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FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Z 091363

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Ms. 1882

THIS AGREEMENT made this 13th day of July, 2019 BETWEEN
(1) ANUVA CHAKRAVARTY [Income Tax PAN ACNPO6388A] Mobile No. 99208-11221], wife of Late Dhruves Chandra Chakravarty and (2) MR. ANIS CHAKRAVARTY [Income Tax PAN ADGPC0355B] [Mobile No. 99208-11221], son of Late Dhruves Chandra Chakravarty both residing at 7/1 Old Ballygunge Second Lane, Police Station - Kamya, Post Office - Ballygunge Kolkata - 700 019, hereinafter collectively referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and (or assigns) of the **ONE PART**

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

District Sub-Register-III
Alipore, South 24-parganas

24 JUL 2019
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24 JUN 2019

Sr. No. Date
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PS. GROUP REALTY (P) LTD.
100% EM BY FASS
KOL-700105

24 JUN 2019

Certified that a single stamp of name
Rs. 100k required for the document is
not available and that the smallest
number of stamp which I can
furnish so as to make up the
Required Amount are as follows.

2 @ 50

Sumit Kumar Singh



V.C.T. SNO- 2280

PS GROUP REALTY PVT. LTD.

Sumit Kumar Singh

Director/Authorized Signatory



V.C.T. SNO- 2281

A. Singh (A/S CHAIRMAN)

V.C.T. SNO- 2282

Arna Chaurasiya



V.C.T. SNO- 2283

Arna Ch.

Arna Chaurasiya

[Signature]

SOURINHA GHARDA
Licensed Stamp Vendor
3/2, K. S. Roy Road, Kol-1



Director Sub-Registrar-III
Alluvium, Srirangapatna

19 JUL 2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 091364

AND

PS GROUP REALTY PRIVATE LIMITED (Income Tax PAN AABCP5390E), a company incorporated under the Companies Act, 1956, having its registered office at Municipal Premises No. 1002, E M Bypass, Kolkata - 700 105, represented by its Director Mr. Surendra Kumar Dugar (Income Tax PAN ACLPD13174), son of Late J M Dugar, working for gate 1002 E M Bypass, Police Station - Pragati Maidan, Post Office - Dhapa, Kolkata - 700 105 hereinafter referred to as: **"THE DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office and permitted assigns) of the **OTHER PART.**

(All the parties herein are Indian Citizens)

019935

24 JUN 2019

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PS. GROUP REALTY (P) LTD.
1002, EM BY PASS
KOL-700105

24 JUN 2019

Certified that a single stamp of name
Rs. 100/- required for the document is
not available and that the smallest
number of stamp which I can
furnish so as to make up the
Required Amount are as follows.....

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SOUMITRA CHANDA
Licensed Stamp Vendor
5/2, K. S. Roy Road, Kol-1



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Alipore, Kolkata - 700002

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WHEREAS:

- A. One Dhruvas Chandra Chakravarty was the absolute owner of Premises No. 12/3 Ballygunge Park Road, Kolkata 700 019 containing an area of 19 (nineteen) cottahs 2 Chittacks together with buildings, structures and construction thereon more fully described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as "the said Premises".
- B. The entirety of the said Premises was under the occupation of illegal occupant, namely M.N Dastur & Company Pvt. Ltd..
- C. The erstwhile owner namely Dhruvas Chandra Chakravarty duly vacated the said occupant namely M.N Dastur & Company Pvt. Ltd. from the said Premises in accordance with law and the said premises is presently free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.
- D. The said Dhruvas Chandra Chakravarty had agreed to commercially exploit and develop the said Premises with PS Group Realty Pvt. Ltd. However the said Dhruvas Chandra Chakravarty died intestate on 11/09/2018 leaving him surviving his wife **ANUVA CHAKRAVARTY** and his only son **ANIS CHAKRAVARTY**, as his only legal heirs to the said Premises; referred to as the Owners herein.
- E. In pursuance thereof, now the parties are desirous to execute this Development Agreement for the consideration and on the terms and conditions hereinafter appearing.

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

ARTICLE I – DEFINITIONS

Unless in these presents there is something in the subject or context inconsistent therewith.

- 1.1 **PREMISES** - shall mean the **Premises No. 12/3, Ballygunge Park Road, Kolkata - 700 019** containing by admeasurement approx. 19 (nineteen) cottahs 2 Chittacks (more fully and particularly described in the **First Schedule** hereunder written).



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- 1.2 **BUILDING** - shall mean Residential Building/s as may be permissible by the Kolkata Municipal Corporation (KMC) to be constructed by the Developer at the said Premises as per plan duly approved by the Owners and sanctioned by the KMC.
- 1.3 **OWNERS** - shall mean and include the Owners of the Premises and their respective heirs, legal representatives and transferees.
- 1.4 **COMMON FACILITIES** - shall include corridors, hallways, stairways, landings, water reservoir, pump room, passageways, driveways, gardens, parkways, generator room (if necessary) and other spaces and facilities whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building(s) and/or common facilities as the case may be.
- 1.5 **SALEABLE SPACE** - shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof but shall not include the area retained by the Owners for self use.
- 1.6 **ARCHITECT** - shall mean any person or persons or firm or firms appointed or nominated by the Developer as the Architect(s) of the building.
- 1.7 **DEVELOPER** - shall mean P5 GROUP REALTY PRIVATE LIMITED.
- 1.8 **BUILDING PLAN** - shall mean the plans for construction of the building duly approved by the Owners and submitted to The Kolkata Municipal Corporation for sanction and sanction obtained and shall include any amendments thereto or modifications thereof made or caused by the Developer after the approval of the Owners.
- 1.9 **TRANSFER** - with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storeyed building to purchasers thereof although the same may not amount to a transfer in law.
- 1.10 **TRANSFeree** - shall mean a person to whom any space in the building has been transferred.
- 1.11 **MASCULINE GENDER** - shall include feminine gender and vice versa.



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- 1.12 **SINGULAR NUMBER** - shall include plural number and vice versa.
- 1.13 **"HIRA"** means the West Bengal Housing Industry Regulation Act, 2017 (HIRA) includes any statutory modification or re-enactment thereof for the time being in force, and rules framed thereunder, as applicable.
- 1.14 **"Transfer Proceeds"** shall mean and include all amounts, considerations and receipts, whether one time or periodical, as may be received and collected from the Intending Transferees on sale of the saleable spaces by the Developer; B/HI shall not include any amounts received or collected towards:
- (i) any GST or any other present or future taxes/ cess or any other statutory or government levies or fees/ charges on development, construction or transfer of any Units or otherwise on the Project;
 - (ii) any electricity/ water or any other utility charges and/or deposits ;
 - (iii) any monies collected towards maintenance and/or contribution towards corpus fund, any amount received from the Intending Transferees towards legal charges, share money, Association membership fees, stamp duty, registration fee, documentation charges for transfer of Unit(s) and other incidental and allied costs, expenses, of all deeds, documents, agreements, collected from the Intending Transferees;
- and accordingly any such amounts received and collected by the Developer at (i) to (iii) shall not be shared with Owners. The Owners shall not be liable to pay the afove amounts from (i) to (iii) in respect of the saleable spaces.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS

The Owners hereby declare and covenant with the Developer as follows:

- 2.1 That the Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All that the said premises.
- 2.2 That the said premises is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.



