAY 2017




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

SI No.	Name of the Executant	Category		Finger Print 950	Signature with date
8	Shri Dipak Kumar Gupta 1, Madan Mohan Tala Street, P.O:- Hatkhola, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700005	Representative of Executant [STAR UDYOG ]			<i>Dipak Kumar Gupta</i> 28/5/17
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Pavel Das Son of P.K. Das High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Narayan Das Gupta, Surajit Chandra Shaw, Bibhas Das, Dipanjan Bose, Shri Rajib Gupta, Shri Sekhar Dutta Chowdhury, Shri Kanai Lal Dutta, Shri Dipak Kumar Gupta		<i>Pavel Das</i> 02.05.17	



(Ashoke Kumar Biswas)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
= 2 MAY 2017

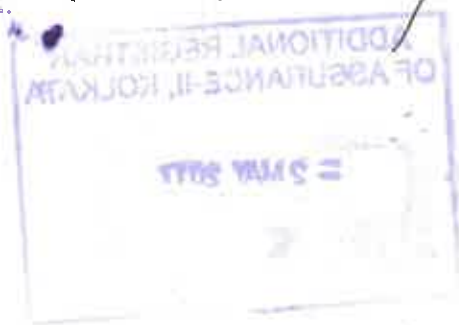
  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
 WB / 22 / 158 / 213303

**IDENTITY CARD**  
 পরিচয় পত্র

Elector's Name	Gupta Narayandas
নির্বাচকের নাম	গুপ্ত নারায়ণদাস
Father/Mother/ Husband's Name	Baburam
পিতা/মাতা/স্বামীর নাম	বাবুরাম
Sex	M
লিঙ্গ	পু
Age as on 1.1.1995	48
১.১.১৯৯৫-এ বয়স	৪৮

*Narayan Das Gupta*



Address  
 76/1A Bidhan Sarani, Calcutta.  
 District  
 76/2A Faridpur, Calcutta

Facsimile Signature  
 Electoral Registration Officer  
 Bidhan Sarani, Calcutta

For 156 BURTOLA  
 Assembly Constituency

Place  
 CALCUTTA

Date  
 24.10.95

Office  
 18.50.94



ADDITIONAL REGISTRAR  
 OF ASSURANCE-II, KOLKATA

2 MAY 2017

PERMANENT ACCOUNT NUMBER  
**AGPPG0890D**  
 NAME  
**NARAYAN DAS GUPTA**  
 FATHER'S NAME  
**LATE BAPUJI GUPTA**  
 DATE OF BIRTH  
**16-06-1952**  
 SIGNATURE  
*Narayan Das Gupta*  
 COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA  
*[Signature]*

*Narayan Das Gupta*

OF ASSURANCE-II, KOLKATA  
 ADDITIONAL REGISTRAR  
 22 FEB 2011



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

*M*

9 MAY 2017




PAN / PERMANENT ACCOUNT NUMBER  
**ALBPS5602C**


NAME  
**SURAJIT CHANDRA SHAW**

FATHER'S NAME  
**PANNA LALL SHAW**

DATE OF BIRTH  
**25-06-1961**

SIGNATURE  


COMMISSIONER OF INCOME TAX - W.D. - XI

  
**Surajit Chandra Shaw**

700 000



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
2 MAY 2017



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 142 / 030577

পরিচয় পত্র



Elector's Name	Shaw Surajit
নির্বাচকের নাম	শও সুরজিৎ
Father/Mother/ Husband's Name	Pannalal
পিতা/মাতা/স্বামীর নাম	পন্নালাল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	33
১.১.১৯৯৫-এ বয়স	৩৩

ঠিকানা

৬৬,এফ-১ বট কুই পাল অ্যান্ডিনিউ জোড়াবাগান

কলিকাতা ৭০০০০২

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 142-Jorabagan

Assembly Constituency

১৪২-জোড়াবাগান

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 17.10.2000

তারিখ ১৭.১০.২০০০

*Surajit Shaw*  
Surajit Shaw





ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

✓  
= 2 MAY 2017



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 22 / 158 / 156021

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Das Bibhas Chandra

দাস বিভাস চন্দ্র

Father/Mother/  
Husband's Name

পিতা/মাতা/স্বামীর নাম

Sasi Bhusan

সসী ভূষন

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

39

৩৯

Address

13 E ,Raja Rajkrishna Street,Calcutta.

ঠিকানা

১৩ ই ,রাজা রাজকৃষ্ণ স্ট্রীট,কলিকাতা ।

Facsimite Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 158,BURTOLA

Assembly Constituency

১৫৮,বড়তলা

বিধানসভা নির্বাচন ক্ষেত্র

Place

CALCUTTA

স্থান

কলিকাতা

Date

13.10.95

তারিখ

১৩.১০.৯৫




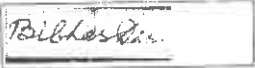
*Bibhas Chandra*



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

5 2 MAY 2017



स्थायी लेख संख्या / PERMANENT ACCOUNT NUMBER	ACQPD6050R	
	नाम / NAME BIBHAS DAS	
	पिता का नाम / FATHER'S NAME SASHI BUSHAN DAS	
	जन्म तिथि / DATE OF BIRTH 12-01-1956	
हस्ताक्षर / SIGNATURE		
	आयकर आयुक्त, प.व. - II COMMISSIONER OF INCOME-TAX, W.B. - II	

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

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





ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017



भारत सरकार  
GOVERNMENT OF INDIA



दिपञ्जन बोस

Dipanjan Bose

DOB: 21-08-1964

Gender: Male



3557 5809 9660

आधार - आम आदमी का अधिकार

*Dipanjan Bose*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

७४/५०, बेलगछिया रोड, बेलगछिया,  
कोलकाता, पश्चिमबंग, ७०००३७

Address:  
64/50, Belgachia Road, Belgachia  
S.o, Kolkata, West Bengal, 700037

*Dipanjan Bose*



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

*Handwritten signature*



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
= 2 MAY 2017

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**DIPANJAN BOSE**

**DILIP BOSE**

21/08/1964  
 Permanent Account Number  
**ADWPB8783G**

  
 Signature





*Dipanjan Bose*

इस कार्ड को 000 / पाणे पर कृपया सुरक्षित करें। तैयार  
 आयकर और सेवा करों, एन एस डी युन  
 ऑफिस में भेजें, संपत्ति सेवा  
 बने, दिल्ली-110001 के पास  
 बॉम्बे, पिन - 411 045

*(If this card is lost or misused, a new card is issued.  
 Please inform us immediately.)*

**Income Tax PAN Services Unit, NSDI**  
 3rd Floor, Sapphire Chambers,  
 Near Hater Telephone Exchange,  
 Borewell, Pune - 411 045

Tel: 01-20-2721 8080 (Ext: 20-2721 8084)  
 e-mail: tininfo@n di.co.in

*Dipanjan Bose*

*Handwritten signature*



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
= 2 MAY 2017



197



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/087/153598

পরিচয় পত্র



Elector's Name : DUTTA KANAILAL

নির্বাচকের নাম : দত্ত কানাইলাল

Father/Mother/  
Husband's Name : AMARENDRANATH

পিতা/মাতা/স্বামীর নাম : অমরেন্দ্রনাথ

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 30

১.১.১৯৯৫-এ বয়স : ৩০

Address PART NO.: 52  
HABRA  
NORTH 24 - PARGANAS

ঠিকানা পার্ট নং: ৫২  
হাবড়া  
উত্তর ২৪ - পরগনা

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন অফিসার স্বাক্ষর

For 087-HABRA Assembly Constituency  
০৮৭-হাবড়া বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 20/05/95

তারিখ : ২০/০৫/৯৫


Kanailal Dutta



ADDITIONAL REGISTRAR  
OF ASSURANCES II, KOLKATA

2 MAY 2017

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AFUPD9198M**




नाम /NAME  
**KANAI LAL DUTTA**

पिता का नाम /FATHER'S NAME  
**AMARENDRA NATH DUTTA**

जन्म तिथि /DATE OF BIRTH  
**11-07-1962**

हस्ताक्षर /SIGNATURE  
*Kanai Lal Dutta*

*Shahin*  
भायकर आयुक्त, (कम्प्यू. अया.), कोल.  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



