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

District Sub-Registrar-V
 Alipore, South 24 Parganas

01 FEB 2019

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 1st day of February, Two Thousand and Nineteen (2019)

BETWEEN

[Signature]
 Advocate

ISHAN GROUP
 Moonmoon Sarkar
 Partner

ISHAN GROUP
 Dipi Das
 Partner

ISHAN GROUP
 Piyali Roy
 Partner

SL. NO. 2600 DATE 24/01/19

NAME

ADDRESS

RS. 100/-

T.K. PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

MR. DEBES KR. MISRA
M.A. & Com. LL.B.
Advocate, High Court, Cal.
60/1, Baghajata Place, Kol-46

100/-



District Registrar-V
Alipore, South 24 Parganas

07 FEB 1919

Somant Misra
H. J. Balasubrah


(1) SM. MIRA DATTA (PAN : BEJPD3909P), daughter of Late Pabitra Kumar Dutta and Sovi Rani Dutta, by Faith-Hindu, by Occupation -Homemaker, by Nationality - Indian, permanently residing at 15, New Santoshpur Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075 (2)SMT. RITA DE SARKAR, (PAN :AYPPD6401K), wife of Nitrode De Sarkar, by Faith-Hindu, by Occupation- Homemaker, by Nationality - Indian, residing at G-2/10, Acharya Prafulla Nagar, P.O. and P.S. Sorarpur, Kolkata- 700 150, (3)(a)SMT. TRIPTI DUTTA, (PAN :BSHPD4818B), wife of Late Provat Kumar Dutta, by Faith-Hindu, by Occupation- Housewife, by Nationality - Indian, (3)(b)SMT. PALLABI DUTTA, (NAG) (PAN :AXHPD0163H), daughter of Late Provat Kumar Dutta, wife of Sri Ayan Nag, by Faith-Hindu, by Occupation- Housewife, by Nationality - Indian, both 3 (a) and 3(b) are residing at 15, Arya Vidyalaya Road, P.O. Hata, P.S. Garfa, Kolkata- 700 078, (4)(a) SRI SUMIT RAY, (PAN :APMPR9214C), son of Late Subhash Ray, by Faith-Hindu, by Occupation- Business, by Nationality - Indian, residing at 130, Uma Smriti Bhaban, Purbalok, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata- 700 099, (4)(b) SMT. SUMITA SAHA (ROY), (PAN :FUVPS3737Q, wife of Sri Mrinal Kanti Saha, by Faith-Hindu, by Occupation- Housewife, by Nationality - Indian, residing at 4, Lake East 1st Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, (5) SMT. PRATIMA SARKAR, (PAN :ETZPS1339N), wife of Subash Chandra Sarkar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 2/26, Bibeknagar, P.O. Santoshpur, P.S. Garfa, Kolkata- 700 075, (6) SRI BASUDEB DUTTA, (PAN :CESPD5210H), son of Late Pabitra Kumar Dutta and Late Sovi Rani Dutta, by Faith-Hindu, by Occupation- Service, by Nationality - Indian, and (7) SM. PURNIMA DATTA, (PAN :BEJPD3912E), daughter of Late Pabitra Kumar Dutta and Late Sovi Rani Dutta, by Faith-Hindu, by Occupation- Homemaker, by Nationality - Indian, both (6) and (7) are residing at 15, New Santoshpur Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, residing at hereinafter called and referred to as the "OWNERS/FIRST PARTY" (which expression unless repugnant to the context shall mean and include their heir/heirs, executor/ executors, administrator/ administrators, representative/ representatives and assign/ assigns) the ONE PART.

ISHAN GROUP
Hem mern Jindoo
Partner

ISHAN GROUP,
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner




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AND

ISHAN GROUP (PAN : AAHF13938G), a Partnership firm having its registered office at 117, Hind Road, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, represented by its Partners namely (1) SMT. MUNMUN NASKAR, (PAN : AYFPN2002E), wife of Provat Naskar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 12A, Garfa Shitala Mandir Road, Santoshpur, Kolkata - 700 075 (2) SMT. DIPTI DAS, (PAN : AJBPD5329H), wife of Sri Anjan Kanti Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 10, 2nd Street, Modern Park, Santoshpur, Police Station- Survey Park, Kolkata - 700 075 and (3) SMT. PIYALI ROY, (PAN-AJHPR5402M), wife of Sri Abhijit Kumar Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 47/C, Janata Road, New Santoshpur, Police Station- Survey Park, Kolkata - 700 075, hereinafter called as the "DEVELOPER/SECOND PARTY" (which expression unless repugnant to the context shall mean and include its executor/executors, administrator/administrators, representative/representatives successors-in-office and successors-in-interest and assigns) of the OTHER PART.

WHEREAS one Sovu Rani Dutta since deceased was the absolute owner of a plot of homestead land measuring an area of 5 (Five) Cottahs 6 (Six) Chittacks including passage area corresponding to net land area 4 (Four) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza- Santoshpur, J.L. No.22, Touzi No. 147 B-1, R.S. No. 19, Pargana- Khaspur, comprising in C.S. Dag No. 439, 440, under C.S. Khatian No. 336 by virtue of registered Deed of Conveyance dated 21.09.1953, registered at S.R. Alipore and entered into Book No. 1, Volume No. 101, Page No. 225 to 228, Deed No. 6107 for the year 1953.

AND WHEREAS after purchase said Sovu Rani Dutta since deceased erected a two storied building thereon in the year 1958. It is pertinent to mention that the said property was at first under the Halta Union Board, thereafter Santoshpur Anchal Panchayet and thereafter Jadavpur Municipality and at present its comes under The Calcutta Municipal Corporation presently known as The Kolkata Municipal Corporation Ward No. 104 and said Sovu Rani Dutta since deceased had recorded her property in the record of K.M.C. being Premises No. 76, New Santoshpur, Assessee No. 31-104-30-

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Partner

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Dipti Das
Partner

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0076-0, known as postal address 15, New Santoshpur Main Road, presently P.S. Survey Park, Kolkata- 700 075.

AND WHEREAS said Sova Rani Dutta had five daughters namely Mira Dutta, Rita Dey Sarkar, Prafima Sarkar, Parnima Dutta and Uma Roy since deceased and two sons namely Provat Kumar Dutta since deceased and Basudeb Dutta.

AND WHEREAS during life time of said Sova Rani Dutta, her one married daughter namely Uma Roy died intestate on 05.05.1994 leaving behind her one son namely Sumit Ray and one daughter namely Sumita Roy as aforesaid OWNERS No. 4(a) and 4(b).