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- 2.3 That excepting the Owners, no one else has any right, title, interest, claim or demand whatsoever or howsoever over and in respect of the said Premises or any portion thereof.
- 2.4 That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said Premises or any part or portion thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such proceedings have been received or served on the Owners to the knowledge of the Owners.
- 2.5 The Owners have the absolute right and authority to enter into this agreement with the Developer in respect of his/her respective undivided share in the premises agreed to be developed.

ARTICLE III - DEVELOPER'S RIGHT OF CONSTRUCTION

- 3.1 The Owners hereby grant exclusive right to the Developer to build upon and to commercially exploit the said Premises in any manner as the Developer may choose by constructing a building or buildings thereon at its own cost and expenses and the proposed building shall remain as exclusive property of the Developer till the completion of the building and in lieu of which the Owner shall be entitled to the revenue share recorded hereinbelow and Owners allocation.
- 3.2 The Developer shall at its own cost, from time to time, submit the building plan or plans in the name of the Owners before The Kolkata Municipal Corporation or to any other Body, Authority or Government for sanction, permission, clearance or approval of the plans as may or shall be required for the construction of the building on the said premises. The Developer shall cause all such changes in the building plan as shall be required by the Government or any Authority aforesaid or to comply with any sanction, permission, clearance or approval as aforesaid and keep the Owners informed of all such developments.
- 3.3 The Developer has submitted in the name of the Owner all further plans and/or applications and other documents and papers and do all further acts, deeds, matters and things as may be required to obtain NOC under the Urban Land (Ceiling & Regulation) Act, 1976, and/or obtain permission for development of the premises for



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construction of a building thereon and/or to obtain clearance of the building plans for the building from the appropriate Government and/or any of the authorities contemplated in Clause 3.3 hereof, or otherwise for the purpose of and/or otherwise to obtain all such clearances, sanctions, permissions and / or authorities as shall be necessary for the construction of the building on the premises

- 3.4 All applications, plans and other papers, documents referred to in Clause 3.3 above, shall be submitted by or in the name of the Owners of the premises, but otherwise at the cost and expenses of the Developer, and the Developer shall pay and bear all expenses for submission of plans, etc. and other like fees, charges and expenses required to be paid or deposited for sanction of the building plans for the building or otherwise to obtain sanction for the construction of a building thereon PROVIDED ALWAYS that the Developer shall be exclusively entitled to all refunded of any and all payments and/or deposits made by it.
- 3.5 In consideration of the said agreement and in further consideration of the Developer having agreed to incur all costs charges and expenses for undertaking construction of new building(s) at the said Premises in accordance with the plans to be sanctioned by Kolkata Municipal Corporation and in further consideration of the Developer having agreed to keep interest free refundable deposit with the Owners as hereinafter appearing the Owners have agreed to grant the right of development in respect of the said Property unto and in favour of the Developer herein
- 3.6 The Developer hereby agrees and undertakes to the Owners that the Developer shall complete construction of the building as per the specifications as set out in the Second Schedule in these presents and the Developer shall execute the Deeds of Conveyance in favour of the intending Transferees of the units only after completion of the building/s in all respects so as to generate maximum revenue. It is clarified that the Developer shall not sell any Unit retained by the Owner. However the Developer shall be entitled to negotiate and enter into any understanding or Agreements for Sale with any of the intending Transferees in respect of the Saleable Spaces after obtaining sanction plan in respect of the said Project.



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- 3.7 The Developer hereby undertakes to indemnify and keep indemnified the Owner from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possessory rights in the said premises arising out of or due to the negligence or non-compliance of any law, bye-law, rules and regulations of The Kolkata Municipal Corporation and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, omission, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident related to the construction of the building. All costs and charges in this regard shall be paid by the Developer.
- 3.8 If any accident or mishap takes place during the demolition of the Existing Building and Development and construction of the New Building until completion, whether due to negligence or otherwise any act of the Developer, Architects, Engineers, Labours or Contractors the same will be on account of the Developer and the Owner will be fully absolved of any liability or claim thereof or therefrom.
- 3.9 The Developer hereby undertakes to keep the Owner indemnified against all third party claims, and actions arising out of any sort of act or commission of the Developer in or relating to the construction of the said building and all costs and charges in this regard shall be paid by the Developer.

ARTICLE IV - TITLE DEEDS

- 4.1 Immediately after the execution of this Agreement, the Owners shall make it convenient for the Developer to have access to the original title deeds and the hold the same in trust for development of the said property.
- 4.2 The Developer or its nominee or nominees or the transferees of Owners and the Developer shall be entitled for inspection of the title deeds.
- 4.3 The Owner shall always make out a marketable title in respect of the said Premises free from all encumbrances charges liens, dispendens, attachments , trusts whatsoever or howsoever.
- 4.4 The Owners agree and undertake to execute simultaneously herewith a further general power of attorney in favour of the Developer authorizing the Developer, Inter



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alia, to negotiate, enter into agreements, arrangements and execute and present for registration Deed of Conveyance for undertaking to transfer undivided proportionate share in the said Property comprised in the Units. The Power of Attorney executed by the Owners in favour of the Developer shall remain effective for the entire term of this Agreement so as to enable the Developer to transfer various Units and/or constructed spaces in the New Building to be constructed, on behalf of the Owners.

ARTICLE V - POSSESSION

- 5.1 Within 2 (two) months from the date of (i) the plan being sanctioned by The Kolkata Municipal Corporation, the Developer having obtained all necessary permissions, approvals and sanctions (hereinafter referred to as the 'START DATE' of construction) the Developer shall commence and carry out the construction and the Developer shall complete the construction of the proposed building on behalf of the Owners and the Developer as per the terms and conditions and as per the specifications as set out in the Second Schedule these presents within a period of 24 (twenty four) months with a grace period of 6 months from the date of commencement of construction. All costs, charges and expenses incurred by the Developer for constructing and completing the said proposed building shall be borne and paid by the Developer.
- 5.2 The Owners have put the Developer in possession of the said Premises and shall commence construction of the said proposed building on obtaining the Municipal Sanctioned Plan in terms of this Agreement. To allow the Developer to remain in occupation of the said premises for the purposes of construction and allied activities during the continuation of this agreement and until such time the building is completed in all respects. During such period the Owners shall not prevent the Developer or in any way interfere with its quiet and peaceful occupation of the said premises except in such circumstances when the Owners have reasons to believe that the Developer and/or its Sub-Contractor are not carrying out their function in terms of the agreement.
- 5.3 In as much as the construction on the said premises is concerned, the Developer shall act as its exclusive licensee of the Owners, and shall be entitled to be in occupation of the said premises as and by way of an exclusive licensee of the Owners to carry out the construction of the proposed building, save and except that



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the Developer shall not be entitled to create any possessory right over the said Premises which could be construed as transfer of the property within the meaning of the Income Tax Act. The Developer shall not be entitled to use the said Premises for any other purposes other than the purpose of construction nor would be entitled to part with possession of the said Premises to anyone.

- 5.4 On and from execution of this agreement the Developer hereby undertakes and agrees to pay Corporation Tax, Water Tax and other taxes however such taxes should not exceed Rs. 30,000/- (Rupees Thirty Thousand). In the event the Developer pays any amount over and above Rs. 30,000/- (Rupees Thirty Thousand) only per annum, then the Developer shall be entitled to appropriate the same from the Owners share till the life time of this agreement. The Developer at a periodic basis will keep the owners apprised of such liabilities with evidences as and when they arise.