*Kanai Lal Dutta*

ADDITIONAL COMMISSIONER  
OF INCOME TAX  
KOLKATA  
3 MAR 2017



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

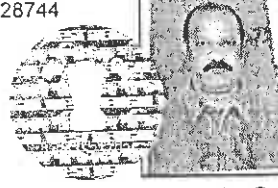


ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

RXC1528744



নির্বাচকের নাম : শেখর দত্ত চৌধুরী

Elector's Name : Sekhar Dutta  
Choudhury

পিতার নাম : সঞ্জীব দত্ত চৌধুরী

Father's Name : Sanjib Dutta  
Choudhury

লিঙ্গ/Sex : পুং M

জন্ম তারিখ  
Date of Birth : 06/05/1964

*Sekhar Choudhury*

RXC1528744

ঠিকানা:

55A, রাষ্ট্রগুরু এভিনিউ, সাউথ দুমদুম, দুমদুম, উত্তর 24  
পর্গানা- 700028

Address:

55A, RASTRAGURU AVENUE, SOUTH DUM  
DUM, DUM DUM, NORTH 24 PARGANAS-  
700028

Date: 25/12/2014

114-দুমদুম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারকের  
স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for  
114-Dum Dum Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলার ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

173/0766



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

✓  
2 MAY 2017

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADTPD4127H

नाम / NAME  
SEKHAR DUTTACHOUHDURY

पिता का नाम / FATHER'S NAME  
SANJIB DUTTACHOUHDURY

जन्म तिथि / DATE OF BIRTH  
06-05-1963

हस्ताक्षर / SIGNATURE  
*Sehara Choudhury*

आयकर आयुक्त, प.ब.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*Sehara Choudhury*

इस कार्ड के खो / भिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर, ई  
संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी),  
पी-7,  
चौरिंगी स्क्वायर,  
कलकत्ता - 700 069.

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



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

5 MAY 2017



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AGGPG9009B



नाम /NAME  
RAJIB GUPTA

पिता का नाम /FATHER'S NAME  
NANI GOPAL GUPTA

जन्म तिथि /DATE OF BIRTH  
21-07-1965

हस्ताक्षर /SIGNATURE

*Rajib Gupta*

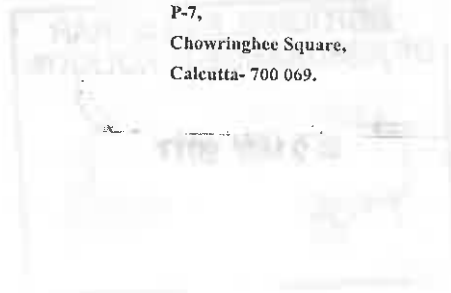
*Stalin*

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

*Rajib Gupta*

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

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Calcutta- 700 069.





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OF ASSURANCE-II, KOLKATA

2 MAY 2017

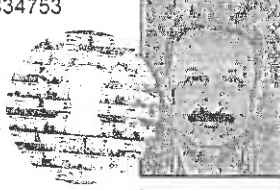


ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XOY1834753



নির্বাচকের নাম : রাজীব গুপ্ত

Elector's Name : Rajib Gupta

পিতার নাম : ননী গোপাল গুপ্ত

Father's Name : Nani Gopal Gupta

লিঙ্গ/Sex : পুং/M

জন্ম তারিখ  
Date of Birth : 21/07/1965

Rajib Gupta

XOY1834753

ঠিকানা:

P-126, KALINDI হাউসিং এস্টেট, লেক টাউন, উত্তর ২৪  
পরগণা-700089

Address:

P-126, KALINDI HOUSING ESTATE, LAKE  
TOWN, NORTH 24 PARGANAS-700089

Date: 04/12/2013

116-বিধান নগর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

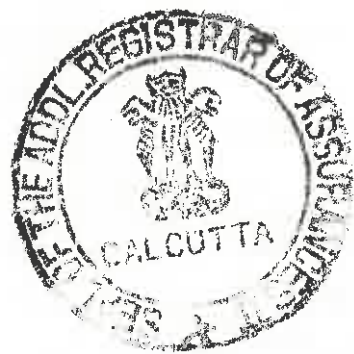
Facsimile Signature of the Electoral  
Registration Officer for

116-Bidhannagar Constituency

টিকনম পরিবর্তন হলে নতুন টিকনম জেটার দিবে নাম তোলা ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

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01/2/2011



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OF ASSURANCE-II, KOLKATA

52 MAY 2017



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/21/140/246215

পরিচয় পত্র



Elector's Name : Dipak Kumar Gupta

নির্বাচকের নাম : দীপক কুমার গুপ্তা

Father's Name : Satya Ranjan Gupta

পিতার নাম : সত্য রঞ্জন গুপ্তা

Sex	M
লিঙ্গ	পুং
Age as on 1.1.2006	63
১.১.২০০৬ এ বয়স	৬৩

Address: 1 MADAN MOHAN TALA STREET Kolkata: 700005

ঠিকানা: ১ মদন মোহন তলা স্ট্রীট কলকাতা ৭০০০০৫



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 140-Cossipur

নির্বাচক নিবন্ধন অঞ্চল: ১৪০-কসীপুর

District: Kolkata

জেলা: কলকাতা

Date: 26.03.2006

তারিখ: ২৬.০৩.২০০৬



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADQPG3601C



नाम /NAME

DIPAK KUMAR GUPTA

पिता का नाम /FATHER'S NAME

SATYA RANJAN GUPTA

जन्म तिथि /DATE OF BIRTH

16-01-1943

हस्ताक्षर /SIGNATURE

*[Handwritten Signature]*

*[Handwritten Signature]*

आयकर आयुक्त, प.नं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*[Large Handwritten Signature]*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),

पी-7,  
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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

✓

2 MAY 2017



of Late Amarendra Nath Dutta, residing at Post Office Road, P.O. & P.S. Habra, District – North 24-Parganas and **(4) SRI DIPAK KUMAR GUPTA [PAN No. ADQPG3601C]** son of Late Satya Ranjan Gupta, residing at 1, Madan Mohan Tala Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, hereinafter referred to and called as **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office/interest and/or assigns and/or nominees] of the **SECOND PART**

**WHEREAS** Ajayendra Krishna Deb was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT premises being No. 76/1C, Cornwallis Street [now known as Bidhan Sarani] containing an area of 19 cottah 9 chittacks and 8 sq. ft. be the same a little more or less particularly described in the First Schedule hereunder written and delineated in the map of plan annexed hereto and thereon bordered in RED;

**AND WHEREAS** by a registered Indenture of Lease dated August 06, 1962, entered by and between the said Ajayendra Krishna Deb, the Lessor therein and Dutt & Co. Pvt. Ltd. and two others, the Lessee therein, said Ajayendra Krishna Deb, granted a lease for a period of 30 years ALL THAT the said premises no. 76/1C Cornwallis Street (now known as Bidhan Sarani), Kolkata – 700006, P.S. Burtola partly particularly described in the First Schedule hereunder written and delineated in the map of plan annexed hereto and thereon bordered in RED against the money consideration paid thereby and on the terms, condition and covenants mentioned therein in the said Indenture of Lease being registered in



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

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

GRN: 19-201718-000772246-1 Payment Mode Online Payment  
GRN Date: 30/04/2017 20:48:41 Bank : HDFC Bank  
BRN : 323350534 BRN Date: 30/04/2017 20:49:40

DEPOSITOR'S DETAILS

Id No. : 19020000583177/1/2017  
[Query No./Query Year]  
Name : PAVEL DAS  
Contact No. : Mobile No. : +91 9051939010  
E-mail :  
Address : HIGH COURT, KOLKATA  
Applicant Name : Mr Pavel Das  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19020000583177/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	19020000583177/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	132010

In Words : Rupees Two Lakh Six Thousand Nine Hundred Thirty One only  
Total 206931



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

the Office of the Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 99, Pages 189 to 204, Being No. 4185 for the year 1962;

**AND WHEREAS** the said Ajoyendra Krishna Deb, the Lessor, had not executed any further Indenture of Lease in favour of the Lessees and as such the Indenture of Lease was terminated and consequently the said Ajoyendra Krishna Deb during his lifetime had instituted a Civil Suit being No. 99 of 1997 before the Hon'ble High Court, Calcutta, *inter alia*, seeking for the eviction of the said Lessees and for the recovery of the possession of the entire demised premises and mesne profit therefrom;

