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

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

07 JAN 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 7th day of January, Two Thousand Nineteen (2019).

BETWEEN

1) SRI RABINDRA NATH BANIK, son of Late Gouranga Chandra Banik, by Religion - Hindu, by occupation - Business,

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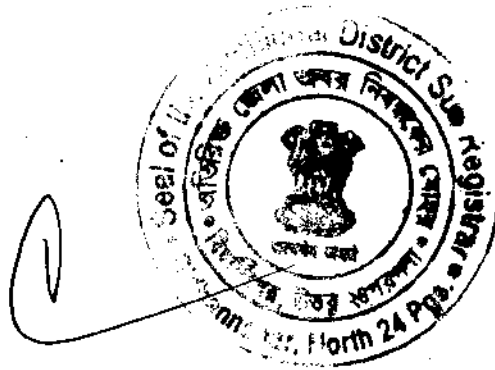
20 DEC 2018

S. No. DATE
NAME
ADD.
AMT. 100/-

UDAY CHANDRA GAYEN
ADVOCATE
HIGH COURT, CALCUTTA

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Address of Sub-Registrar
Bidhannagar, (Salt Lake City)

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Authenticated by me -
Uday Chandra Gayen
Advocate

S/O Late Binay Chandra Gayen
15/1, Badhana Anandhalaya Rd.
P.O - Sreebhumi
P.S - Laketown,
Kolkata - 700048.

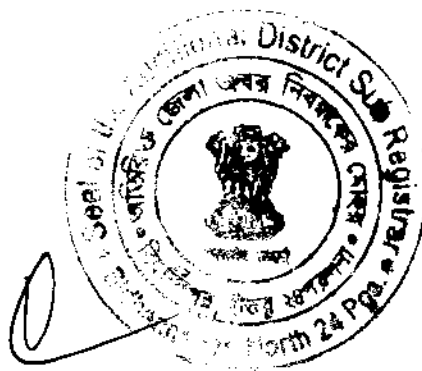
by Nationality - Indian, PAN No.**ADJPB1748C**, residing at 142, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, AND 2) **SRI RATHINDRA NATH BANIK**, son of Late Gouranga Chandra Banik, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**ADJPB1749D**, residing at 142, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, hereinafter jointly called the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

CALIBRE COMMERCIAL PVT. LTD., a Company Incorporated under the Companies Act, 1956, PAN No.**AADCC1272G**, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Post Office - Topsia, Police Station - Topsia, Kolkata - 700046, represented by its Director **MR. NARENDRA MANPURIA**, son of Mr. Sohan Lal Manpuria, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**AMRPM8788J**, residing at 136, Jessore Road, Avani Oxford Complex, Block-5, Flat No.6E & 6F, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives successor-in-office and assigns) of the **SECOND PART**.

WHEREAS One Mahendra Sardar, was the sole and absolute owner as a sole Rayet, under the provisions of Lad and Land Reforms Act, 1953, the Property being ALL THAT piece and parcel of Bastu Land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, P.S.- Dum Dum, within the jurisdiction of the South Dum Dum Municipality, P.S. Dum Dum, District North 24 Parganas.

AND WHEREAS the said Mahendra Sardar, died Intestate on 26.02.1945, leaving behind him surviving his wife namely Joymani alias



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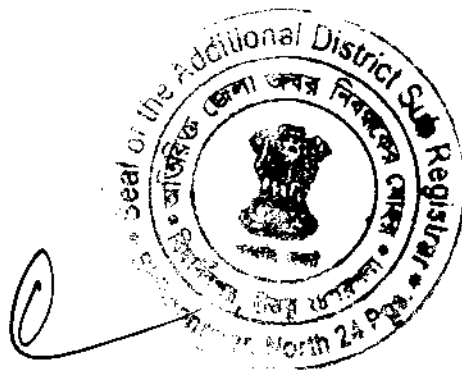
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Joymati Dasi, as his only legal heirs, successors and/or legal representatives to the estate left behind him and, as such, after his death the said Joymani alias Joymati Dasi, became absolute owner of the property, as aforesaid.