ARTICLE VI – REVENUE SHARING

- 6.1 In consideration of the mutual covenants herein contained the parties have agreed that the "Transfer Proceeds" of the said saleable spaces at the buildings to be constructed at the said Property would be distributed and/or apportioned between the Developer and the Owner in the ratio/proportion ("Revenue Sharing Ratio") following :-

- (i) The Developer herein shall be entitled to be paid 51.6% of the "Transfer Proceeds" in respect of the saleable spaces of the said Property (hereinafter referred to as "the Developer's Share");
- (ii) The Owners herein are entitled to 48.40 % of the "Transfer Proceeds" in respect of the saleable spaces of the said Property (hereinafter referred to as "the Owner's Share").
- (iii) The Owners shall further be also be entitled retain an area of 8358 sqft of super built up area comprising of 3 Units on 2nd, 10th and 11th floor (hereinafter referred to as the Owners Allocation);

It is agreed that the brokerage to be paid to the agencies should be linked with sale of Units and shall be shared by and between the parties in proportion to its revenue sharing ratio.

- 6.2 In terms of HIRA it is mandatory that a certain statutory percentage of the amounts realised from the intending purchasers, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank account (hereinafter referred

to as the Designated Bank Account) within a prescribed period of its realisation to cover the cost of construction and the land cost and shall be used only for that purpose. The Parties agree that all amounts realised from the Intending purchasers by the Developer shall be deposited in such scheduled bank and the remaining amount shall be shared in the agreed ratio each and every month and at the end of every month. It being agreed that amount withdrawn from the Designated Amount towards Land Cost shall be disbursed to the Owners as a part of Owners Share and the remaining amount of the Owners share which will lie in the Designated Bank Account shall be paid to the Owners on completion of the Project.

- 6.3 The Developer shall be exclusively entitled to and shall have exclusive right to transfer or dispose and/or entering into agreements for sale and conveyance deed of the entirety of the saleable spaces of the said Premises save the Owners Allocation and the entire sale proceeds thereof shall be received in the name of the Developer and thereon shall be distributed among the Owners and the Developers in the aforesaid ratio and in terms of clause 6.2.
- 6.4 The Developer hereby clarifies confirms and acknowledges that the Owners shall be entitled to the revenue share amount accrued from the said Property and shall be liable to pay /share cost in proportion to its revenue share percentage on account of brokerage incurred in respect of the sale of saleable spaces.
- 6.5 The Owners shall be liable to pay or reimburse to the Developer or the concerned authorities as the case may be on account of GST in respect of the Owners Allocation and/or Owners Share.
- 6.6 From the date of Completion Certificate by KMC, the Parties hereto shall pay and bear all rates and taxes in proportion to their respective revenue sharing ratio in respect of the unsold units and shall also be responsible to pay and bear the maintenance/ service charges for the unsold Units and Common Areas in proportion to their respective unsold units and such maintenance/ service charges shall be payable to the Building Association to be formed by the Developer in consultation with the Owners. It being agreed that the Owners shall also pay the said charges for the Owners Allocation.



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ARTICLE VII – UNSOLD UNITS

7. It is further agreed between the parties as follows :-
- (i) If the Developer or through the Marketing Agent are unable to transfer or market all the Flats/Units/Apartments/Constructed Spaces/ And Car Parking Spaces on the said property within a period of 6 (six) months from the Completion Date then the Parties shall mutually fix a date for completion or closing the transaction under this Agreement and the date so fixed by the Parties shall mean "**the Closing Date**".
 - (ii) On the Closing date the Parties shall mutually demarcate the Unsold Flats/Units/Apartments/Constructed Spaces/ And Car Parking Spaces comprised in the said Property according to the market value on such date in accordance with their respective allocations. The Developer shall then handover to the Owners its allocation duly completed in all respect upon refund of the security deposit by the Owners.
 - (iii) Upon such demarcation of the Flats/Units/Apartments/Constructed Spaces/ And Car Parking Spaces comprised in the said Property, the parties shall be entitled to deal with the same in any manner as the Parties desire. The deposits or other charges required to be made by the transferees shall then be paid by the Parties or their respective transferees as the case may be. The parties shall be liable to pay applicable GST and/or any other statutory rates and taxes for their respective shares.

ARTICLE VIII – COMMON FACILITIES

- R.1 As soon as the building is completed and necessary completion certificate is obtained from the Kolkata Municipal Corporation, the Developer shall give written notice to the Owner and their Transferees requesting the Owner or their Transferees to take possession of his/her allocation in the building and as from the date of service of such notice and for all times thereafter the parties shall be exclusively responsible for the payment of all municipal and property taxes rates duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the **said rates**) payable in respect of the Owner's respective allocation such rates to be apportioned pro-rata with reference to the saleable space in the building



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if they are levied on the building as a whole. The Developer or its nominee(s) or its Transferees will also pay in the same manner as stated above.

- 8.2 The Owner and his nominees shall punctually and regularly pay the said rates to the concerned authorities or to the Developer or as otherwise specified by the Developer and shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Developer as the case may be consequent upon a default by the Owner or his nominees in this behalf.
- 8.3 As and from the date of service of notice of possession, the Owner and/or his nominee(s) and/or the Transferees shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer service charges for the common facilities in the building payable with respect to the Owner's Allocation and/or other saleable spaces the said charges and taxes, light and sanitation charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment switchgear, transformers, generators, pump motors and other electrical and mechanical installations appliances and equipments, stairways, corridors, halls, passageways, lifts, shafts gardens parkways and other common facilities whatsoever.
- 8.4 Upon transfer of any part of the Owner's Allocation in the building, the Owner shall give notice of transfer to the Developer and the transferee(s) shall subject to the other provisions hereof be responsible in respect of the space transferred to pay the said rates and the service charges for the common facilities.
- 8.5 Should the Owners / Developer and/or nominees and/or their transferees fail to pay any amount payable in respect of the said rates or service charges for the common facilities within 30 days of demand, in that event the Owners / Developer and/or nominees and/or their transferees shall be liable to pay interest on the outstanding at the rate of 12% per annum for the period from the last due date of payment up to payment in full. The Developer will also collect the maintenance/ service charges for the common facilities from its nominee(s) till such time the Holding Organization is being formed amongst the Owners of the constructed areas for maintenance and management of the building.



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ARTICLE IX – SECURITY DEPOSIT

- 9.1 The Developer had agreed to pay to the Owners a sum of Rs. 1,00,00,000/- (Rupees One Crore) only as interest free refundable security deposit out of which the Developer has already paid a sum of Rs. 50,00,000/- (Rupees Fifty Lacs) to Dhruves Chandra Chakraborty and the remaining sum of Rs. 50,00,000/- (Rupees Fifty Lacs) only shall be paid to the Owners on obtaining the sanction plan.

The owners shall refund the interest free refundable security deposit amount to the Developer simultaneously at the time of last disbursement of Transfer Proceeds in the event the entire project is sold out and if there be unsold units, then the security deposit shall be refunded simultaneously with the delivery of vacant possession of unsold units and residential flats to the owners as the Parties shall mutually fix a date for completion or closing the transaction under this Agreement i.e. the closing date.