**AND WHEREAS** during the pendency of the said suit said Ajoyendra Krishna Deb died on December 28, 1999 leaving behind his widow Smt. Dipti Deb and only married daughter Smt. Anuradha Tagore as his legal heiress and representatives, being governed by the Bengal School of Hindu Law, who were subsequently substituted as plaintiffs in the said suit in place and stead of said Ajoyendra Krishna Deb, the original Plaintiff by an Order dated March 21, 2000;

**AND WHEREAS** by a registered Deed of Conveyance dated September 25, 2006, said Smt. Dipti Deb and Smt. Anuradha Tagore, the Vendors therein and M/s Bidhan Nirman Pvt. Ltd., the Purchaser therein, the Vendors herein had sold the said premises particularly described in the First Schedule hereunder written and delineated in the map of plan annexed hereto and thereon bordered in RED subject to the said pending suit being No. 99 of 1997 and with the right to be substituted in place of the said Vendors and the right to obtain possession of the



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
52 MAY 2017

suit premises thereof and also realize the mesne profits from the Defendants on obtaining the decree in the said suit being No. 99 of 1997 and on other terms mentioned in the said Deed of Conveyance;

**AND WHEREAS** on the application of the Owner, i.e. M/s Bidhan Nirman Pvt. Ltd., by the order dated March 31, 2007 the Hon'ble High Court, Calcutta allowed the name of the Owner to be substituted in place of Smt. Dipti Deb and Smt. Anuradha Tagore;

**AND WHEREAS** the said suit being No. 99 of 1997 came up for final hearing before the Hon'ble Justice Debangsu Basak on July 11, 2014 when His Lordship by the Judgement and Decree dated July 11, 2014 passed decree for *khas* possession of the building and premises being No. 76/1C, Bidhan Sarani, P.S. Burtola [formerly Cornwallis Street], Kolkata 700006 as described in the First Schedule hereunder;

**AND WHEREAS** the erstwhile Lessees being judgment debtors in the decree dated July 11, 2014 preferred an appeal being APOT No 619 of 2014 before the Hon'ble Appeal Court. Pursuant to the order dated November 18, 2014 in the said appeal the judgment debtors handed over the possession of the portion of the suit premises which was in their actual possession to the owners on November 27, 2014 and thereafter the said appeal was dismissed as withdrawn;

**AND WHEREAS** the Owner is thus seized and possessed of or otherwise entitled to the said premises being No. 76/1C, Bidhan Sarani [formerly Cornwallis Street],



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

22 MAY 2017



Kolkata 700 006, P.S. Burtola being morefully and particularly described in the First Schedule written hereunder;

**AND WHEREAS** the Developer herein intending to develop the said premises had accordingly approached the Owner herein and entered in to a Memorandum of Understanding [hereinafter "MOU"] dated September 26, 2014 and agreed on the terms and condition as stipulated thereunder including an offer of paying a sum of Rs. 1.20 Crore as non-refundable premium on account of creating proportionate [52%] right on the land after completion of project in favour of Developer and also Rs. 2,20,000/- per month towards payment for relocation of some erstwhile sub-tenants/occupiers in the said premises from the date of obtaining the peaceful and vacant possession, already received by the Developer on September 05, 2016 and till the handing over of the possession of the Ground Floor of the premises. On being satisfied with the representation of the Owner regarding the title of the said premises and after the MOU has been approved in the Annual General Meeting of the Company dated September 06, 2014 the Developer herein has paid the total non-refundable premium of Rs. 1.20 Crore and entered into the said understanding with the Owner before entering into the present Development Agreement for the development of the said premises.

**AND WHEREAS** in W.P. No. 5869 (w) of 2013 and in W.P. No 20098(W) of 2013 Filed by the Owners herein an order was passed on July 18, 2013 directing the Collector to fix the market value of the property. In pursuance to the said order the Collector fixed the market value of the property at Rs 2,07,18,953/- and



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
52 MAY 2017

deficit stamp duty of Rs 9,07,157/- and Registration fees of Rs 1,66,514/- has been paid out of the non-refundable premium received from the Developer in terms of the Memorandum of Understanding dated September 26, 2014 and the said deed on the basis of the said market value of the property was finally registered on March 31, 2015 and the same been recorded in Book no.1 CD volume no 20 pages 654 to 695 being no. 02786 for the year 2015;

**AND WHEREAS** be it noted that the present Development Agreement shall supersede the earlier Joint Venture Agreement dated October 16, 2015 being registered at the office of the Registrar of Assurances, Kolkata and recorded in Book No. I, Vol. No. 1902-2015, Pages 151906 to 151952 being No. 190210429 for the year 2015, which stands cancelled as on date of signing of this present Development Agreement by virtue of the execution of the Agreement for cancellation of the said Joint Venture Agreement. Further the General Power of Attorney dated May 24, 2016 being registered at the office of the Registrar of Assurances, Kolkata and recorded in Book No. IV, Vol. No. 1903-2016, Pages 76626 to 76662 being No. 190303148 for the year 2016 given in regard to the said Joint Venture Agreement shall be revoked accordingly;

**NOW, THEREFORE,** in consideration of the mutual covenants and promises herein contained, the parties herein agree to constitute themselves as parties to the present Development Agreement, for the purposes mentioned herein, and intending to be legally bound hereby, the parties hereto enters into the agreement on the terms set out herein;



ADDITIONAL REGISTRAR  
OF ASSURANCE II, KOLKATA  
52 MAY 2017

**NOW THE PARTIES HERETO MUTUALLY AGREES as under:-**

**1. DEFINITIONS:**

- 1.1 **Owner: M/s BIDHAN NIRMAN PVT. LTD.**, a company registered under the Companies Act, 1956 and having its registered office at 502, Tobacco House at 1, Old Court House Corner , P.S. Hare Street, P.O. Lal Bazar, Kolkata- 700001 [previously at 76/1C, Bidhan Sarani, P.O – Beadon Street, P.S. Burtolla, Kolkata – 700 006], being represented by Sri Narayan Das Gupta, Sri Surajit Chandra Shaw, Sri Bibhas Das and Sri Dipanjan Bose being the Directors thereof by virtue of the Resolution passed in the Annual General Meeting held on September 06, 2014;
- 1.2 **Developer: STAR UDYOG**, a partnership firm, having its registered office at P-126, Kalindi Housing Estate, P.S. Lake Town, Kolkata-700089 being represented by its partners Sri Rajib Gupta, Sri Sekhar Dutta Chowdhury, Sri Kanai Lal Dutta and Sri Dipak Kumar Gupta, jointly carrying on the real estate business as the "developer and promoter".
- 1.3 **Memorandum of Understanding [MOU]:** shall mean the Memorandum of Understanding signed by the parties hereto on September 26, 2014;
- 1.4 **Premises:** shall mean the land, building and structure, more fully and particularly described in the First Schedule hereunder written;
- 1.5 **Building:** shall mean the proposed building comprising of "Double Basement + Ground floor up to fifth floor" (or, such number of floors, as is sanctioned by the Kolkata Municipal Corporation) storied building with lift facility to be constructed by demolishing the existing structure there on the land in entirety of the said First Schedule premises as per sanctioned Building plan from



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

the Kolkata Municipal Corporation at the cost of the Developer. It is to note that the actual physical measurement shall prevail over the sanctioned plan;

1.6 **Car parking Space:** shall mean the parking space reserved for the Purchaser of the residential unit/commercial unit of the building are to be proportionately distributed;

1.7 **Residential Unit:** shall mean and include those parts and portions of the building which shall be solely used for residential purpose by the individual acquiring such unit of the building by executing registered Deeds;

1.8 **Commercial Unit:** shall mean and include those parts and portions of the building which shall be commercially exploited for business purpose by the individual/group of individuals/business unit acquiring such unit of the building by executing registered Deeds or Rent Agreements;

1.9 **Common area:** shall mean and include the common installations, fixtures, fittings and appurtenances described in the Third Schedule hereunder written;

1.10 **Common Purpose:** shall mean and include the purpose of upkeep of the common areas and portions and the purpose of regulating actual rights and liabilities of the co-owners of different portions of the Building for the more beneficial use, occupation and enjoyment by the Purchase and/or co-owners of their respective Units and the properties appurtenant thereto and all other purposes or matters in which the Purchaser and/or co-owners and/or sufficient number of the co-owners have common interest relating to Land and the Building.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017



1.11 **Common Expenses:** shall mean the proportionate expenses of the nature described in the Fourth Schedule hereto;

1.12 **Owner's Allocation:** the Owner shall be entitled to 48% [forty eight per centum] of the FAR/built-up area sanctioned and/or actually constructed as per sanction by the Kolkata Municipal Corporation, which shall not be less than 17000 sq. ft., except basement parking space, in total alongwith the right to the common areas and proportionate share of land appurtenant to the proposed building. The ground floor of the building is proposed to be commercial in nature and shall exclusively come under the Owner's allocation save and except the ramped stall i.e. drive in and drive out spaces for the basement car parking, which is however common area as per definition. The basement car parking spaces shall not be considered while calculating the minimum allocation [i.e., 17000 sq. ft. or 48 per centum of the FAR/built-up area, whichever is more] as stated hereinbefore and that the Owner needs not to pay any sum of money towards construction cost of the entire building including its two basements. Owner shall be entitled to get 16 [sixteen] car parking spaces of which 8 [eight] car parking spaces in the first [i.e. upper] basement, 4 [four] car parking space in the second [i.e lower] basement and 4 [four] car parking spaces in the ground floor of the proposed building out of the total number of 38 [thirty eight] car parking spaces to be made available in the new building to be constructed in the said premises in terms of the present Development Agreement being entered into between the parties hereto. Car parking spaces except those at the Ground Floor shall not be considered while calculating the minimum allocation [i.e. 17000 sq.