AND WHEREAS by a registered Deed of Gift, written in Bengali language, dated 09.02.1948, registered in the office of the Sub-Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 19, Pages 4 to 6, Being No. 551, for the year 1948, the said Joymani alias Joymati Dasi, the Donor therein, out of love and affection, conveyed and transferred ALL THAT piece and parcel of Bastu land, measuring an area 15 Decimals, more or less, lying and situated at Mouza - Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, within the jurisdiction of the South Dum Dum Municipality, P.S.- Dum Dum, District North 24 Parganas, unto in favour of Smt. Sushila Bala Dasi, the Donee therein, absolutely and forever, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by a registered Kobala, written in Bengali language, dated 27.02.1948, registered in the office of the Sub-Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 17, Pages 178 to 180, Beign No. 885, for the year 1948, the said Smt. Sushila Bala Dasi, sold, conveyed and transferred ALL THAT piece and parcel of bastu land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, within the jurisdiction of the South Dum Dum Municipality, P.S.- Dum Dum, District North 24 Parganas, unto in favour of Sri Bhim Chadra Dalui, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS during his life time said Sri Bhim Chadra Dalui, executed and registered a Deed of Settlement on 15.06.1948, recorded in Book No. I, Volume No. 30, Pages 284 to 286, Being No. 2221, for the year 1948, and the said Sri Bhim Chadra Dalui, settled his property and he decided his said Property, as aforesaid, jointly entitled to his four brothers namely Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri



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Krishan Chandra Dalui, Sri Sahadeb Chandra Dalui, all sons of Late Abinash Chandra Dalui, together with Sri Sambhu Charan Singha, son of Late Bhuban Charan Singha, the said settlement contents therein that after demised of the said Sri Bhim Chandra Dalui, the said four brothers namely Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri Krishan Chandra Dalui, Sri Sahadeb Chandra Dalui, together with Sri Sambhu Charan Singha, as aforesaid are entitled absolutely and forever.

AND WHEREAS the said Sri Bhim Chandra Dalui, died on 29.06.1948 and in terms of the said Settlement, said Four Brothers Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri Krishan Chandra Dalui, Sri Sahadeb Chandra Dalui, together with Sri Sambhu Charan Singha, developed the property as per property mention in the said deed of Settlement absolutely and forever.

AND WHEREAS by a Registered Kobala, written in Bengali Language, dated 30-08-1961, registered in the office of Sub-Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 187, pages 109 to 113, Being No. 7091, for the year 1961, Sri Nitya Nanda Banik, Sri Monoranjan Banik, and Sri Gouranga Chandra Banik, all sons of Mohanta Lal Banik, jointly purchased ALL THAT piece and parcel of Bastu Land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, Police Station - Dum Dum, within the jurisdiction of the South Dum Dum Municipality, District North 24 Parganas, from the said Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri Krishna Chandra Dalui, Sri Sahadeb Chandra Dalui, and Sri Sambhu Charan Singha, the Vendors therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and each having the owner of undivided one-third part or share therein.

AND WHEREAS said Sri Nitya Nanda Banik and Sri Monoranjan Banik, during their life time, executed and registered a Deed of Settlement on 09-07-1980, registered in the office of the Registrar of Assurances, Calcutta, recorded in Book No.I, Volume No.5, pages 178 to 190, Being No.5247, for the year 1980, and said Sri Nitya Nanda Banik