The Developer shall pay to the Owners rehabilitation charges of Rs. 50,000/- (Rupees Fifty thousand only) per month after obtaining vacant possession of the premises till handing over of the Owners' allocation. The same shall not be claimed back by the Developer.

ARTICLE X - TIME FOR COMPLETION

- 10.1 The building shall be completed within 24 (Twenty four) **months** with a grace period of 6 months from the START DATE of construction and until the Developer is prevented by the circumstances beyond its control.
- 10.2 In the event the Developer fails to complete the said proposed building within the said stipulated period of **30 months except** for reasons beyond its control, or an account of force majeure which would include storm, tempest, flood, earthquake, riots, war, etc., in that event the Developer shall pay to the Owners a penalty of **Rs. 50,000/-** (Rupees Fifty Thousand only) per month for the first **6 months** after the expiry of the stipulated period of **30 months** and **Rs. 1,00,000/-** (Rupees One Lac only) for the subsequent months, till such time the construction is completed in all respects, unless the Developer is prevented to carry on and/or complete the construction of the said property by any act of God or State, litigation or by any circumstance beyond the control of the Developer. The completion of the building



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shall mean the completion of construction in all respects and such completion shall mean after obtaining the Completion Certificate from the Municipal Authorities.

- 10.3 In the event the Developer is unable to complete the proposed building within a period of **42 months** from the date of commencement of construction for any other cause other than reasons set out in the Clause 10.2 above, the Owners shall be entitled to rescind this agreement and to take appropriate action. The Owners shall have the right to enter into the property and take possession of the said same and get the unfinished work completed by any other Developer. The Owners shall also have the right to take possession and to dispose off the Developer's Allocation of the constructed area and to adjust/appropriate all amounts required for the completion of the said project and all its other claims including penalty amounts etc. with the sale proceeds of the Developer's Allocation and the balance amount shall be given to the Developer by the Owner within 6 (six) months after total completion of the Project, if any.

ARTICLE XI – MISCELLANEOUS

- 11.1 The Owners and the Developer have entered into this agreement purely on the principal of exchange of the Owners' Share in the building to be constructed and completed by the Developer at the Developer's own cost against Developer's Share. However each party shall keep the other party indemnified from and against the same if any party suffers a loss due to default of other.
- 11.2 The Owners and the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure with a view that obligation of the party affected by the force majeure shall be suspended for the duration of the force majeure.
- 11.3 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-outs or any other act or commission beyond the control of the party affected thereby.
- 11.4 It is understood that from time to time to enable the construction of the building by the Developer, various deeds, matters and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require



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the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners' relative(s) to which no specific provisions have been made herein, the Owners hereby authorize the Developer to do all such acts, deeds, matters and things and undertake forthwith upon being required by the Developer in this behalf to execute any such additional powers of authorities as may be required by the Developer for the purpose and also undertake to sign and execute all such additional applications and other documents as may be required for the purpose with prior approval of the Owners and by giving prior information.

- 11.5 The Developer shall in consultation with the Owners and their approval frame the rules and regulations regarding the use and rendition of common services and also the common restrictions, which have to be normally, kept in the sale and transfer of the ownership flats.
- 11.6 The Owners hereby agree to abide by all the rules and regulations of such Management Society / Association / Holding Organization and hereby gives his/her consent to abide by the same.
- 11.7 Any notice required to be given by the Owners shall be without prejudice to any other mode of service available deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post and shall be deemed to have been served on the Developer by the Owners. Similarly any notice required to be given by the Developer shall be without prejudice to any other mode of service available deemed to have been served on the Owners if delivered by hand or sent by prepaid paid registered post and shall be deemed to have been served on the Owners by the Developer.
- 11.8 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than exclusive license to the Developer to commercially exploit the same in terms hereof.
- 11.9 As and from the date of completion of the building, the Developer and/or its transferee(s) and the Owners and/or their transferee(s) shall be liable to pay and



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Alipore, South 24 Parganas

19 JUL 2019

bear proportionate charges to the extent of area retained on account of wealth and other taxes payable in respect of his/hur respective spaces.

11.10 This agreement supersedes all agreements and/or document and/or writing and/or correspondence exchanged between the parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.

11.11 Be it noted that by this Development agreement and the related development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for Transfer of Property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development agreement and the related development Power of Attorney shall never be treated as the Agreement/Final documents for transfer of property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

ARTICLE XII – ARBITRATION

12.1 In the event of any disputes or differences between the Parties hereto concerning or arising out of this Agreement, the Parties shall try to resolve the same amicably through mutual discussions, negotiations, mediation by common friends, failing which the Parties shall refer the disputes for arbitration. In the case of Arbitration, the Parties shall first mutually try to appoint one sole arbitrator, failing which one Arbitrator each will be nominated by each Party, and the two nominated arbitrators shall appoint a Referee. Any process of arbitrating shall be conducted under the Arbitration and Conciliation Act, 1996, as amended from time to time. The decision of such Sole Arbitrator or Arbitral Tribunal, as the case may be, will be final and binding on both Parties. The arbitration shall be held at Kolkata and in English language.



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Aizpur, South 24 Parganas

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ARTICLE XIII- JURISDICTION

13.1 Courts at Kolkata alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land containing by admeasurement an area of **19 Cottahs** 2 Chittacks (be the same, a little more or less) togetherwith structures standing thereon admeasuring 2000 sq.ft. situatu lying and being **Premises No. 12/3, Ballygunge Park Road, Ward No. 65 Kolkata - 700 019** butted and bounded as follows :

- On the NORTH - By 8B Palm Place
- On the SOUTH - Partly by 12/1, Ballygunge Park Road and partly by Ballygunge Park Road
- On the EAST - By 12/1/1, Ballygunge Park Road
- On the WEST - By 12 Ballygunge Park Road

THE SECOND SCHEDULE ABOVE REFERRED TO

SPECIFICATIONS

Building :

Reinforced Concrete Cement (RCC) framed structure with columns, beams and slabs. Building should be Earthquake resistant.

Foundation :

RCC raft/ pile Foundation with retaining wall as per structural design with waterproofing in the basement.

Anti-termita Treatment :

Anti termite treatment on land and building at plinth level before/ during construction and after completion.

Walls :

200 mm thick external brick walls and 125 mm thick internal and partition brick walls with cement and sand mortar, with POP for the inside walls.



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External :

Waterproof cement plaster with antifungal long term maintenance free finish. The elevation should be aesthetically designed as mutually agreed upon between the developer and the owner. Double glazed sound proof branded glass should be provided on the façade.

Lift:

Two Nos. of Automatic Lift of OTIS or similar type with 8 passengers capacity with ARD device to go up to the roof.

Roofing:

All imported premium quality Italian marble slab flooring in the dining, drawing, bed rooms and other areas to be provided. Kitchen and bathroom floor tiles to be anti skid and granite/ vitrified tiles on the dado upto 7 ft height in the toilets to be provided. All kitchen and bathroom floors to be properly water proofed alongwith roof.

Kitchen:

Granite top cooking platform, stainless steel sink with drainboard. Large utensils wash area below the sink to be provided. Granite / vitrified tiles above cooking platform upto lintel level also to be provided and 4 inch skirting on all other sides.