AND WHEREAS said Sova Rani Dutta, died intestate on 26.06.1996 and her husband Pabitra Kumar Dutta was predeceased and said Pabitra Kumar Dutta died intestate on 07.03.1961.

AND WHEREAS said Provat Kumar Dutta died intestate on 07.02.2010 leaving behind his only legal heirs and successors namely Smt. Tripti Dutta (wife) and one married daughter namely Pallabi Dutta (Nag) who have jointly inherited the undivided share of Provat Kumar Dutta in connection the said property as per Hindu Succession Act 1956.

AND WHEREAS thus the present OWNERS have jointly inherited the said land and property known as Premises No. 76, New Santoshpur as per Hindu Succession Act 1956 and the present OWNERS the Parties of the FIRST PART are the joint Owners of the above mentioned land and property known as Premises No. 76, New Santoshpur, within K.M.C. Ward No. 104, situated in Mouza- Santoshpur, J.L. No. 22, comprising in R.S. Dag No. 488/1742, under R.S. Khatian No. 676, measuring net land area of 4 (Four) Cotals 4 (Four) Chittacks 15 (Fifteen) Sq.ft. whereon standing a two storied building morefully mentioned in the SCHEDULE-'A' below.

AND WHEREAS the OWNERS are very much desirous to construct a ground plus three storied building with lift facility on their said land and to do and to make construction of a new building on their said land, they have no such fund as well as experience in the matter and so the OWNERS approached the Party of SECOND PART. i.e. the DEVELOPER herein to make construction of a new ground plus three storied building with lift facility as per sanction residential building plan to be sanctioned by

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The Kolkata Municipal Corporation at the DEVELOPER'S cost as well as annexed specification marked with letter - 'X'.

AND WHEREAS the party of the SECOND PART herein has agreed to make the construction of the proposed new ground plus three storied building with lift facility only in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owners, the **Owners' Allocation**. The **OWNERS** shall jointly get only seven residential flats and one Shop Room from the **DEVELOPER** in the proposed building together with money consideration of Rs.6,00,000/- (Rupees Six Lac) only to be paid by the **DEVELOPER** to the **OWNERS** after Second Floor roof casting of the proposed building. Those seven flats and one Shop Room to be situated : one flat on First Floor North-West side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one flat on Second Floor South-West-North side measuring an area of 750 (Seven hundred and Fifty) Sq.ft.; one small flat on Ground Floor measuring an area of 100 (One hundred) Sq.ft. more or less and one Shop Room on Ground Floor measuring an area of 100 (One hundred) Sq.ft. more or less ; one flat on First Floor North-East side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one flat on Second Floor North-East side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one Flat on Third Floor (North- East) side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft.; one flat on Third Floor (North-West) side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. After receiving the Owners' Allocation the **OWNERS** shall partition their allocation amicably at their cost. **SM. MIRA DUTTA, SRI BASUDEB DUTTA AND SM. PURNIMA DUTTA** shall jointly get one shifting during construction of the proposed building i.e. during construction period the **DEVELOPER** shall arrange, a tenanted accommodation for them and shall make the monthly rental payment for the such accommodation. The money consideration as mentioned in this agreement shall be paid by the **DEVELOPER** to the **OWNERS** after Second Floor roof casting of the new building. Old existing building shall be demolished at the cost of the **DEVELOPER** and entire sale proceeds thereto shall be enjoyed by the **DEVELOPER** only and the **OWNERS** shall vacate the Premises and deliver the same to

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Hasmukh Das
Partner

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Dipti Das
Partner

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Partner



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the DEVELOPER for demolition the old building and to erect the new building in the Premises and for the same the OWNERS shall give the full co-operation to the DEVELOPER. All the flats are shall be calculated on saleable area inclusive of proportionate stair and landing area, thickness of walls and other proportionate useable area. This is called the OWNERS' ALLOCATION as more fully described and mentioned in the SCHEDULE "B" hereunder written and it is appearing as the consideration for the land as described in the SCHEDULE "A" hereunder written.

AND WHEREAS the Party of the SECOND PART i.e. DEVELOPER herein shall get all other rest construction of the proposed building excluding the OWNERS' ALLOCATION as mentioned in the SCHEDULE "B" below and the DEVELOPER shall have right to demolish the existing two storied building standing on the said Premises at its cost and shall enjoy the entire sale proceeds thereto. The DEVELOPER shall get the rest constructed area of the proposed building i.e. shop area, Car Parking area and rest flat area of the building. The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The Party of the SECOND PART shall erect the entire proposed ground plus three storied building at its cost and its supervision and labour and after completion the building the DEVELOPER shall deliver the OWNERS' ALLOCATION as mentioned in the SCHEDULE "B" herein to be erected as per annexed Specification as well as the building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses. The DEVELOPER shall have right to sell its allocation i.e. the DEVELOPER'S ALLOCATION to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as cost of proportionate land and profit in connection with the said flats etc. on Developer's Allocation.

AND WHEREAS the Party of the SECOND PART has agreed to do this Project by constructing a new building on the said land upto maximum height consuming maximum F.A.R. and also as per annexed specification and also as per sanctioned residential building plan to be sanctioned by The Kolkata Municipal Corporation as per permissible law of the said Corporation consisting of several flats or apartments and garage at the cost of the Party of the SECOND PART and also providing for common area and other facilities/amenities

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Partner

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Dipti Das

Partner




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Partner




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for the purpose of selling of flats/Apartments as described in the SCHEDULE "D" hereunder written, and the Party of the SECOND PART shall get and enjoy all other flats etc. of the proposed building excluding the Owners' Allocation to be constructed at the cost of the DEVELOPER.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions :-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term :
 - (a) **OWNERS** : shall mean the parties of the FIRST PART herein and their legal heirs, executors, administrators, and legal representatives.
 - (b) **DEVELOPER** : shall mean the Party of the SECOND PART herein for the time being and its respective successors or successors in interest, legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PREMISES** : shall mean the property known as K.M.C. Premises No.76, New Santoshpur, within the K.M.C. Ward No.104, corresponding to Postal address of the Premises is 15, New Santoshpur Main Road, formerly P.S. Kasha, thereafter P.S. Purba Jadavpur, presently P.S. Survey Park, Kolkata - 700 075 as mentioned and described in the SCHEDULE 'A' hereunder written.
 - (e) **BUILDING** : shall mean the proposed residential ground plus three storied building with lift facility to be constructed on the said premises as per sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XI.
 - (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, lift, lift room, lift lobby and lift well, pump room, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the SCHEDULE "C" hereunder written which may be mutually agreed upon BETWEEN the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners of the

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Maan maan Dasgupta
Partner

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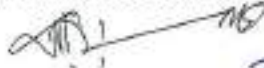
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building who shall purchase the same from the DEVELOPER and also the OWNERS of the land.