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
2 MAY 2017

ft. or 48 per centum of the FAR/built up area, whichever is more] as stated hereinbefore;

1.13 **Developer's Allocation:** the Developer shall be entitled to the saleable right of 52% [fifty two per centum] of the FAR/built-up area, except car parking spaces, as sanctioned by the Kolkata Municipal Corporation alongwith the right to the common areas and proportionate share of land underneath the proposed building and also 22 [twenty two] car parking spaces in the two basements out of the total number of 38 [thirty eight] car parking spaces to be made available in the new building to be constructed in the said premises. The first floor of the proposed constructed building being commercial in nature shall be exclusively for the Developer herein and rest of the area as per mutual agreement between Owner and Developer;

1.14 **Architect:** shall mean such competent person(s) who shall be appointed by the Developer at their cost and decision for designing and planning of the building and also supervision during the continuance of the construction. The decision of the Architect shall be taken in consultation and concurrence with the Owner and shall be binding on both the parties in this respect.

1.15 **Building Plan:** It means plan of the building proposed to be constructed, prepared and sketched by the competent person as defined by the Kolkata Municipal Corporation Act and to be submitted—before the Kolkata Municipal Corporation for sanction as per the Kolkata Municipal Corporation Act and Building Rules as amended up to date. The Developer will take steps to prepare the Plan for construction of the Building with clear demarcation of Owner's



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

22 MAY 2017

allocation in consultation with the Owner and as mutually agreed upon between the parties in the Development Agreement within 15 [fifteen] days from the date of signing of this Development Agreement for the purpose of the sanction and the Owner shall sign the same. The cost of preparation of the plan will be paid by the Developer.

1.16 **Sanctioned Plan:** shall mean the building plan sanctioned by the Kolkata Municipal Corporation in compliance with the Kolkata Municipal Corporation Act and cost of obtaining such sanction will be borne by the Developer;

1.17 **Posterior sanctioned plan:** shall mean the building plan sanctioned for the part and portion of the premises which emanates after the building plan has been sanctioned by the Kolkata Municipal Corporation;

1.18 **Vacant Possession:** shall mean the peaceful vacant possession of the First Schedule premises obtained by the Developer from the Owner on September 05, 2016 prior to demolition of the old structure;

1.19 **Word:** imparting singular shall include plural and vice versa;

1.20 **Words:** imparting masculine gender shall include feminine and neuter gender; likewise words imparting feminine gender shall include masculine and neuter gender shall include masculine and feminine gender.

## **2. OWNER'S RIGHT AND REPRESENTATIONS:**

2.1 The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises being morefully described in the First Schedule hereunder and the Developer has made themselves satisfied with the title of the Owner's property described in the First Schedule and came to



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

the conclusion that the Owners has marketable title in respect of the said premises.

2.2 The said premises is free from all encumbrances of any manner whatsoever. Further, the earlier liability of payment of Arrears of Municipality Taxes, Interest and penalty has been discharged by the Owners out of non refundable advance received from the Developer in terms of the Memorandum of Understanding dated September 26, 2014. The parties hereto mutually agree to act in accordance to the terms and conditions stipulated herein the present Development Agreement. The Owner now has a marketable title in respect of the premises.

2.3 The liability of providing allocation, if any, to the erstwhile occupiers/tenants shall be that of the Owner.

2.4 None other than the Owner has any claim, right, title and interest and/or demand over and in respect of the said premises, portion morefully described in the First Schedule and the said premises is free from all encumbrances, attachments, charges, liens, trusts or otherwise as per provisions of the law. Moreover, Owner till this day has not yet entered into any agreement for sale or development agreement in respect of the said premises with any third party. If any legal proceedings are taken by any other person, the Owner will, at their cost, properly defend the same.

2.5 The Owner, shall from time to time, give all papers, documents, 'no objection' to the Developer which will be required by any authority on execution of the Development Agreement.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017



2.6 The Owner shall be liable to make payment of taxes under the prevailing law or the Goods and Service Tax Law, after its enactment, if the same has applicability upon the Owner, in respect of the Owner's share.

### **3. DEVELOPER'S RIGHT AND REPRESENTATION:**

3.1 The Developer has paid the total non-refundable premium of Rs. 1.20 Crore, which has been utilized by the Owner for the purpose of discharging its earlier liabilities like payment of deficit Stamp Duty and Registration Fees, arrear Municipal taxes, etc.

3.2 The Developer shall pay the sum of Rs. 2,20,000/- [Rupees Two Lakh Twenty Thousand] only per month, within 7<sup>th</sup> day of following month starting from the date of getting the vacant possession of the First Schedule premises. The said payment shall continue month by month till the Developer hands over the entire ground floor to the Owner after completion of the construction work of the said ground floor. The Developer undertakes to complete and deliver the said ground floor within a period of 24 [twenty four] months from the date of getting the vacant possession of the First Schedule premises. If however, the Developer fails to complete and deliver the said ground floor within a period of 24 [twenty four] months from the date of getting the vacant possession of the First Schedule premises, then the Developer shall continue to make such payment of Rs. 2,20,000/- month by month till the ground floor is completed and delivered to the Owner. Consecutive two failures to make payment as mentioned above shall constitute Developer's inability to discharge their duty which will attract interest @ 18 % p.a. for days of such delay. However owing to repeated failures, the Owner will at their discretion may cancel



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

2 MAY 2017

Development Agreement with prior notice of fifteen days to the Developer. However the developer in such event of cancellation will be entitled to get back the entire advance made to the owner till the date of such cancellation within 180 days of such cancellation. The payment as above will not be part of non refundable advance.

3.3 The Owner shall be liable to pay a sum of Rs. 750000/- on account of charges for demolition of the structures there in the First Schedule premises. After causing such demolition, a new "Double Basement+G+V" [or, such number of floors, as is sanctioned by the Kolkata Municipal Corporation] storied building shall be developed and/or constructed there on the premises being morefully and particularly described in the First Schedule written hereunder at the cost of the Developer after obtaining sanction plan from the Kolkata Municipal Corporation and upon obtaining the vacant possession.

3.4 The Developer within 15 [fifteen] days from the date of signing of the present Development Agreement shall initiate process for obtaining the Building Plan for construction of the building with clear demarcation of the Owner's allocation with consultation of the Owner and as mutually agreed upon between the parties in the Development Agreement within one month from the date of mutation and the same shall be deemed to be a part of the instant Development Agreement. After obtaining the necessary concurrence of the parties herein the Developer shall submit the said plan for sanction after being signed by the Owner and after complying with all the formalities under the Kolkata Municipal



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

52 MAY 2017

Corporation Act and the Building Rules, as amended up to date. The cost of the preparation of the plan and sanction of the plan will be payable by the Developer.

3.5 The Owner hereby grant right to the Developer to construct, erect and build a "Double Basement+G+V" [or, such number of floors, as is sanctioned by the Kolkata Municipal Corporation] storied building as per the plan approved by the Kolkata Municipal Corporation with or without any amendments and/or modifications thereof made or caused to be made by the Developer.

3.6 The Developer shall at their own costs develop, construct and complete in all respect the said premises comprising of "Double Basement+G+V" [or, such number of floors, as is sanctioned by the Kolkata Municipal Corporation] storied building thereon and allocation therein shall be in the proportion mentioned hereinbefore in para 1.12 & 1.13.