Fittings:

Premium quality light coloured Roca / Kohler / Jaquar fittings in all bathrooms and kitchens.

Water connection:

Hot and cold water line in all the bathrooms and kitchen.

Geysier Points:

Geysier points in all bathrooms with one point for washing machine and one in kitchen wash area.

Exhaust fans:

Facilities for exhaust fans in bathrooms and kitchen.

Deep Tubewell :

Deep Tube-well and corporation supply with adequate UG reservoir for drinking and fire fighting water along with iron removal and filtration unit.

Fire fighting equipments:

Fire fighting equipments as per recommendation of WBFS.

Decoration of lobby:

All Lobbies with decorative ceiling and imported Italian marble slab flooring with granite paneled lift façade.

Doors:

Teak wood finish panel doors and frames for all rooms with extra wooden decorative main doors with Godrej Yale night latch on main door with brass handle and all other doors to have good locks and fittings.



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Alipore, South 24 Parganas

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Windows:

Large French aluminium windows matching with the elevation.

Roof:

Water proofing of roof with good quality heat resistant insulated roof tiles (earthen pot insulation) and roof gardening.

Terrace:

In each flat there must be one terrace garden subject to getting sanction from KMC.

Community Hall:

Provision of one air conditioned community hall with telephone connection.

CCTV:

Intercom facility in each flat with closed circuit T.V. for communication between main lobby, gate and flats.

Cable Connection:

Cable connection in all bedrooms and drawing room.

Generator:

Provision for soundless Generator with Back up In full for all the common services and generator power (2500 watts) to each flat with automatic changeover and overload protection.

Tripping Device:

Automatic Electronic tripping device In each flat to avoid over load.

Wiring:

Best quality copper wiring with A/C points in all the bedrooms, sitting & dining.

Telephone lines:

Provisions for two Telephone lines in each flat with broadband connection.

T.V lines:

In all bedrooms

Boundary wall:

Decorative boundary wall with maintenance free material.

Compound:

Proper landscaping as per the specification of the Architect. Greenery with plants, hedges, flowerpots, creepers, fountain etc. to keep the building cool.



District Sub-Registrar-III
Alipore, District 24 Punjab

' 9 JUL 2019

Proper landscaping as per the specification of the Architect, Greenery with plants/hedges, flowerpots, creepers, fountain etc. to keep the building cool.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

SIGNED, SEALED and DELIVERED

by the within named **OWNERS**

at Kolkata in the presence of:

1. *[Signature]*

2. *Dhiraj Sethia*

[Signature]

[Signature]

(**AKS CHAKRABARTY**)

SIGNED, SEALED and DELIVERED

by the within named **DEVELOPER**

at Kolkata in the presence of:

1. *[Signature]*

Aruna Pal...
6/25

2. *Dhiraj Sethia*

1002, Fbi Bypass

Kolkata - 700105

PS CONSTRUCTION W&E LTD.

[Signature]

Director/Authorized Signatory

[Signature]
for the












[Signature]
6/25

1002, Fbi Bypass



District Registrar-III
Alipore, South 24 Parganas

19 JUL 2019

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name ANITA CHAKRAVARTY

Signature Anita Chakravarty

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name ANIS CHAKRAVARTY

Signature Anis

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name _____

Signature Anand Kumar Singh



District Sub-Registrar-III
Aligarh District, U.P.

19 JUL 2019



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name: B. M. J. D. S.
 Signature: [Handwritten Signature]

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name:
 Signature:

PHOTO

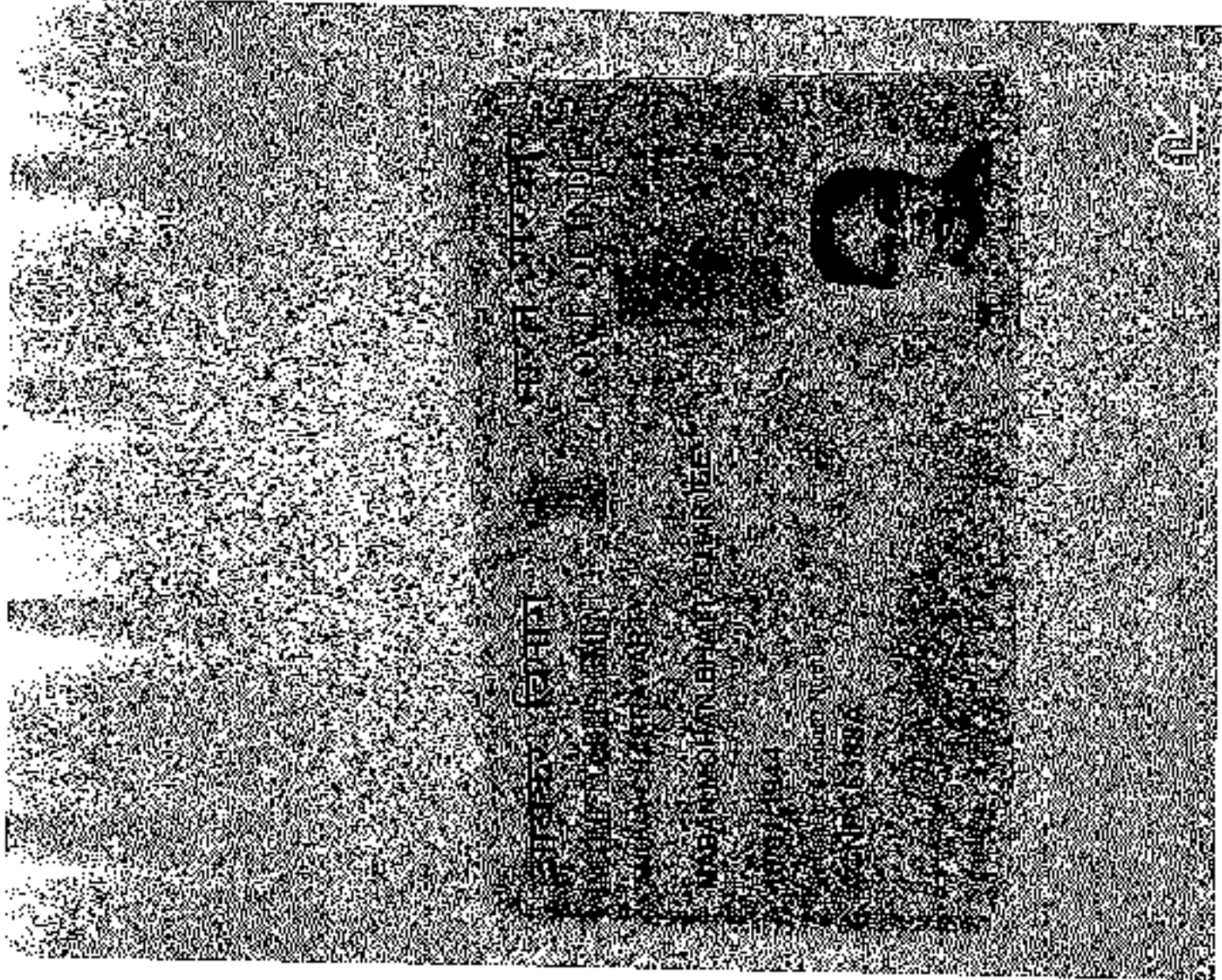
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name:
 Signature:



District Registrar-II
Alipore, South 24 Parganas

18 JUL 2019



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सुरेन्द्र कुमार दुबान
SURENDR KUMAR DUBAN

जुम्हला मुबान
JHUMPHALA MUBAN

11/07/1960
 Permanent Account Number
ADGPC01017K


 10/10/74




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



सुरेन्द्र कुमार दुबान
 Permanent Account Number
AABCP500E

भारत सरकार
भारत सरकार

11/07/1960
 Permanent Account Number
ADGPC01017K

10/10/74




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

अनिस चक्रवर्ती
ANIS CHAKRAVARTY

धिरुव चन्द्रा चक्रवर्ती
DHIRUVES CHANDRA CHAKRAVARTY

15/08/1974
 Permanent Account Number
ADGPC0355B


 Signature




1003-25-06





SECTORAL BOARD
SECTORAL BOARD
SECTORAL BOARD OF INDIA
SECTORAL BOARD

SECTORAL BOARD



SECTORAL BOARD

SECTORAL BOARD

SECTORAL BOARD

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SECTORAL BOARD OF INDIA

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19.7.19 Vie-643/19

West Bengal Form No. 1506

no. 1149791/19
IGR

725358

২২ ম.প্র.র (খ) সংশ্লিষ্ট রুলস

ক্রমিক নং _____ 2680 ২০ তারিখ 22/7/19
দলিলের নম্বর _____ 2457/19

বহির নাম _____ ← Mr. Durga
নাম _____ Anura Chakraborty এর লিখিত হস্তাক্ষর
_____ PS Group Realty Pvt. Ltd. এর অঙ্গুলে সম্পাদিত।

৯ প্রকারের দলিল _____ Xav. Act
দলিলে লিখিত সম্পত্তির মূল্য _____ 18,8291, 972

শ্রী সিনিয়র দফা _____ ভদ্রা mdc303
দলিল রেজিস্ট্রার হইবার জন্য সম্ভবতঃ যে তারিখে
স্বাক্ষর থাকিবে।

তারিখ: _____ ২০ _____ সাল

রেজিস্ট্রার/সাব-রেজিস্ট্রার
22/7/19

এই রুলিখনি উপস্থিত করিলে দলিল রেজিস্ট্রার হইবে।

উহল দ্বারা অঙ্গুলার দলিল নং-মাঝি অংশের রেজিস্ট্রারি আদেশে দুই মাসের অধিনয়নে
পড়িয়া থাকিলে তাহা আইনানুসারে ধ্বংস করিয়া ফেলা বহিতে পারিবে।

রেজিস্ট্রারি সম্পূর্ণ হইবার পর একমাসের অধিনয়নে কোন নতুন দলিল
করান হইলে, প্রতি মাসের কাছাকাছি অংশের জন্য প্রতিবর্তিত পত্র
প্রত্যেক স্থানেই এ শ্রী উদ্দেশ্যে কপি প্রেরণ হইতে পারিবে।

S.E.T., Kolkata 700 015.



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10/07/19
D.E. 643/19



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16030001149791/2019	Serial No/Year	1003002680/2019
Transaction Id	0001116011	Date of Receipt	22/07/2019 2:09PM
Deed No / Year	Not Generated		
Presentant Name	Mr. Sandra Dugar		
Land Lord	Mrs ANUVA CHAKRAVARTY, Mr ANIS CHAKRAVARTY		
Developer	PS GROUP REALTY PRIVATE LIMITED		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Deduction [No of Deduction : 2], [4311] Other than immovable Property, Receipt [Rs. 50,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 15,82,91,972/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	303/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Soumitra Chanda	7091363	24/06/2019	50/-
Impressed	Vendor	Soumitra Chanda	12091364	24/06/2019	50/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		303/-

*Total Amount Received by Cash Rs. 303/-

(Asish Goswami)
DISTRICT SUB-REGISTRAR

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OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

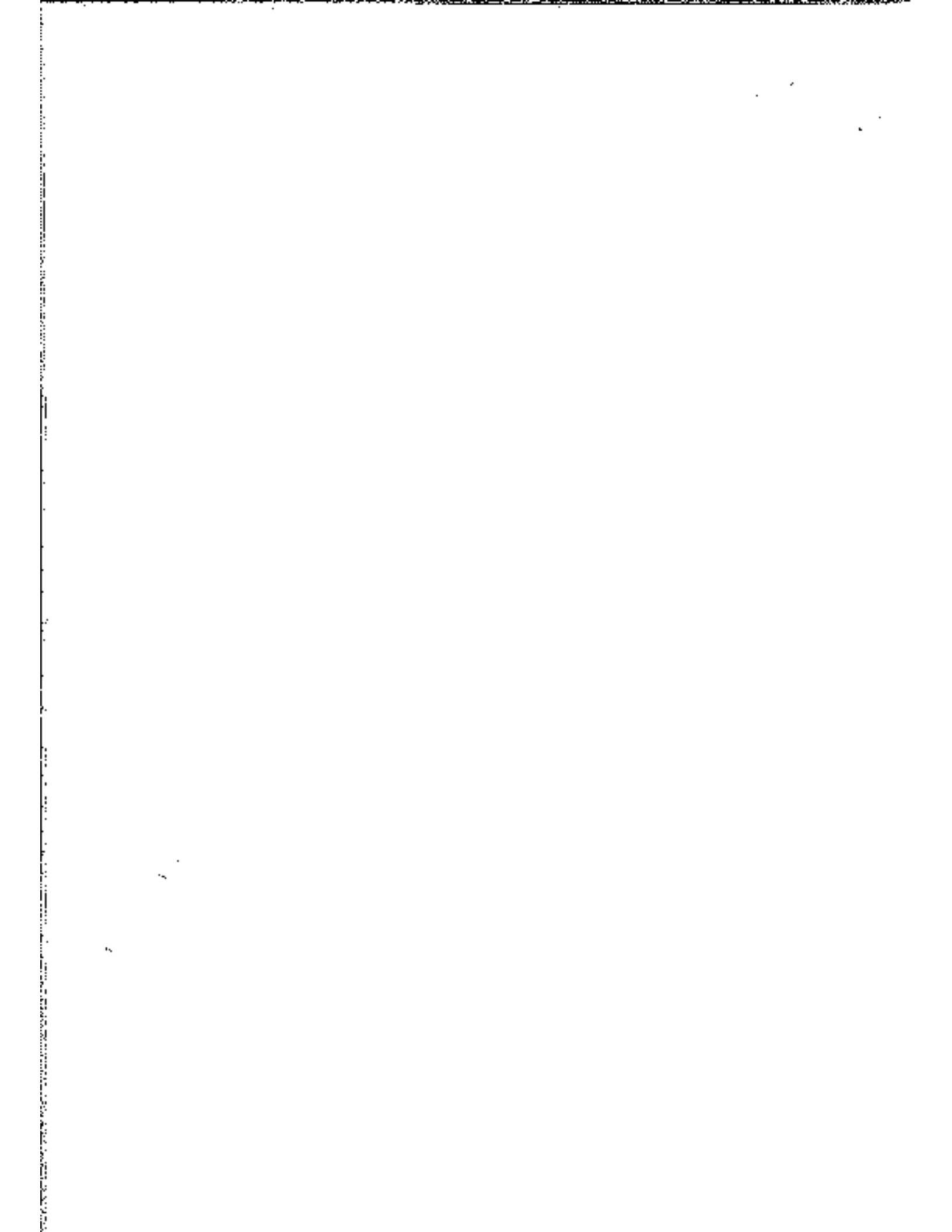
W.B. FORM NO. 1564

Query No / Year	1603001140781/2019	Serial No/Year	1603002685/2019
Transaction id	0001435405	Date of Receipt	21/07/2019 12:25PM
Deed No / Year	I - 180302457 / 2018		
Presentant Name	Mr Surendra Dugar		
Land Lord	Mrs ANUVA CHAKRAVARTY, M ^r ANIS CHAKRAVARTY		
Developer	PS GROUP REALTY PRIVATE LIMITED		
Transaction	[010] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration: 2, [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 18,52,91,872/-
Stamp Duty Paid	Rs. 0/-	Stamp Duty Articles	
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	Rs. 0/-	Requisition Form Fee	Rs. 0/-
Remarks			