- (g) **OWNERS' ALLOCATION** : The OWNERS shall jointly get only seven residential flats and one Shop Room from the DEVELOPER in the proposed building together with money consideration of Rs.6,00,000/- (Rupees Six Lac) only to be paid by the DEVELOPER to the OWNERS after Second Floor roof casting of the proposed building. These seven flats and one Shop Room to be situated : one flat on First Floor North-West side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one flat on Second Floor South-West-North side measuring an area of 750 (Seven hundred and Fifty) Sq.ft.; one small flat on Ground Floor measuring an area of 100 (One hundred) Sq.ft. more or less and one Shop Room on Ground Floor measuring an area of 100 (One hundred) Sq.ft. more or less ; one flat on First Floor North-East side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one flat on Second Floor North-East side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one Flat on Third Floor (North- East) side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft.; one flat on Third Floor (North-West) side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. After receiving the Owners' Allocation the OWNERS shall partition their allocation amicably at their cost. SM. MIRA DUTTA, SRI BASUDEB DUTTA AND SM. PURNIMA DUTTA shall jointly get one shifting during construction of the proposed building i.e. during construction period the DEVELOPER shall arrange a tenanted accommodation for them and shall make the monthly rental payment for the such accommodation. The money consideration as mentioned in this agreement shall be paid by the DEVELOPER to the OWNERS after Second Floor roof casting of the new building. Old existing building shall be demolished at the cost of the DEVELOPER and entire sale proceeds thereto shall be enjoyed by the DEVELOPER only and the OWNERS shall vacate the Premises and deliver the same to the DEVELOPER for demolition the old building and to erect the new building in the Premises and for the same the OWNERS shall give the full co-operation to the DEVELOPER. All the flats are shall be calculated on saleable area

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Mamman Sarkar
Partner

ISHAN GROUP
Dipti Das
Partner



ISHAN GROUP
Piyali Roy
Partner



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inclusive of proportionate stair and landing area, thickness of walls and other proportionate useable area. This is called the **OWNERS' ALLOCATION** as more fully described and mentioned in the **SCHEDULE "B"** hereunder written and it is appearing as the consideration for the land as described in the **SCHEDULE "A"** hereunder written.

- (h) **DEVELOPER'S ALLOCATION** : shall mean all other flats, Car Parking Space and Shop etc. of the proposed building (except the Owners' Allocation as mentioned herein) together with undivided proportionate share of land and other common rights and facilities etc. as described in the **SCHEDULE 'D'** hereunder written.
- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN** : would mean such plan prepared by the recognized Planner for the construction of the building to be sanctioned by The Kolkata Municipal Corporation Borough Office XI at the cost of the **DEVELOPER**.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall be effect from the date of execution of this agreement.

3. **THE OWNERS DECLARE** as follows:

- (a) That they are the absolute joint Owners by inheritance and seized and possessed of and/or well and sufficiently entitled to the said property as described in the

SCHEDULE 'A' below

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Dipti Das

Partner

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Piyali Roy

Partner

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Partner



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- (b) That the said property is free from all encumbrances and the OWNERS have a good marketable title in respect of the K.M.C. Premises No.76, New Santoshpur, within the K.M.C. Ward No.104, corresponding to Postal address of the Premises is 15, New Santoshpur Main Road, formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, presently P.S. Survey Park, Kolkata - 700 075.
- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:

- (a) That the OWNERS hereby grant exclusive right to the DEVELOPER and to undertake that new construction on the said premises to be constructed by the DEVELOPER in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at its cost and the OWNERS shall clear up all the outstanding dues of The Kolkata Municipal Corporation and land taxes till the date of execution of these presents after mutating their names in the record of K.M.C. Immediate after taking delivery of OWNERS' ALLOCATION, the OWNERS shall have to pay the necessary proportionate taxes and also monthly maintenance in respect of their allocation of the premises as mentioned in the SCHEDULE-B below.
- (b)(i) **OWNERS' ALLOCATION** : the DEVELOPER shall give to the OWNERS as the OWNERS' ALLOCATION as described in the SCHEDULE 'B' hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** : The DEVELOPER shall get the rest constructed area of the building as described in the SCHEDULE-D below.
- (c) That all applications, plans and other papers and documents as may be required by the DEVELOPER for the purpose of obtaining necessary approval of building plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the DEVELOPER for and in the names of the OWNERS at the cost of

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Partner

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Dipti Das
Partner

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DEVELOPER and if any alteration/modification of making further plans for proposed construction are required the OWNERS shall give such written permission to the DEVELOPER without any objection.

- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the DEVELOPER shall appear, represent, sign before the concerned authorities on behalf of the OWNERS in their names and on their behalf in connection with any or all of the matters aforesaid and the OWNERS, in such circumstances, shall give assistance/co-operation/signatures when necessary to the DEVELOPER for the interest of the proposed project.
- (e) That the DEVELOPER shall erect the building in the said premises as per said sanctioned building plan and for the same the OWNERS shall put their signature as and when necessary and the during construction or after construction the DEVELOPER shall sell the construction togetherwith proportionate undivided share of land and also other common rights to the intending purchasers excluding in respect of Developer's Allocation excluding the OWNERS' ALLOCATION and receive part or full consideration money from the sale of part or full of DEVELOPER'S ALLOCATION to be erected at the cost of the DEVELOPER and for the same the OWNERS shall not demand any further money consideration and/or construction from the DEVELOPER by any means except the OWNERS' ALLOCATION or shall not create any obstruction or objection during such construction.
- (f) The DEVELOPER shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect and smooth in all respects for construction of a ground plus three storied building thereon in accordance with the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the DEVELOPER and

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Heenmoin Jindar

Partner

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the **OWNERS** shall have no objection or say in the said respect whatsoever at any time in future.