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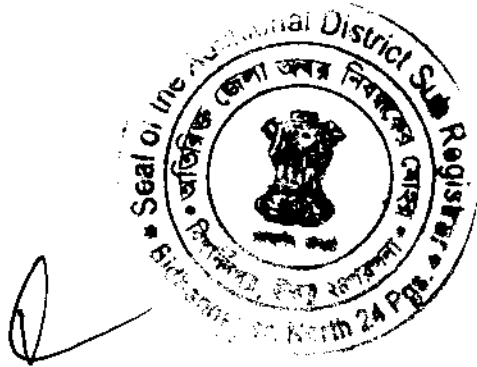
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and Sri Monoranjan Banik, settled their share in the property and they decided their share in the property being ALL THAT undivided two/third share in piece and parcel of Bastu Land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, within the jurisdiction of the South Dum Dum Municipality, Police Station - Dum Dum now Lake Town, District North 24 Parganas, jointly entitled to their brother namely the said Sri Gouranga Chandra Banik, the said Settlement contents therein that after demise of the said Sri Nitya Nanda Banik and Sri Monoranjan Banik, their brother namely the said Sri Gouranga Chandra Banik, as aforesaid is entitled absolutely and forever and in case said Gouranga Chandra Banik predeceased the said property devolved upon his legal heirs and/or legal representatives, absolutely and forever.

AND WHEREAS the said Gouranga Chandra Banik, died intestate on 14-04-2006, leaving him surviving his two sons namely Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, as his only legal heirs, successors and/or legal representatives to the estate left behind him and, as such after his death the said Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, together become the owners of the property, as aforesaid, according to Hindu Succession Act, 1956, applicable thereto, and his wife predeceased.

AND WHEREAS said Monoranjan Banik, died on 30-05-2012, and said Nitya Nanda Banik, died intestate on 21-05-2015, and in terms of the said Settlement their brother said Gouranga Chandra Banik, devolved the property as per property mention in the said deed of Settlement absolutely and forever.

AND WHEREAS said Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, by virtue of Inheritance and also according to the said Deed of Settlement became owner of the property and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land, measuring an area 9 (nine) Cottahs, equivalent to 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian



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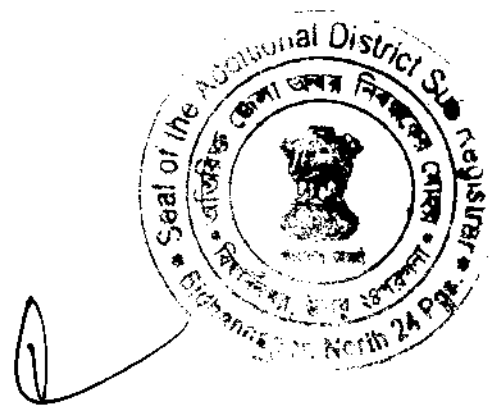
No. 186, within the jurisdiction of the South Dum Dum Municipality, Police Station - Lake Town (formerly Dum Dum), District North 24 Parganas.

AND WHEREAS subsequently said Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, jointly mutated their names in the record of the South Dum Dum Municipality, and obtained Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in respect of the land, as aforesaid, after that duly made a Tiles shed structure upon the said land.

AND WHEREAS the Owners herein namely SRI RABINDRA NATH BANIK, AND SRI RATHINDRA NATH BANIK, absolute owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land, measuring an area 9 (nine) Cottahs, equivalent to 15 Decimals, more or less, lying and situated at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag No.509, under C.S. Khatian No.186, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), hereinafter called the said "LAND", morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the Owners herein declare that the aforesaid property inter-alia containing land as aforesaid is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Government or Semi Government Authorities or statutory or any other authorities and also declared that no conceal statement as against the property as aforesaid.

AND WHEREAS land Owners herein jointly have decided to develop the aforesaid land (morefully and particularly described in the **FIRST SCHEDULE** hereunder written), the Developer the party of the Second Part herein, having offered proposal for development of the said land inter-alia including construction of a Multi-storeyed building upon



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the same at its own cost in accordance with the building plan to be sanctioned by the South Dum Dum Municipality, with all its variation, for consideration as contained therein, and the Owners have agreed to, and/or accepted the Developer's proposal.

AND WHEREAS in pursuant to the said proposal of the Developer the party of the Second Part, and the Owners, the party of the First Part herein have agreed to cause to effect construction of a Multi-storeyed building upon the aforesaid plot of land for consideration as described hereinafter in details and the Developer the Party of the Second Part hereto has agreed to develop the said plot of land constructing a Multi-storeyed building thereon as per terms and conditions hereinafter appearing.