(Asish Goswami)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

GRN: 19-201920-004376116-1 Payment Mode: Online Payment
 GRN Date: 18/07/2019 17:21:14 Bank: India Bank
 BRN: 1818072019023886 BRN Date: 18/07/2019 17:21:57

DEPOSITOR'S DETAILS

Name: BAPI DAS Id No.: 16033001148791/3/2019
(Case No. by Year)
 Contact No.: Mobile No.: +91 9833539364
 E-mail: Address: ALIPORE POLICE COURT KOLKATA
 Applicant Name: MCBapi 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	16033001148791/3/2019	Property Registration Stamp duty	0003 03-103-003-02	75721
2	16033001148791/3/2019	Property Registration Registrar Fees	0003 03-104-001-16	5006
Total				125074

In Words: Rupees One Lakh Twenty Five Thousand Seven Hundred and Four only



Major Information of the Deed

Deed No.	I-1603-02457/2019	Date of Registration:	24/07/2019
Query No./Year	1603-0001149791/2019	Office where deed is registered	
Query Date	16/07/2019 10:47:07 PM	D.S.R. - II SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Alipora Police Court Thana : Alipora, District : South 24-Parganas, Wt. S1 BENGAL, PIN - 700027. Mobile No. : 9830373577. Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2, [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]
Set Forth Value	Rs. 2/-	Market Value	Rs. 18,97,91,972/-
Stamp duty Paid (SD)	Rs. 75,121/- (Article:48(g))	Registration Fee Paid	Rs. 50,053/- (Article:E, E, B, M(b), H)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

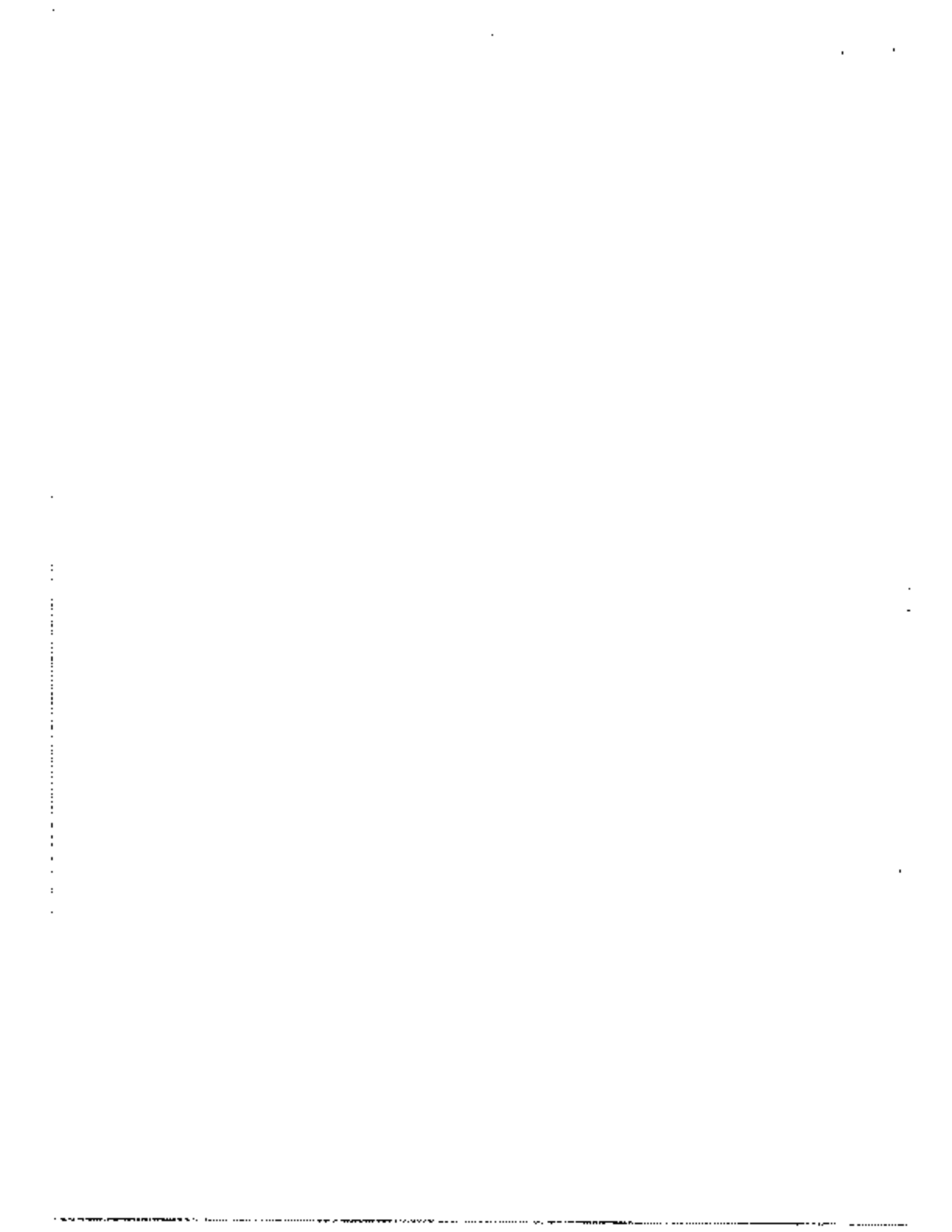
Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunje Park Road, Road Zone : (On Road - On Road), Permissions No: 12/3, Ward No: 065 Pin Code : 700019

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		19 Katha 2 Chatak	2/-	18,97,91,972/-	Property is on Road
Grand Total :					31.5633Dec.	1/-	1867,91,972/-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1/-	15,00,000/-	



Land Lord Details :

Sr. No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs ANUVA CHAKRAVARTY Wife of Late Dhruves Chandra Chakravarty 71' Old Ballygunge Second Lane, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACNPC8886A, Status: Individual, Executed by: Self, Date of Execution: 19/07/2019 , Admitted by: Self, Date of Admission: 19/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2019 , Admitted by: Self, Date of Admission: 19/07/2019 ,Place : Pvt. Residence</p>
2	<p>Mr ANIS CHAKRAVARTY Son of Late Dhruves Chandra Chakravarty 71' Old Ballygunge Second Lane, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADGPC0355B, Status: Individual, Executed by: Self, Date of Execution: 19/07/2019 , Admitted by: Self, Date of Admission: 19/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2019 , Admitted by: Self, Date of Admission: 19/07/2019 ,Place : Pvt. Residence</p>