- (g) That in the event of demise of any one of the **OWNERS** during the subsistence of this Agreement, the legal heirs of the such **OWNERS** shall sign, execute and produce all or any papers and/or documents for inspection as asked for and found necessary by the **DEVELOPER** for completion of the project being the subject matter of this agreement without changing the terms of this agreement or without any further claim or demand upon the **DEVELOPER** and always act and do all the necessary acts and things which the **OWNERS** are under and obligation to do under these presents at all material times without any hindrances simultaneously in the event of demise of the **DEVELOPER** during the stipulated period the legal heirs of the **DEVELOPER** shall remain liable to abide by the terms and conditions of this agreement. It is pertinent to mention that in the event of demise of any of the **OWNERS**, his/her legal heir shall execute and register the Supplementary Agreement and Power of Attorney when the Owners shall be called for without any objection.
- (h) The **DEVELOPER** shall make, build construct, supervise and carry out all the acts in such a manner as may be thought fit and proper by it for such construction of the said proposed building according to the building plan to be sanctioned by concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications, for obtaining water, electric sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this agreement.
- (i) The **DEVELOPER** shall sign and submit all applications for and in the names of the **OWNERS** as may be required for the purpose of securing and obtaining necessary permission, consent and/or certificates from authority concerned and all Government Department and other authorities relating to the proposed construction of the building on the said land and property and/or in connection

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Hemendra Sarker
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Dipti Das
Partner

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Partner




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with the supply of electricity, water, sewerage and/or other amenities to the said property and for the same the **OWNERS** shall empower the **DEVELOPER** by virtue of a registered Developer Power of Attorney.

- (j) That upon completion of the said building the **DEVELOPER** shall put the **OWNERS** in respect vacant possession of the **OWNERS' ALLOCATION** together with the rights in the common facilities within 30 (Thirty) months to be calculated from the date of sanction of the building plan and also taking over vacant possession in the land whichever is later.
- (k) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others and the **OWNERS** shall not in any way interfere, disturb the project and with peaceful possession and disposal of the **DEVELOPER'S ALLOCATION** in the manner the **DEVELOPER** wishes lawfully.
- (l) The **DEVELOPER** shall apply in the names of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations to the **DEVELOPER** for facilitating the proposed project.
- (m) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation office and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building.
- (n) That the **DEVELOPER** shall install in the said building at its own costs the pump to be operated tap, water supply connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump,

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Hemant Singh

Partner

ISHAN GROUP

Dipti Das

Partner


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Partner




District Supervisor-V
Allyson, South 24 Parkway

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lift, lift lobby and lift well electric wiring and installations other electrical things, water connection and new electric connection and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon in respect of the **DEVELOPER'S ALLOCATION**.

- (o) The **DEVELOPER** shall institute, conduct or prosecute any suit or legal proceedings in the name of the **OWNERS** that may be found necessary to be filed against the adjoining **OWNERS** of the said premises/property and/or any person or persons in connection with the said property or promotion thereof and the building to be constructed thereon and also shall defend any suit or proceedings on behalf of the **OWNERS** and shall give necessary instruction of the **OWNERS** behalf and the **OWNERS** shall sign vokalstnama, Plaints, petition Affidavits and other pleadings and papers that may be required to be filed in connection with such suits and proceedings and shall verify and affirm the same and do all other acts, deeds, matters and things as may be necessary for proper conduct thereof and preserving the best interest of both the **OWNERS** and the said **DEVELOPER**.
- (p) That from the date of this agreement the Municipal Taxes and also other outgoing in respect of the said premises and till such time as the possession of the **OWNERS' ALLOCATION** are made shall be borne and paid by the **DEVELOPER** and that all the previous outstanding, dues as on the date of this agreement on account of The Kolkata Municipal Corporation rates and taxes, and also other previous outgoing upto the date of delivery of possession to the **DEVELOPER** for the period aforesaid shall also remain the liability of the **OWNER**.
5. **THE OWNERS HEREBY AGREED AND COVENANTS WITH THE DEVELOPER** as follows :-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.


ISHAN GROUP
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Partner

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Dipti Das
Partner



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- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** portion in the building to be erected at the said premises as mentioned herein, provided the Developer has delivered Owners' allocation mentioned hereinabove.
- (iii) The **OWNERS** positively give and hand over vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building (after demolishing the old building) as per sanctioned building plan to be sanctioned by the concerned The Kolkata Municipal Corporation office at the cost of the **DEVELOPER** within 30 (Thirty) months to be calculated from the date of sanction of the building plan and also taking over vacant possession in the said premises whichever is later.
- (iv) The **DEVELOPER** shall sell its allocation togetherwith proportionate stair area and the undivided share^s of land which is called as the **DEVELOPER'S ALLOCATION** as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or other portions only from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers in connection with its allocation as mentioned in the **SCHEDULE - 'D'** below. It is noted that the **DEVELOPER** shall also sell its allocation i.e. the flats etc. as mentioned in the **SCHEDULE - 'D'** below at its own effort by fixing up the consideration sum to the Third Parties.



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 Partner

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- (v) The **OWNERS** hereby empower and authorize the **DEVELOPER** to do the this project in connection with the said property as described in the schedule A hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make Agreement for Sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, excluding the **OWNERS' ALLOCATION** to negotiate any matter for the said property etc. and for the same the **OWNERS** may execute and register a separate Development General Power of Attorney in favour of the **DEVELOPER**.
- (vi) At the time of execution of this agreement, the **OWNERS** shall hand over all the original Deeds and all other original papers in connection with the said premises to the **DEVELOPER** and the **DEVELOPER** shall then grant receipt thereto in favour of the **OWNERS** herein and these shall be refunded by the **DEVELOPER** to the **OWNERS** at the time of handing over **OWNERS' ALLOCATION**.

6. THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 30 (Thirty) months to be calculated from the date of sanctioning the building plan and also taking over vacant possession in the said premises whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to

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 Nitob moon Nandan
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 Partner

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Kupang, East Nusa Tenggara

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extend the time as per its requirement. Be it mentioned that for willful delay otherwise made in completing the construction within the stipulated time from the Developer shall be liable to pay the reasonable damages to be decided by the DEVELOPER.

- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building prescribed by the K.M.C.
- (iv) Not to do any act, deed or thing from the part of the OWNER whereby the DEVELOPER is prevented from enjoying, selling, assigning and/or disposing of any of the DEVELOPER'S ALLOCATION in the said building.