3.7 The basements shall be meant only for car parking, the ground floor [except four car parking spaces] and first floor shall be solely used for commercial purposes and the remaining floors thereon shall be solely used for residential purposes.

#### **4. CONSTRUCTION:**

4.1 In consideration of the Owner having agreed to permit the Developer to commercially exploit the said premises by construction, erecting and building i.e. the building in accordance with proposed plan to be approved by the KMC with such modification or alteration as may be required or be made by the Developer, the Developer has agreed to allocate the Owner's allocation space;



**ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA**

**2 MAY 2017**

4.2 The building shall be constructed and completed with good and standard materials and the said building will be a descent building and shall contain all amenities, which are normally provided for a descent building for residential and commercial purposes. The Developer should take all endeavor to make this building in such a way that the same can fetch maximum revenue out of it;

4.3 In case the sanction is obtained for construction of only "Double Basement+G+V" storied building then the Owner shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Owner to pay and contribute any amount for the construction and completion of the said building and/or for the said Owner's allocation, save and except 48% of the construction cost of the second basement. For any purpose whatsoever at any point of time, the Owner also shall not be liable for any liability of purchasing the raw materials, payments or for any loss in the project or for the construction of the said multistoried building or for loss of any human life. However, the Owner herein do hereby agree that if the sanction is obtained for construction of any extra floors beyond the proposed "Double Basement+G+V" being the posterior sanctioned area then the cost and expenses of the same shall be borne proportionately by the Owner and Developer and the allocation will be disbursed in the agreed proportion.

4.4 The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to the plan sanctioned by the Kolkata Municipal Corporation the Developer shall undertake the constructional work in the said premises.



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

2 MAY 2017



4.5 All men, machineries and materials will be supplied by the Developer at its own cost and expenses and all the electrical goods, sewerage goods, water pipe lines, bricks, sand, irons, windows, doors, stone chips and all other materials relating to the construction will be supplied by the Developer at its own cost and Owner cannot raise any objection for the same, and all costs will be borne by the Developer regarding construction.

4.6 That the supervision of the construction of the building will be undertaken by the Developer through the Architect and the Owner cannot raise any objection for the same. All negotiations and the necessary permissions for the construction of the said building and also for the electric connection, water connections, sewerage system will be done by the Developer as the Constituted Attorney of the Owner and the Owner cannot raise any objection for the same.

4.7 The Developer shall engage Civil Engineers and Architect for the purpose of construction of the building, cost for which shall be borne by the Developer and cannot claim the said amount from the Owner under any circumstances.

4.8 It has been agreed by and between the parties i.e. the Owner and the Developer herein that the construction, erection and completion of the said building shall be done, by using best quality standard materials available in the local market, within 36 [thirty six] months from the date of signing of this present Development Agreement, provided all required sanctions from the concerned municipal and other government authorities are obtained within time. Time is the essence of the contract. However, the ground floor of the building will be handed over in 24 [twenty four] months from the date of getting the peaceful and vacant



ADDITIONAL REGISTRAR  
OF ASSURANCE II, KOLKATA

2 MAY 2017

possession of the First Schedule premises, that is, September 05, 2016 Failure to deliver the ground floor within the said stipulated time and the remaining portion of the Owner's allocation within 36 [thirty six] months from the date of signing of this present Development Agreement will entitle the Owner to cancel the Development Agreement at their discretion.

4.9 It is agreed by and between the parties hereto that the demolition of the old structure shall be carried out by the Developer and the Owner shall have no claim on the scrap and/or remains left out of such demolition.

4.10 The said Owner's and the Developer's allocation will be constructed and completed with good and standard materials (ISI) and the said building will be a decent building and shall contain all amenities which are normally provided for a decent building for commercial and residential purpose. All materials used for construction purpose shall be as per the specifications being morefully and particularly stated in the Second Schedule written hereinafter and if any change in specification of the said building materials is made at the request of the Owner the same shall entail extra cost. The Developer herein agrees to provide with one year warranty in case of standard workmanship is maintained. However, if the standard of building materials is found to be inferior as compared to the prevailing market standard and norms then the expiry of such warranty period won't extinguish the liability of the Developer.

## **5. DUTIES AND RESPONSIBILTIES OF THE OWNER AND DEVELOPER:**

5.1 On obtaining the sanctioned plan from the Kolkata Municipal Corporation, the Developer shall start the construction of the "Double Basement+G+V"



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

MA  
2 MAY 2017

without any further delay. The Developer shall not be responsible for any alternative accommodation for displaced tenant/occupier of the said premises.

5.2 It is hereby agreed by and between the parties hereto that the breach of the timeline as stated above by either of the party shall be the reason to determine the Development Agreement on the ground of default. However, the party making such default shall be given two month's time to make good such default. On failure, such shall be treated as breach of contract and the aggrieved party shall be at the liberty to move before the appropriate Forum of law in order to oblige the other party to specifically perform the covenant of this Development Agreement under the Specific Relief Act without prejudice to the other rights and contentions available to the parties hereto.

5.3 The Owner shall execute and register a fresh General Power of Attorney after revocation of the earlier General Power of Attorney dated May 24, 2016, in favour of the Developer as is required for the purpose of obtaining all necessary permissions and approval from different authorities in connections with the construction of the building and for pursuing and following up the matter with the appropriate authorities. The said registered General Power of Attorney shall be given by the Owner for selling the residential and commercial unit out of the Developer's allocation together with their undivided proportionate share of land to its selected person or persons at the rate to be fixed by the Developer and shall receive the advance and/or earnest money for selling the residential and commercial unit out of the Developer's allocation and the total consideration money for the sale of the Developer's allocated flat and parking spaces. The



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

parties herein indemnifies each other that for the respective booking of the residential and commercial unit the party taking the advance and/or earnest money shall be solely responsible and either party cannot make the other party responsible for the same.

5.4 The Developer shall negotiate the terms and conditions with the intending purchasers of the residential and commercial unit of the Developer's allocation and shall receive the entire consideration money from the intending purchasers of the said flat and shall discharge the money receipt for the same as a Constituted Attorney for the Owner. It is the absolute discretion of the Developer that the Developer will nominate and/or select the intending purchaser or purchasers for the Developer's allocation in the said premises.

5.5 The Developer shall execute the Deed of Sale as the Developer/ Confirming Party and as Constituted Attorney of the Owner for sale of the Developer's allocation without the Owner's consent. The said registered General Power of Attorney shall subsist during the sale of the Developer's allocated portion. The Owner's allocation shall be handed over to the Owner in the manner as agreed hereby, being completed and made habitable in all respect. However, it is expressly agreed by both the parties that the Developer gets the right to enter into agreement for sale for their portion from the date of signing this Development Agreement.

5.6 That if necessary, the Developer will have the authority to collect loan or financial assistance from any other organization or organizations, without prejudice to the interest of the Owner and without encumbering the property.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

52 MAY 2017



5.7 That the intending purchaser or purchasers cannot claim any money from the Owner if the Developer fails to complete the construction and possession of the said saleable flat within time to the intending purchaser or purchasers or for any cancellation of the Agreement for Sale of any Developer's allocated flat. In that event/consequence the Developer will be liable for the same.

## **6. POSSESSION:**

6.1 The Developer, save and except the Ground Floor which will be handed to the owner in a time frame as mentioned in Clause 4.8 above, shall on completion of the Building put the Owner in possession of the Owner's allocation in complete habitable condition in all respect together with all right in common areas specified as common areas and parts and or facilities in the said building. The Developer will be entitled to enter into Agreement for Sale of their portion, receive earnest money and payment but will not be entitled to execute the conveyances without giving possession in respect of the Owner's allocation.

6.2 It is expressly agreed and declared that the Developer shall be entitled to receive the Developer's allocation in the said building without any formal deed of transfer immediately after possession is made over to the Owner of the Owner's allocated portion constructed by the Developer according to the specifications. The construction of the Owner's allocation shall be done by the Developer for and on behalf of and on account of the Owner. It is to note that the Developer shall hand over the Owner's allocation as a whole in favour of the Owner who shall make subsequent allocations to its members/shareholders and that the Developer in no way is liable for such subsequent allocations being made by the Owner.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

52 MAY 2017

6.3 The Developer, before handing over the possession to the eatery and other commercial units in the constructed building, shall ensure that they have obtained the required statutory certificates and permissions from the concerned Departments. In case of the eatery, apart from the said certificates and permissions it has to construct the kitchen duct up to the roof level at its own cost.