Developer Details :

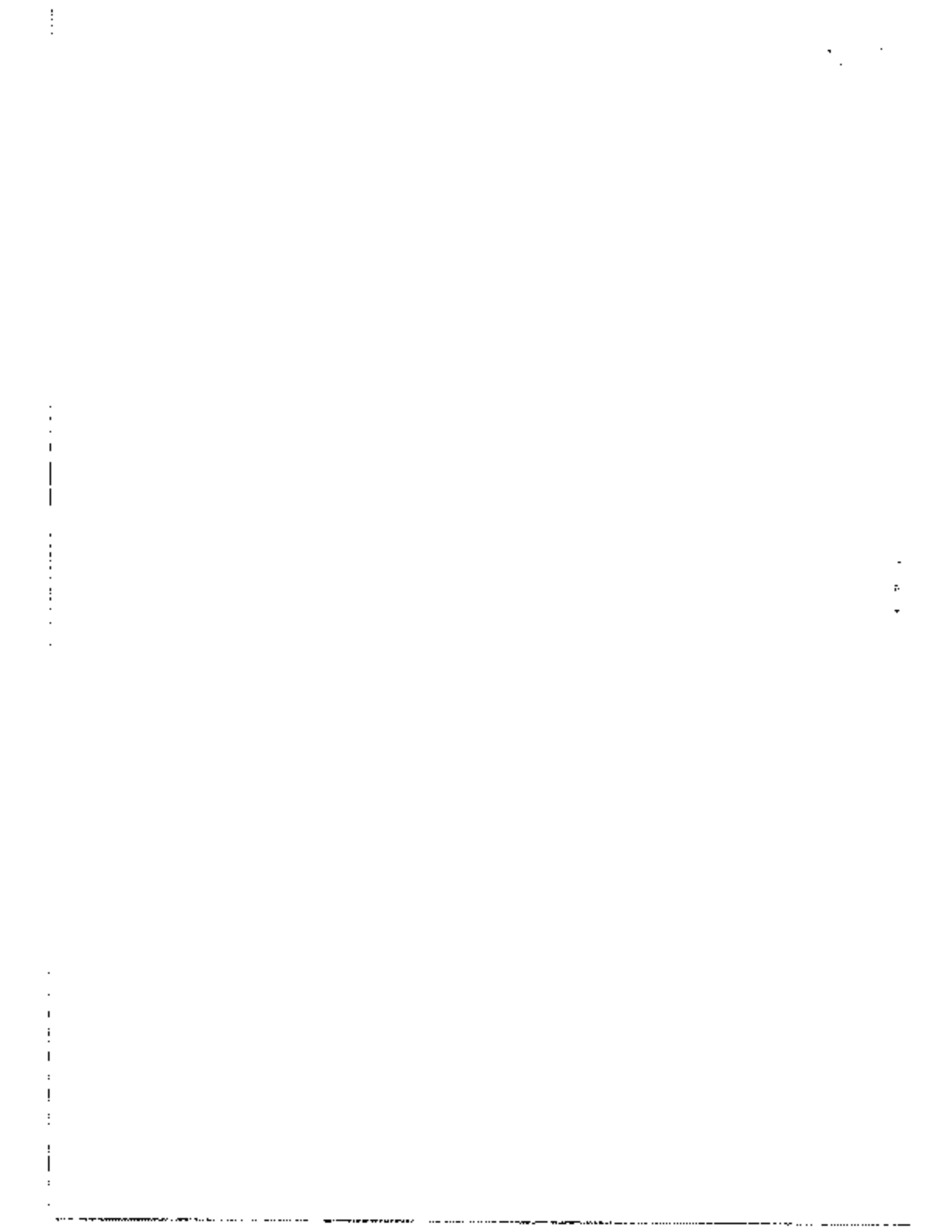
Sr. No.	Name, Address, Photo, Finger print and Signature
1	<p>PS GROUP REALTY PRIVATE LIMITED 1002, E.M Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.: AABCP5380E, Status: Organization, Executed by: Representative</p>

Representative Details :

Sr. No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Surendra Dugar, (Alias Name: Mr Surendra Kumar Dugar) (Presentant) Son of Late J.M Dugar 1002 E.M Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACUPD1317K Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Bapi Das Son of Mr. Sunil Das Minnor Police Court, P.O:- Allpore, P.S: Allpore, District:-South 24-Parganas, West Bengal, India, P.N - 700027</p>			
Identifier Of Mrs ANUVA CHAKRAVARTY, Mr ANIS CHAKRAVARTY, Mr Surendra Dugar			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANUVA CHAKRAVARTY	PS GROUP REALTY PRIVATE LIMITED-15.7781 Dec
2	Mr ANIS CHAKRAVARTY	PS GROUP REALTY PRIVATE LIMITED-15.7781 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANUVA CHAKRAVARTY	PS GROUP REALTY PRIVATE LIMITED-1000.00000000 Sq Ft
2	Mr ANIS CHAKRAVARTY	PS GROUP REALTY PRIVATE LIMITED-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160302457 / 2019

On 19-07-2019

Presentation (Under Section 62 & Rule 22A(3) 45(1) W.B. Registration Rules, 1962)

Presented for registration at 10:15 hrs on 19-07-2019, at the Private residence by Mr Surendra Dugar Alias Mr Surendra Kumar Dugar.

Certificate of Market Value (WB PVV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,52,81,972/-

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

Execution is admitted on 19/07/2019 by 1. Mrs ANUVA CHAKRAVARTY, wife of Late Dhruvas Chandra Chakravarty, 7/1 Old

Ballygunge Second Lane, P.O. Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife 2. Mr ANIS CHAKRAVARTY, Son of Late Dhruvas Chandra Chakravarty, 7/1 Old

Ballygunge Second Lane, P.O. Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

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

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

Execution is admitted on 19-07-2019 by Mr Surendra Dugar, , Mr Surendra Kumar Dugar Director, PS GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, P.O.- Dhapa, P.S.- Tijala, District:-South 24-Parganas, West Bengal, India, PIN - 700106

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



Aish Goswami

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

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On: 22-07-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,053/- (B = Rs 50,000/- .E = Rs 21/- ,H = Rs 26/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB
Online on 18/07/2019 5:21PM with Govt. Ref. No: 192019200043761161 on 18-07-2019, Amount Rs: 50,053/-, Bank: Indian Bank (IDIB000CC01), Ref. No. IB18072019023888 on 18-07-2019, 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 Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no Z091383, Amount: Rs.50/-, Date of Purchase: 24/06/2019, Vendor name: Soumitra Chanda

2. Stamp: Type: Impressed, Serial no Z091384, Amount: Rs.50/-, Date of Purchase: 24/06/2019, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB
Online on 18/07/2019 5:21PM with Govt. Ref. No: 192019200043761161 on 18-07-2019, Amount Rs: 75,021/-, Bank: Indian Bank (IDIB000CC01), Ref. No. IB18072019023888 on 18-07-2019, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On: 24-07-2019

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 43 (g) of Indian Stamp Act 1899.



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160302457 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.07.24 15:20:27 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 24-07-2019 15:20:22
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