7. MUTUAL COVENANT AND INDEMNITIES

- (i) The OWNERS hereby undertakes that the DEVELOPER shall be entitled to the said construction and shall enjoy its Allocation without interference or disturbances from their end, provided the DEVELOPER shall perform all the construction work as per the terms and conditions as within mentioned.
- (ii) The OWNERS shall execute and register a Developer Power of Attorney in favour of the DEVELOPER to complete the project and also register the Agreement for Sale, Conveyance Deeds in favour of the intending purchasers and the DEVELOPER shall also execute and register the Deed of Conveyance or Agreement for Sale in favour of the intending Purchasers on the DEVELOPER'S ALLOCATION excluding the OWNERS' ALLOCATION of the building upon prior delivery of Owner's Allocation to the Owner.
- (iii) All the Flat Owners, along with the DEVELOPER shall enjoy the roof of the building as common and also common places and undivided share of land, as a whole.
- (iv) On the project liabilities and also the financial liability regarding the proposed construction shall be borne by the DEVELOPER only. The OWNERS shall be liable to make out the title of the property as mentioned in the SCHEDULE-'A' below. If any further co-sharer is cropped up in future regarding the property, the

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same should be compromised from the end of the OWNERS' Allocated portion and for the same the DEVELOPER'S ALLOCATION shall never be hampered and affected. It shall remain uninterrupted.

- (v) During construction if any accident is occurred the DEVELOPER shall be liable to pay the such compensation for such accident and OWNERS shall never be liable for the same.
- (vi) The DEVELOPER shall have right to take the project loan for the construction of the proposed building from any loan authority if required and for the same the DEVELOPER shall be fully liable to pay the such loan and bear all the financial liability thereof.
- (vii) The OWNERS hereby declare that they shall give the full co-operation to the DEVELOPER and when necessary for the completion of the proposed building. The OWNERS further declare that if any one of the OWNERS dies during the construction work, this project shall join in this project by virtue of necessary document without demanding any extra allocation or money consideration beyond the fixed up OWNERS' ALLOCATION from the DEVELOPER as the OWNERS' ALLOCATION shall remain unchanged.
- (viii) There is a tenant in the existing old building and the OWNERS shall be liable to the such tenant to give him the shop from their allocation on rehabilitation ground and the DEVELOPER shall never be liable to the such existing tenant.

8. ARBITRATION :

- i. Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed jointly by the Parties or of two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.
- ii. Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and

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 Mohan Mohan Jha
 Partner

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 Dipti Das
 Partner


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conditions of this Agreement shall remain unaffected, provided there is no statutory bar.

9. **JURISDICTION :**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of land measuring net land area 4 (Four) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. togetherwith existing two storied ^{wooden} old building ^{consisting of 3 bedrooms, one kitchen, two toilets.} measuring covered area of 1000 (One thousand) Sq.ft. more or less each floor i.e. 2000 (Two Thousand) Sq.ft. having cemented flooring erected in the year 1958 and a ground plus three storied building with lift facility shall be erected on the said land by demolishing the old building as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation situated in Mouza - Santoshpur, J.L. No.22, Touzi No.147B-1, Pargana- Khaspur, R.S. No.19, comprising in R.S. Dag No.488/1742, under R.S. Khatian No.676, corresponding to portion of C.S. Dag No.439, 440, under C.S. Khatian No.336, known as K.M.C. Premises No.76, New Santoshpur, Assessee No. 31-104-30-0076-0 within the Ward No.104, corresponding to Postal address of the Premises is 15, New Santoshpur Main Road, within the formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, presently P.S. Survey Park, Kolkata - 700 075, District South 24-Parganas and the entire property is buttred and bounded by :

ON THE NORTH : Land and building of Premises No. 1, New Santoshpur Main Road;

ON THE SOUTH : 20'-0" wide K.M.C. Road; —

ON THE EAST : 12'-0" wide Road; —

ON THE WEST : 12'-0" wide Road. —


ISHAN GROUP
Hem moon dasgupta
Partner

ISHAN GROUP
Dipti Das
Partner

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Piyali Roy
Partner

mura Datta




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SCHEDULE - 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNERS shall jointly get only seven residential flats and one Shop Room from the DEVELOPER in the proposed building together with money consideration of Rs.5,00,000/- (Rupees Six Lac) only to be paid by the DEVELOPER to the OWNERS after Second Floor roof casting of the proposed building. Those seven flats and one Shop Room to be situated : one flat on First Floor North-West side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one flat on Second Floor South-West-North side measuring an area of 750 (Seven hundred and Fifty) Sq.ft.; one small flat on Ground Floor measuring an area of 100 (One hundred) Sq.ft. more or less and one Shop Room on Ground Floor measuring an area of 100 (One hundred) Sq.ft. more or less ; one flat on First Floor North-East side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one flat on Second Floor North-East side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. ; one Flat on Third Floor (North- East) side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft.; one flat on Third Floor (North-West) side of the proposed building measuring an area of 450 (Four hundred and Fifty) Sq.ft. After receiving the Owners' Allocation the OWNERS shall partition their allocation amicably at their cost. SM. MIRA DUTTA, SRI BASUDEB DUTTA AND SM. PURNIMA DUTTA shall jointly get one shifting during construction of the proposed building i.e. during construction period the DEVELOPER shall arrange a tenanted accommodation for them and shall make the monthly rental payment for the such accommodation. The money consideration as mentioned in this agreement shall be paid by the DEVELOPER to the OWNERS after Second Floor roof casting of the new building. Old existing building shall be demolished at the cost of the DEVELOPER and entire sale proceeds thereto shall be enjoyed by the DEVELOPER only and the OWNERS shall vacate the Premises and deliver the same to the DEVELOPER for demolition the old building and to erect the

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Nirmal Kumar Das

Dipti Das

Piyali Roy

Partner

Partner

Partner




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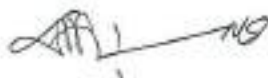
new building in the Premises and for the same the OWNERS shall give the full co-operation to the DEVELOPER. All the flats are shall be calculated on saleable area inclusive of proportionate stair and landing area, thickness of walls and other proportionate useable area. This is called the OWNERS' ALLOCATION as more fully described and mentioned in the SCHEDULE "B" hereunder written and it is appearing as the consideration for the land as described in the SCHEDULE "A" hereinabove written

SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof, stair, main gate and entrance and proportionate land, pump and motor, septic tank, water reservoir and water tank. Lift, lift lobby and lift well.