6.4 The Developer shall be entitled to sell the Developer's allocation only hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation with General Power of Attorney from the Owner and the Owner shall be duty bound to assist the Developer in all respect for entering into an agreement for sale in respect of the residential and commercial unit out of Developer's allocation or executing the Deed of Conveyance in respect of such units as per the provision of law.

6.5 The Owner shall co-operate with the Developer in obtaining quotas, entitlements and other allocations for cement, steel, brick and other building materials for construction of the said building and for obtaining temporary and permanent connection of water electricity and if possible separate drainage, sewerage and gas for the said building.

6.6 All costs, expenses including Architect fees shall be paid and borne by the Developer and the Owner shall have no liability in this context.

6.7 The Owner shall pay a sum of Rs. 2,20,000/- as Security Deposit in favour of an independent body which shall be formed under the Societies Registration



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

Act, 1860, and shall be represented by four persons from the Developer's side and three person's from the Owner's side. The Society, thus formed, will arrange the maintenance of the Building till 12 months from the date of receipt of Completion Certificate from the Kolkata Municipal Corporation and the Developer's representatives will relinquish as the member of the said Society in favour of new members being owner/occupier in the Building on expiry of such 12 months.

6.8 The Owner hereby agrees that after getting over the possession the Owner shall pay further maintenance cost to the Developer at the rate of Rs. 3 per sq. ft. for commercial units and Rs. 2 per sq. ft. for residential units or as per actual expenses incurred for maintenance, whichever is lower, till the Association of the building owners is formed.

## **7. BUILDING:**

7.1 The Developer shall construct new "Double Basement+G+V" [or, such number of floors, as is sanctioned by the Kolkata Municipal Corporation] storied building on the said First Schedule premises as per sanctioned plan from the concerned authority of the Kolkata Municipal Corporation;

7.2 The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for obtaining temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or other entitlement as a Developer.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
= 2 MAY 2017

7.3 The Developer shall at their own costs and expenses and without creating any financial or other liabilities on the Owner, construct and complete the said building and various units/flats and/or apartment thereto and or modification shall be made in the Owner's allocation with the consent of the Owner in writing.

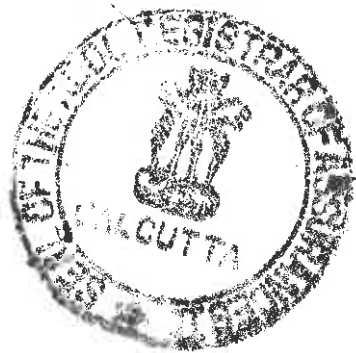
7.4 The parties hereto, however, agree to proportionately share the cost of installation of electric transformers and reinstallation of electric meters and cables.

7.5 The parties hereto, further agrees that all cost payable to the Calcutta Electric Supply Corporation incidental to cable laying and re-installation of electric meter and/or installation of new electric meter, such as security deposit, cable laying charges, etc. shall be borne by respective units to whom such electric meter will be allotted.

7.6 The parties hereto agree that the Developer shall install soundless generator after the construction period as the backup for lighting up the common areas of the premises and for running of one out of two lifts. The cost of installation shall be borne at the agreed ratio of 48:52 by the Owner and Developer.

#### **8. NOTICE OF POSSESSION AND PAYMENT OF TAXES:**

8.1 After the completion of the Building and obtaining the Completion Certificate from relevant Local Authority, namely Kolkata Municipal Corporation or such other body as may be prescribed by a competent authority, as per sanctioned plan, the Developer shall issue a letter for handing over possession to the Owner before the delivery and on receipt of the above said letter the Owner



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
2 MAY 2017



shall take possession of the Owner's allocation being free from all encumbrances and then, the Developer, as a Constituted Attorney of the Owner, shall execute the deed of conveyance in respect of the Developer's allocation to the respective intending purchaser duly nominated by the Developer.

8.2 The Developer shall be liable to pay the taxes from the date of taking possession of the First Schedule property till completion of the building and after taking possession and fulfillment of the property, the Owner shall pay proportionate share of taxes for allotted portion and the intending purchasers shall be liable to pay the allocated portion's taxes on proportionate basis from the date of possession of the said allocated portion.

**9. OWNER'S INDEMNITY:**

9.1 The Owner hereby agree that the Developer shall be entitled to the said construction of the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbances provided that the Developer perform and fulfill all the terms and condition herein contained and on their part are to be observed and performed.

**10. DEVELOPER'S INDEMNITY:**

10.1 The Developer hereby agrees to keep the Owner indemnified against all third party claims arising out of action or admission of the Developer in or relating to the demolition and construction of the said building/structure;

10.2 The Developer hereby undertake to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the



ADDITIONAL REGISTER  
OF ASSURANCE-II, KOLKATA  
52 MAY 2017

construction of the said building, Developer's action with regard to the development of the said premises and/or in the matter of constructions of the said building and/or for any defect therein.

## **11. MISCELLANEOUS**

11.1 It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matter and things not herein specified may be required to be done, executed and performed and for which the Developer shall require adequate powers and authorities from the Owner and for such matters, the Owner shall provide all required powers and authorities unto and in favor of the Developer as and when the same is or are required and called upon to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the Owner and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

11.2 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post and A/D and shall likewise be deemed to have been served on the Developer in a similar manner;

11.3 The Developer and the Owner shall mutually frame scheme for the management and administration of the said building and/or common parts therein;



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

11.4 The Developer will not possess the right to use the roof area for any commercial purpose.

11.5 The demolition of the old structure will be done by the Developer and the right on the debris and salvages will be of the Developer over which Owner cannot claim any compensation of any nature.

11.6 In case any additional construction, beyond as mentioned in Clause 1.5, is possible and carried out with the permission of the authority mentioned in Clause 8.1 above, cost of additional construction shall be borne in the ratio mentioned in Clause 1.12 & 1.13 and such additional constructed area will also be apportioned between Owner and Developer accordingly at the agreed ratio of 48:52.

## **12. FORCE MAJURE**

12.1 This Agreement and the clauses herein are subject to "FORCE MAJURE" which mean and include Earthquake, Flood, Riot, Water, Storm, Tempest, any other Natural Calamity or Disaster, Civil commotion, war, strike bandh, transport problems, non-availability of cements, iron or any other materials relating to the construction of the said proposed building and also any type of uncivilized activities or any other act beyond the control of the parties hereto at the duration whereof the obligations of the parties hereto shall remain suspended. The parties hereto shall not be considered to be liable for any obligations herein under to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" and shall be suspended from the obligation during the duration of the "FORCE MAJURE".



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

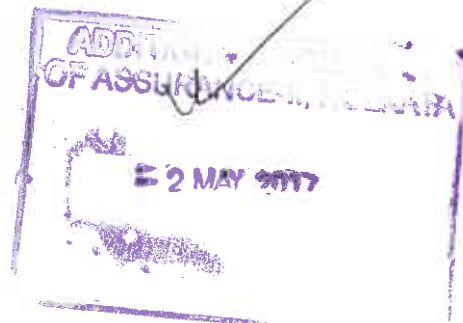
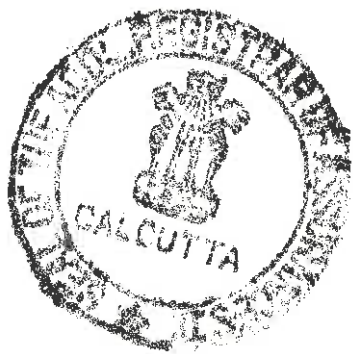
### **13. DISPUTE RESOLUTION AND JURISDICTION**

13.1 Any dispute or difference between the parties shall be subject to the jurisdiction of courts at Kolkata only.

#### **THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of land admeasuring an area of about 19 cottahs 9 chittacks 8 sq. ft. be the same a little more or less togetherwith four interconnected building consisting of partly three storied, partly two storied and partly one storied structure admeasuring an area of more or less 7583 sq. ft. pucca structure on the ground floor, 3234.5 sq. ft pucca structure and 503.70 sq. ft. C.I Shed on the first floor and 1617.50 sq. ft. pucca structure on the second floor and some structure on the ground floor with tin Sheds in the said premises admeasuring an area of about 5546.6 sq. ft. situated at the premises being no. 76/1C, Bidhan Sarani, P.O.- Beadon Street, P.S.- Burtolla, Kolkata – 700 006 being under the jurisdiction of the Office of the Registrar of Assurances, Kolkata and within Ward No. 16 of the Kolkata Municipal Corporation, and the same being butted and bounded in the manner as follows::