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of all other rest construction i.e. flat, Car Parking Space on ground floor, First Floor, Second Floor and Third Floor of the proposed Straight ground plus three storied building with lift facility shall be obtained by the DEVELOPER and the existing two storied building which is standing in the said Premises shall be demolished by DEVELOPER at its cost and the DEVELOPER shall enjoy the entire sell proceeds therein and the DEVELOPER shall have right to demolish the said two storied building standing on the said Premises at its cost and shall enjoy the entire sale proceeds thereto and the DEVELOPER shall enjoy the undivided proportionate land share out of total land as mentioned in the SCHEDULE "A" herein and all the common facilities as mentioned in the SCHEDULE - 'C'.



ISHAN GROUP
Moonmoon Sarkar
Partner

ISHAN GROUP
Dipali Das
Partner

ISHAN GROUP
Piyali Roy
Partner




District Sub-Region-V
Aceh, Sumatra

01 FEB 2019

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESS:

~~Somesh Mishra~~
~~His Son~~
~~Somesh Mishra~~

2. Ashijit Kumar Mishra
 69/1, Baghajatin Place
 Kolkata. 700085

1. Mira Datta
2. Rita De Sarkar
- 3(a) Tripti Dutta
- 3(b) Pallabi Datta
- 4(a) Sumit Das
- 4(b) Sumita Saha.
5. Pratima Sarkar.
6. Basudev Datta
7. Poojona Datta

SIGNATURE OF THE OWNERS

ISHAN GROUP

Mishra

Partner

ISHAN GROUP

Dipti Das.

Partner

ISHAN GROUP

Piyali Roy

Partner

SIGNATURE OF THE DEVELOPER

READ OVER, EXPLAINED AND ALSO
 PREPARED & DRAFTED BY:

Debes Kumar Mishra (Signature)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
 Place, Kolkata-86

PH-9830236148(D.K.M.)

Email: debeskumarmisra@gmail.com

9051446430(Somesh),

Email: mishrasomesh08@gmail.com

9836115120(Tapesh),

Email: tapesh.mishra85@gmail.com

ISHAN GROUP

Hannoon Sarkar

Partner

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Dipti Das

Partner

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Alipore, South 24 Parganas

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ANNEXURE - 'X'
SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)
All Civil Work as per I.S.I. standard.

1. Marble flooring in all the floors and stair by measuring 2'-0" x 2'-0".
2. Inner doors are of flush doors/Main door core side teak finish and flush door.
3. Sal Wood Door frame.
4. Aluminum sliding window fitted with glass.
5. Plaster of paris in inside wall.
6. Glazed tiles Up to 6 ft. height in toilet & W.C. wall, 3 ft. height in kitchen orient tiles fitting.
7. Concealed Electrical wiring with copper wires, Two Light point and Fan, Plug point one each in Bed Room, Drawing/Dining Room, 15A plug point in Drawing/Dining & Toilet (Havels/Finalex/Khaitans wire).
8. Concealed water supply line with G.I. & Blue pipes.
9. White pan, basin & commode (Hindware).
10. Steel Sink in Kitchen.
11. Marble kitchen platform in kitchen.
12. Synthetic enamel paint in door shutter and grill.
13. Water proofing cement (snowceam/weathercoat) in out side wall.
14. Verandah railing up to window seal height.
15. Essco make bib cock, top cock.




District Sub-Registrar-V
Alipore, South 24 Parganas

01 FEB 2019



Mira Datta

Name.. MIRADATTA

Signature.. Mira Datta

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Rita De Sarkar

Name.. RITADE SARKAR

Signature.. Rita De Sarkar

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Tripti Datta

Name.. TRIPTI DUTTA

Signature.. Tripti Datta

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Pallabi Datta

Name.. PALLABI DUTTA

Signature.. Pallabi Datta

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

ISHAN GROUP

Dipti Das

Partner

ISHAN GROUP

Piyali Roy

Partner

ISHAN GROUP
Partner



[Handwritten Signature]
District Registrar-V
Alipore, South 24 Parganas

01 FEB. 2018



Sumit Ray

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name SUMIT RAY

Signature Sumit Ray



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name SUMITA SAHA

Signature Sumita Saha



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name PRATIMA SARKAR

Signature Pratima Sarkar

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name BASUDEB DUTTA

Signature Basudev Dutta

ISHAN GROUP

Dipti Des

Partner

ISHAN GROUP

Piyali Roy


Partner

ISHAN GROUP
Partners: Sumit Ray, Sumita Saha, Pratima Sarkar, Basudev Dutta, Dipti Des, Piyali Roy

Basudev Dutta

Partner




District Sub-Registrar-V
South 24 Parganas

01 FEB 2015



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name PURNIMA DATTA
 Signature Purnima Datta



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name MUNMUN NASKAR
 Signature Munmun Naskar



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name DIPTI DAS
 Signature Dipti Das



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name PIYALI ROY
 Signature Piyali Roy

ISHAN GROUP
 Dipti Das
 Partner

ISHAN GROUP
 Piyali Roy
 Partner

ISHAN GROUP
 Munmun Naskar
 Partner

Piyali Roy
 Partner

18-2018/19-0
No. 3101/2019-21
78810872

POSTOR




District Sef. Reglans-V
Alipore, South 24 Parganas

01 FEB 2019

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

19-201819-033786437-1

Payment Mode Online Payment

Date: 31/01/2019 21:09:48

Bank : HDFC Bank

706108123

BRN Date: 31/01/2019 21:10:50

DEPOSITOR'S DETAILS



Id No. : 16300000159949/2/2019

(Quay No./Quay Year)

Name : TAPESH MISHRA

Contact No. :

Mobile No. +91 9836115120

E-mail :

Address : HIGH COURT, CALCUTTA

Applicant Name : Mr Somesh Mishra

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 | 1630000159949/2/2019 | Property Registration- Stamp duty | 0020-02-103-003-02 | 19920 |
| 2 | 16300000138648/2/2019 | Property Registration- Registration Fees | 0020-03-104-001-18 | 53 |

Total

19973

In Words : Rupees Nineteen Thousand Nine Hundred Seventy Three only

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Partner

ISHAN GROUP
Dipti Das
Partner

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Piyali Roy
Partner



Major Information of the Deed

| | | | |
|--|---|---|-------------------|
| Deed No. | I-1630-00288/2019 | Date of Registration | 01/02/2019 |
| Query No./Year | 1630-0000169949/2019 | Office where deed is registered | |
| Query Date | 29/01/2019 10:32:45 PM | D.S.R. - V SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status : Advocate | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Set Forth value | Rs. 2/- | | |
| Stamp Duty (P&D) | Rs. 20,020/- (Article:48(g)) | | |
| Registration Fee Paid | Rs. 53/- (Article:E, E, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Santoshpur Main Road, Premise No. 76, , Ward No: 104 Pin Code : 700075

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Area of Land ROR | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------------------------|-------------------------|-----------------------|--------------------------------|
| L1 | | | Bestu | 4 Katha 4 Chatak 15 Sq Ft | 1/- | 1,28,12,501/- | Width of Approach Road: 20 Ft. |
| Grand Total : | | | | 7.0489Dec | 1/- | 128,12,501/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2000 Sq Ft. | 2/- | 15,00,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 2000 sq ft | 2/- | 15,00,000/- | |

ISHAN GROUP
Hammam Ibrahim
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner



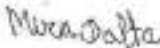


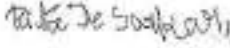


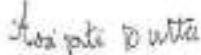
Major Information of the Deed :- I-1630-00288/2019-01/02/2019

Card Details:
Name Address (P)
Mrs M.
D.



Part Details :

Name Address Photo Finger print and Signature

| | Name | Photo | Finger print | Signature |
|---|---|--|--|--|
| | <p>Mrs Mira Datta Daughter of Late Pabitra Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p> |  |  |  |
| | <p>15, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEJPD3909P, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p> | | | |
| 2 | <p>Mrs Rita De Sarkar Wife of Nitrode De Sarkar Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p> |  |  |  |
| | <p>G-2/10, Acharya Prafulla Nagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYPPD6401K, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p> | | | |
| 3 | <p>Mrs Tripti Dutta Wife of Late Provat Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p> |  |  |  |
| | <p>15, Arya Vidyalaya Road, P.O:- Hailtu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSHPD4818B, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p> | | | |

ISHAN GROUP
Narmeen Sarkar
Partner



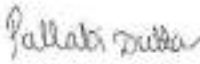





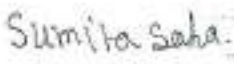


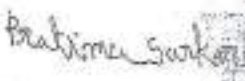
ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

Major Information of the Deed :- I-1630-00288/2019-01/02/2019

... Pallabi Du
... of Mr. Aya
... Executed by: Sek
... Administered by: Sek
... Admitted to: 01/02/...



| | Name | Photo | Fingerprint | Signature |
|---|--|---|---|---|
| | Pallabi Dutta Wife of Mr. Ayan Nag Executed by: Self, Date of Execution: 01/02/2019 Admitted by: Self, Date of Admission: 01/02/2019, Place : Office |  |  |  |
| | 15, Arya Vidyalaya Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXHPO0163H, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office | 01022019 | LT 01022019 | 01022019 |
| 5 | Mr Sumit Ray Son of Late Subhash Roy Executed by: Self, Date of Execution: 01/02/2019 Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office |  |  |  |
| | 130, Uma Smriti Bhaban, Purbalok, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APMPR9214C, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office | 01022019 | LT 01022019 | 01022019 |
| 6 | Mrs Sumita Saha Wife of Mr. Mrinal Kanti Saha Executed by: Self, Date of Execution: 01/02/2019 Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office |  |  |  |
| | 4, Lake East 1st Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FUWPS3737Q, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office | 01022019 | LT 01022019 | 01022019 |
| 7 | Mrs Pratima Sarker Wife of Subash Chandra Sarker Executed by: Self, Date of Execution: 01/02/2019 Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office |  |  |  |
| | | 01022019 | LT 01022019 | 01022019 |

ISHAN GROUP
Jhoni Mochi Naskar
Partner

ISHAN GROUP
Dipti Des
Partner

ISHAN GROUP
Piyali Roy
Partner

Major Information of the Deed :- I-1630-00288/2019-01/02/2019

Bibekra
700075
ZPS1339N, S
Admitted by: J
Mr. Baur...
C.



Bibeknagar, P.O:- Santoshpur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India,
 - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.::
 ZPS1339N, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019
 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office

| Name | Photo | Finger print | Signature |
|--|---|---|----------------------|
| Mr Basudeb Dutta Son of Late Pabitra Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office |  |  | <i>Basudeb Dutta</i> |
| | 01022019 | 01022019 | 01022019 |

15, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadedabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CESPD5210H, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019
 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office

| Name | Photo | Finger print | Signature |
|--|---|---|----------------------|
| Mrs Purnima Datta Daughter of Late Pabitra Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office |  |  | <i>Purnima Datta</i> |
| | 01022019 | 01022019 | 01022019 |

15, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadedabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEJPD3912E, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019
 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Ishan Group 117, Hind Road, P.O:- Santoshpur, P.S:- Purba Jadedabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAHF13938G, Status :Organization, Executed by: Representative |

ISHAN GROUP
Noon moon Nookan
 Partner

ISHAN GROUP
Dipti Das
 Partner

ISHAN GROUP
Piyali Roy
 Partner

Major Information of the Deed :- I-1630-00288/2019-01/02/2019

Initiative De
Name Address
Miro de



Relative Details :

Name, Address, Photo, Finger print and Signature

| Name | Photo | Finger Print | Signature |
|--|---|---|---------------|
| Mrs Munmun Naskar Wife of Mr. Pravat Naskar Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office |  |  | Munmun Naskar |
| PH 12018 1-08PM | LT 01/02/2019 | 01/02/2019 | |

12A, Garia Shitala Mandir Road, P.O:- Sntoshpur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AYFPN2002E Status : Representative, Representative of : Ishan Group (as partner)

| Name | Photo | Finger Print | Signature |
|--|---|---|------------|
| Mrs Dipti Das (Presentant) Daughter of Mr Anjan Kanti Das Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office |  |  | Dipti Das. |
| PH 12018 1-08PM | LT 01/02/2019 | 01/02/2019 | |

10, 2nd Street, Modern Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AJBPD5329H Status : Representative, Representative of : Ishan Group (as partner)

| Name | Photo | Finger Print | Signature |
|--|---|---|------------|
| Mrs Piyali Roy Wife of Mr Abhijit Kumar Roy Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office |  |  | Piyali Roy |
| PH 12018 1-08PM | LT 01/02/2019 | 01/02/2019 | |

47/C, Janata Road New Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AJHPR5402M Status : Representative, Representative of : Ishan Group (as partner)

Identifier Details :

Name & address

Mr Somesh Mishra
 Son of Mr D K Misra
 High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mrs Mira Datta, Mrs Rita De Sarkar, Mrs Tripti Dutta, Mrs Pallabi Dutta, Mr Sumit Ray, Mrs Sumita Saha, Mrs Pratima Sarkar, Mr Basudeb Dutta, Mrs Punima Datta, Mrs Munmun Naskar, Mrs Dipti Das, Mrs Piyali Roy