ON THE NORTH	: Raja Raj Krishna Street
ON THE SOUTH	: 76/1B, Bidhan Sarani
ON THE EAST	: Burtolla Police Station
ON THE WEST	: Bidhan Sarani





**:THE SECOND SCHEDULE ABOVE REFERRED TO:**

Foundation	As per plan
Wall/Brick work	<ul style="list-style-type: none"> <li>• Outer wall- 8 inches</li> <li>• Inner partition wall- 5 or 3 inches wall being plastered on both sides</li> <li>• Inside walls of flat – to be finished with plaster or putty</li> </ul>
Floor	<ul style="list-style-type: none"> <li>• All inside floors with vitrified floor tiles of Kajaria/Orient Brand or mutually accepted grade of Marble</li> <li>• Skirting would be 5 inches from the floor level</li> </ul>
Main door	<ul style="list-style-type: none"> <li>• Frame – sal wood</li> <li>• Door – decorative doors</li> </ul> <p>Finished by polish</p>
Bedroom door	<ul style="list-style-type: none"> <li>• Frame – sal wood</li> <li>• Door – Phenol bonded waterproof flush door</li> </ul> <p>Coated with wood primer</p>
Bathroom door	<ul style="list-style-type: none"> <li>• Frame – sal wood</li> <li>• Door – PVC or equivalent</li> </ul> <p>Coated with suitable colour [Developer's choice]</p>
Door fittings	<ul style="list-style-type: none"> <li>• Main door – 1No. of brass tower bolt, 1 No. of mortice lock of good quality, 2 No. of decorative brass handle, 1 No. of door stopper, 1 No. of eye hole and 1 No. of chain lock.</li> <li>• Other doors – aluminum tower bolt [as required] and aluminum hatch bolt [as required]</li> </ul>
Windows	Aluminum sliding window with grill



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

Electrical Line	For Rooms: <ul style="list-style-type: none"><li>• Bed Room - 3 Nos. of Light Point, 1 No. of Fan Point, 1 No. of 5Amp Plug Point, 1 No. of AC Point</li><li>• Drawing Room - 2 Nos. of Light Point, 1 No. of Fan Point, 1 No. of 5Amp Plug Point, 1 No. of TV Point, 1 No. of Phone Point</li><li>• Dining Room- 1 No. of Light Point, 1 No. of Fan Point [if required], 1 No. of 15Amp Fridge Point, 1 No. of 15Amp Plug Point</li><li>• Bathroom [general] - 1 No. of Light Point, 1 No. of 5/15Amp Plug Point, 1 No. of Exhaust Fan Point</li><li>• Bathroom [attached] - 1 No. of Light Point, 1 No. of Exhaust Fan Point</li><li>• Kitchen - 2 Nos. of Light Point, 1 No. of Exhaust Fan Point, 1 No. of 5/15Amp Plug Point</li><li>• Balcony – 1 No. of Light Point</li></ul>
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**:THE THIRD SCHEDULE ABOVE REFERRED TO:**

1. The portion of the land directly under the Building.
2. Roof.
3. Staircases on all floors.
4. Landing of stair cases on all floors.
5. Common paths, passages and areas on the Land and building excepting expressly such areas on land and building as are not needed or held or intended for use by any particular person but including beams foundations and supports of the building.
6. Driveway and lobby on the ground floor save and except the car parking spaces reserved.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

7. Boundary walls and main gates.
8. Drainage and sewerage.
9. All electrical installations and all electrical wiring, meters and fittings, electrical meter room (excluding only those as are installed within the exclusive area of any Unit and/or exclusively intended for its use).
10. Lifts, lift walls, lift machinery, lift machine room and its installations and fittings.
11. Caretaker's room.
12. Toilet outside the building for the use of the caretaker.
13. Generator [soundless], generator room and all its installations and fittings.
14. Specified areas in the roof of the buildings meant for common use of the co-owners but excluding the areas thereof sold by the Assignor to any individual person or persons.
15. Pump room, water pump, water tank on the ground floor and/or on the terrace, water pipes and other common plumbing installations save only those as are exclusively within and for use of any particular unit.
16. Such other common parts, areas, equipment, installations fittings, fixtures and spaces in or about the building or the land as are necessary for passage to or user and occupancy of the units in common with other owners or occupiers of the land and building or portions thereto whether at present or in future to be constructed in the land or the building.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

**:THE FOURTH SCHEDULE ABOVE REFERRED TO:**

1. All costs of maintenance, operating water pumps replacing, whitewashing, painting, rebuilding, reconstructing, decorating, redecorating, lighting the common parts and portions and areas and also the outer walls of the building.
2. The salary of all persons employed for the common purposes.
3. Insurance premium for insuring the buildings against earthquake, fire, lightning, mob damage, civil commotion etc.
4. All charges and deposits for supplies of common utilities to the purchaser or other owners or occupiers of the building;
5. Municipal taxes and other outgoings save those separately assessed on the purchaser or other co-owners;
6. Costs of formation and operation of the Society/Association;
7. All litigation expenses incurred for the common purposes;
8. The office expenses incurred for maintaining an office for common purposes if any;
9. All other expenses and outgoings as deemed by the Vendors to be necessary or incidental for regulating interest/rights of the purchaser and/or occupiers of the building including such amount as be fixed for creating a fund for replacement renovation painting and/or periodic repairing in and of the common portions.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017



**IN WITNESS WHEREOF** the parties have signed this agreement on the day, month and year first above written.

**SIGNED AND DELIVERED**

by the within named OWNER

**BIDHAN NIRMAN PVT. LTD.**

represented by its Director,

at Kolkata

1. Ranajit Ghosh  
153/3K, A.P.C. Road, ✓  
Kolkata - 700006.
2. Pavel Das  
Advocate, High Court, Calcutta

**SIGNED AND DELIVERED**

by the within named **DEVELOPER**

**STAR UDYOG** represented by its

Partner at Kolkata

in the presence of :

**Witness :**

1. Ranajit Ghosh
2. Pavel Das.

**Drafted by**

*Pavel Das*  
PAVEL DAS, Advocate  
High Court. Calcutta

WB 1216/2010

For **BIDHAN NIRMAN PVT. LTD.**

*Narayan Das Gupta*

*Srijit Chandra Choudhary*  
**DIRECTOR DIRECTOR DIRECTOR**

For **BIDHAN NIRMAN PVT. LTD.**

*Bibhas Das,*  
*Dipankar Das,*  
**DIRECTOR DIRECTOR DIRECTOR**

Star Udyog

*Rajib Ghosh*  
Partner

Star Udyog

*Santa Choudhary*  
Partner

Star Udyog

*Kanai Lal Das*  
Partner

Star Udyog

*Dipak Kumar Ghosh*  
Partner



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.1,20,00,000/- [Rupees One Crore Twenty Lac] only from the abovenamed Developer.

Date	Cheque No.	Bank & Branch	Amount[INR]
16.09.2014	000000000001	HDFC Bank, Shyambazar	15,00,000
01.10.2014	000000000002	HDFC Bank, Shyambazar	1,00,000
09.03.2015	000000000004	HDFC Bank, Shyambazar	15,00,000
29.09.2015	000000000007	HDFC Bank, Shyambazar	5,00,000
05.11.2015	000000000006	HDFC Bank, Shyambazar	30,00,000
27.04.2016	000000000008	HDFC Bank, Shyambazar	5,00,000
02.08.2016	000000000009	HDFC Bank, Shyambazar	1,94,718
28.09.2016	000000000010	HDFC Bank, Shyambazar	21,50,000
14.02.2017	000000000022	HDFC Bank, Shyambazar	10,00,000
24.03.2017	000000000025	HDFC Bank, Shyambazar	15,55,282
		<b>Total</b>	<b>1,20,00,000</b>