ISHAN GROUP

01/02/2019
 Ishan Group (as partner)

Heen math Naskar

Partner

ISHAN GROUP

ISHAN GROUP

Dipti Das

Piyali Roy

Partner

Partner

Major Information of the Deed :- I-1630-00288/2019-01/02/2019

| | |
|------------|------------|
| For or pro | |
| To | From |
| 2 | Mrs Mrs Da |
| 3 | Mrs Rita r |



Transfer of property for L1

| No | From | To, with area (Name-Area) |
|----|--------------------|---------------------------|
| 1 | Mrs Mira Datta | Ishan Group-0.782986 Dec |
| 2 | Mrs Rita De Sarkar | Ishan Group-0.782986 Dec |
| 3 | Mrs Tripti Dutta | Ishan Group-0.782986 Dec |
| 4 | Mrs Pallabi Dutta | Ishan Group-0.782986 Dec |
| 5 | Mr Sumit Ray | Ishan Group-0.782986 Dec |
| 6 | Mrs Sumita Saha | Ishan Group-0.782986 Dec |
| 7 | Mrs Pratima Sarkar | Ishan Group-0.782986 Dec |
| 8 | Mr Basudeb Dutta | Ishan Group-0.782986 Dec |
| 9 | Mrs Purnima Datta | Ishan Group-0.782986 Dec |

Transfer of property for S1

| Sl.No | From | To, with area (Name-Area) |
|-------|--------------------|--------------------------------|
| 1 | Mrs Mira Datta | Ishan Group-222.22222200 Sq Ft |
| 2 | Mrs Rita De Sarkar | Ishan Group-222.22222200 Sq Ft |
| 3 | Mrs Tripti Dutta | Ishan Group-222.22222200 Sq Ft |
| 4 | Mrs Pallabi Dutta | Ishan Group-222.22222200 Sq Ft |
| 5 | Mr Sumit Ray | Ishan Group-222.22222200 Sq Ft |
| 6 | Mrs Sumita Saha | Ishan Group-222.22222200 Sq Ft |
| 7 | Mrs Pratima Sarkar | Ishan Group-222.22222200 Sq Ft |
| 8 | Mr Basudeb Dutta | Ishan Group-222.22222200 Sq Ft |
| 9 | Mrs Purnima Datta | Ishan Group-222.22222200 Sq Ft |

Endorsement For Deed Number : I - 163000288 / 2019

Dt: 01-02-2019

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.

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

Presented for registration at 12:48 hrs on 01-02-2019, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs Dipti Das.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,43,12,501/-

ISHAN GROUP

Nashmoon Sarkar

Partner

ISHAN GROUP

Dipti Das

Partner

ISHAN GROUP

Piyali Roy

Partner

Major Information of the Deed :- I-1630-00288/2019-01/02/2019

Date: 01/02/2019

Signed by: Mrs

Station of
Canton is at
Main Road, P. O.
Gopalpur, District
Nagar, B. P.



Admission of Execution (Under Section 58, W.B. Registration Rules, 1942)

Execution is admitted on 01/02/2019 by 1. Mrs Mira Datta, Daughter of Late Pabitra Kumar Dutta, 15, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Mrs Rita De Sarkar, Wife of Nirode De Sarkar, G-2/10, Acharya Prafulla Nagar, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 3. Mrs Tripti Dutta, Wife of Late Provat Kumar Dutta, 16, Arya Vidyalaya Road, P.O: Haliu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. Mrs Pallabi Dutta, Wife of Mr Ayan Nag, 15, Arya Vidyalaya Road, P.O: Haliu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 5. Mr Sumit Ray, Son of Late Subhash Roy, 130, Uma Smriti Bhaban, Purbalok, P.O: Mukundapur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 6. Mrs Sumita Saha, Wife of Mr Mrinal Kant Saha, 4, Lake East 1st Road, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 7. Mrs Pratima Sarkar, Wife of Subash Chandre Sarkar, 2/25, Bibeknagar, P.O: Santoshpur, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 8. Mr Basudeb Dutta, Son of Late Pabitra Kumar Dutta, 15, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 9. Mrs Purnima Datta, Daughter of Late Pabitra Kumar Dutta, 15, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Identified by Mr Somesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1942) [Representative]

Execution is admitted on 01-02-2019 by Mrs Munmun Naskar, partner, Ishan Group (Partnership Firm), 117, Hind Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-02-2019 by Mrs Dipi Das, partner, Ishan Group (Partnership Firm), 117, Hind Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-02-2019 by Mrs Piyali Roy, partner, Ishan Group (Partnership Firm), 117, Hind Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/-, H = Rs 28/-, M/A = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2019 9:10PM with Govt. Ref. No: 192019190337884371 on 31-01-2019, Amount Rs: 53/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 706108123 on 31-01-2019, Head of Account 0030-03-104-001-18

ISHAN GROUP
Hemameeh Dasgupta
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

Major Information of the Deed :- I-1830-00289/2019-01/02/2019

Amount of Sta
attached that req
by online - Rs 10
Description-



Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2600, Amount: Rs.100/-, Date of Purchase: 24/01/2019, Vendor name: J. K. Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 31/01/2019 9:10PM with Govt. Ref. No: 19201819C337864371 on 31-01-2019, Amount Rs: 19,920/-; Bank: HDFC Bank (HDFC0000014), Ref. No. 708108123 on 31-01-2019, Head of Account 0030-02-103-003-02

K. Guha

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

Govt. of WB
13/02/2019, Bank

STATE
SOUTH 24-

District
Govt. of WB
13/02/2019, Bank

SARF
5/04/2019 24-

District
Govt. of WB
13/02/2019, Bank

ISHAN GROUP
Hammoon nasir
Partner

ISHAN GROUP
Dipti Das

ISHAN GROUP
Piyali Roy
Partner

Major Information of the Deed :- I-1630-00288/2019-01/02/2019

10



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2019, Page from 9860 to 9910

being No 163000288 for the year 2019.



Digitally signed by MD SHADMAN
Date: 2019.02.04 13:30:52 +05:30
Reason: Digital Signing of Deed.

Md Shadman

(Md Shadman) 04-02-2019 13:30:47
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



ISHAN GROUP
Shoun moon Naykon
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

(This document is digitally signed.)