**Witnesses:**

1) *Kanajit Ghosh*

2) *Pavel Das.*  
*Adv.*

**For BIDHAN NIRMAN PVT. LTD.**

*Narayan Das Gupta*

*Sunil Chandra Shaw*

**DIRECTOR DIRECTOR DIRECTOR**

**For BIDHAN NIRMAN PVT. LTD.**

*Bilghosh Das*

*Kapmjan Singh*

**DIRECTOR DIRECTOR DIRECTOR**

**SIGNATURE OF OWNER**



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

22 MAY 2017

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Narayan Das Gupta*

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



*Sunjayit Chandra Sengupta*

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



*Bibhakesh Das*

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



*Dipankar Das*

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



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
2 MAY 2017



# SPECIMEN FORM FOR TEN FINGERPRINTS



*Rajib Gupta*

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



*Xanta Chakraborty*

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



*Kanchan Das Datta*

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



*Dipak Kumar Ghosh*

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



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

2 MAY 2017



## Major Information of the Deed

<b>Deed No :</b>	<b>I-1902-01252/2017</b>	<b>Date of Registration</b>	<b>04/05/2017</b>
<b>Query No / Year</b>	<b>1902-0000583177/2017</b>	<b>Office where deed is registered</b>	
<b>Query Date</b>	<b>29/04/2017 4:24:55 PM</b>	A.R.A. - II KOLKATA, District: Kolkata	
<b>Applicant Name, Address &amp; Other Details</b>	Pavel Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051939010, Status :Advocate		
<b>Transaction</b>		<b>Additional Transaction</b>	
<b>[0110] Sale, Development Agreement or Construction agreement</b>		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,20,00,000/-]	
<b>Set Forth value</b>		<b>Market Value</b>	
		Rs. 26,19,74,001/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 75,021/- (Article:48(g))		Rs. 1,32,010/- (Article:E, E, B)	
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Sarani, Road Zone : (Keshab Sen St. Crossing -- Srimoni Market Crossing) , , Premises No. 76/1C, Ward No: 16

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial use	5546.6 Sq Ft		16,40,68,672/-	Property is on Road
L2			Bastu	3234.5 Sq Ft		3,18,92,217/-	Property is on Road
L3			Bastu	5311.9 Sq Ft		5,23,75,412/-	Property is on Road
		<b>TOTAL :</b>		<b>32.2965Dec</b>	<b>0 /-</b>	<b>2483,36,301 /-</b>	
		<b>Grand Total :</b>		<b>32.2965Dec</b>	<b>0 /-</b>	<b>2483,36,301 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5546.6 Sq Ft.	0/-	41,60,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 5546.6 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	3234.5 Sq Ft.	0/-	24,25,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 3234.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

S3	On Land L3	9704.2 Sq Ft.	0/-	70,51,950/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 7583 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 503.7 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1617.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>18485.3 sq ft</b>	<b>0 /-</b>	<b>136,37,700 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M/S BIDHAN NIRMAN PVT. LTD ( Private Limited Company )</b> 1, Old Court House Corner, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AADCB1033C, Status :Organization, Executed by: Representative

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>STAR UDYOG</b> P-126, Kalindi Housing Estate, P.O:- Kalindi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.:: ACKFS1797G, Status :Organization

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Narayan Das Gupta</b> Son of Babulal Gupta 76/1A, Bidhan Sarani, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGPPG0890D Status : Representative, Representative of : M/S BIDHAN NIRMAN PVT. LTD (as Director)
2	<b>Surajit Chandra Shaw</b> Son of Late Panna Lal Shaw 66, B K Paul Avenue, P.O:- Hatkhola, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALBPS5602C Status : Representative, Representative of : M/S BIDHAN NIRMAN PVT. LTD (as Director)
3	<b>Bibhas Das</b> Son of Late Sashi Bhusan Das 13/E, Raja Raj Krishna Street, P.O:- Simla, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACQPD6050R Status : Representative, Representative of : M/S BIDHAN NIRMAN PVT. LTD (as Director)
4	<b>Dipanjan Bose</b> Son of Late Dilip Bose 64/50, Belgachia Road, P.O:- Belgachia, P.S:- Ultadanga, District:-Kolkata, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADWPB8783G Status : Representative, Representative of : M/S BIDHAN NIRMAN PVT. LTD (as Director)
5	<b>Shri Rajib Gupta (Presentant )</b> Son of Late Nanigopal Gupta P-126, Kalindi Housing Estate, P.O:- Kalindi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGGPG9009B Status : Representative, Representative of : STAR UDYOG (as Partner)

6	<b>Shri Sekhar Dutta Chowdhury</b> Son of Late Sanjib Dutta Chowdhury 55A, Rastaguru Avenue,, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADTPD4127H Status : Representative, Representative of : STAR UDYOG (as Partner)
7	<b>Shri Kanai Lal Dutta</b> Son of Late Amarendra Nath Dutta P.O:- Habra, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFUPD9198M Status : Representative, Representative of : STAR UDYOG (as Partner)
8	<b>Shri Dipak Kumar Gupta</b> Son of Late Satya Ranjan Gupta 1, Madan Mohan Tala Street, P.O:- Hatkhola, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADQPG3601C Status : Representative, Representative of : STAR UDYOG (as Partner)

#### Identifier Details :

Name & address	
Pavel Das Son of P.K. Das High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Narayan Das Gupta, Surajit Chandra Shaw, Bibhas Das, Dipanjan Bose, Shri Rajib Gupta, Shri Sekhar Dutta Chowdhury, Shri Kanai Lal Dutta, Shri Dipak Kumar Gupta	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	M/S BIDHAN NIRMAN PVT. LTD	STAR UDYOG-12.711 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	M/S BIDHAN NIRMAN PVT. LTD	STAR UDYOG-7.41241 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	M/S BIDHAN NIRMAN PVT. LTD	STAR UDYOG-12.1731 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	M/S BIDHAN NIRMAN PVT. LTD	STAR UDYOG-5546.6 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	M/S BIDHAN NIRMAN PVT. LTD	STAR UDYOG-3234.5 Sq Ft
Transfer of property for S3		
SI.No	From	To. with area (Name-Area)
1	M/S BIDHAN NIRMAN PVT. LTD	STAR UDYOG-9704.2 Sq Ft

**Endorsement For Deed Number : I - 190201252 / 2017**

**On 02-05-2017**

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

Presented for registration at 15:05 hrs on 02-05-2017, at the Private residence by Shri Rajib Gupta ,.

**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 26,19,74,001/-

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

Execution is admitted on 02-05-2017 by Shri Dipak Kumar Gupta, Partner, STAR UDYOG, P-126, Kalindi Housing Estate, P.O:- Kalindi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2017 by Narayan Das Gupta, Director, M/S BIDHAN NIRMAN PVT. LTD (Private Limited Company), 1, Old Court House Corner, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2017 by Surajit Chandra Shaw, Director, M/S BIDHAN NIRMAN PVT. LTD (Private Limited Company), 1, Old Court House Corner, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2017 by Bibhas Das, Director, M/S BIDHAN NIRMAN PVT. LTD (Private Limited Company), 1, Old Court House Corner, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2017 by Dipanjan Bose, Director, M/S BIDHAN NIRMAN PVT. LTD (Private Limited Company), 1, Old Court House Corner, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2017 by Shri Rajib Gupta, Partner, STAR UDYOG, P-126, Kalindi Housing Estate, P.O:- Kalindi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2017 by Shri Sekhar Dutta Chowdhury, Partner, STAR UDYOG, P-126, Kalindi Housing Estate, P.O:- Kalindi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2017 by Shri Kanai Lal Dutta, Partner, STAR UDYOG, P-126, Kalindi Housing Estate, P.O:- Kalindi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

identified by Pavel Das, , Son of P.K. Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



**Ashoke Kumar Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 03-05-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,32,010/- ( B = Rs 1,31,989/- ,E = Rs 21/- ) and Registration Fees paid by by online = Rs 1,32,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/04/2017 8:49PM with Govt. Ref. No: 192017180007722461 on 30-04-2017, Amount Rs: 1,32,010/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 323350534 on 30-04-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 74,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/04/2017 8:49PM with Govt. Ref. No: 192017180007722461 on 30-04-2017, Amount Rs: 74,921/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 323350534 on 30-04-2017, Head of Account 0030-02-103-003-02



**Ashoke Kumar Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 04-05-2017**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3286, Amount: Rs.100/-, Date of Purchase: 29/04/2017, Vendor name: M Ghosh



**Ashoke Kumar Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2017, Page from 40403 to 40469

being No 190201252 for the year 2017.



Digitally signed by ASHOKE KUMAR  
BISWAS  
Date: 2017.05.05 15:46:53 +05:30  
Reason: Digital Signing of Deed.

*Ashoke Kumar Biswas*

(Ashoke Kumar Biswas) 05-05-2017 15:46:52  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)