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

ARTICLE - I : DEFINITIONS

Unless it is repugnant or inconsistent with the context of these presents:

1. **OWNERS** shall mean the said 1) **SRI RABINDRA NATH BANIK**, son of Late Gouranga Chandra Banik, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 142, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, AND 2) **SRI RATHINDRA NATH BANIK**, son of Late Gouranga Chandra Banik, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 142, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048.
2. **DEVELOPER** shall mean the **CALIBRE COMMERCIAL PVT. LTD**, a Company Incorporated under the Companies Act, 1956, PAN No.**AADCC1272G**, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Post Office - Topsia, Police Station - Topsia, Kolkata - 700046, represented by its Director **MR. NARENDRA MANPURIA**, son of Mr. Sohan Lal Manpuria, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**AMRPM8788J**, residing at 136, Jessore Road, Avani Oxford



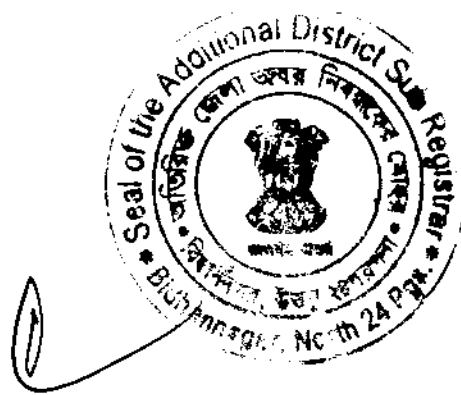
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Complex, Block-5, Flat No.6E & 6F, Post Office - Bangur Avenue,
Police Station - Lake Town, Kolkata - 700055.

3. **SAID LAND** shall mean the land, morefully and particularly described in the FIRST SCHEDULE hereunder written.
4. **ARCHITECTS** shall mean the Architect to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process or progress thereof being appointed by the developer.
5. **BUILDING/PREMISES** shall mean and include the Multi-storeyed building to be constructed upon the said land, subject to amalgamation if any with any adjoining land, in accordance with the building plan required to be duly sanctioned by the South Dum Dum Municipality including all its variation.
6. **COMMON AREAS** shall mean those of the common areas and facilities mentioned and specified in FOURTH SCHEDULE hereunder written, and declared and expressed by the Owners for common use and enjoyment of co-owners within the building.
7. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the FIFTH SCHEDULE hereunder written.
8. **UNDIVIDED SHARE** shall mean undivided variable and impartable proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/ units.
9. **BUILDING PLAN** shall mean the plan inter-alia touching the construction of the building and contents thereof in the shape of flats, shops, carparking spaces and other spaces including variations therein as permissible and modification/s thereof, if any, as well, requiring to be sanctioned by the South Dum Dum Municipality in the name of the Owners, at the cost of the Developer and other statutory



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variation including such modification/s or variations therein as may be required to be made or directed by the said South Dum Dum Municipality and agreed by the Owners.

10. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer inter-alia of flats/units in the Multi-storeyed building to be constructed under the project and inter-alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or its nominee or nominees, if any, in the building to be constructed or portions or portions thereof to the intending purchaser/s thereof.
11. **TRANSFEREES** shall mean the purchaser/s to whom any flat, carparking space and/or other space or spaces in the said building will be transferred.

ARTICLE - II

1. **OWNERS' SHARE OR ALLOCATION** shall mean the Owners shall get the flats/units the proposed Multi-storeyed building, in the form as under :
 - a) 50% (fifty percent) constructed area on the Ground floor.
 - b) Entire Second floor.
 - c) Entire Fourth floor.
 - d) One unit being residential Flat, on the Sixth floor (North-east side), measuring built-up area 980 (nine hundred eighty) Square feet, more or less.

The aforesaid flats/units, morefully and particularly described in the SECOND SCHEDULE hereunder written, as contained in the proposed building, lying and situate at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), including undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portions thereof, and/or facilities within the said building.



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2. **DEVELOPER'S SHARE OR ALLOCATION** shall mean remaining constructed area of the proposed Multi-storeyed building, in the form as under :

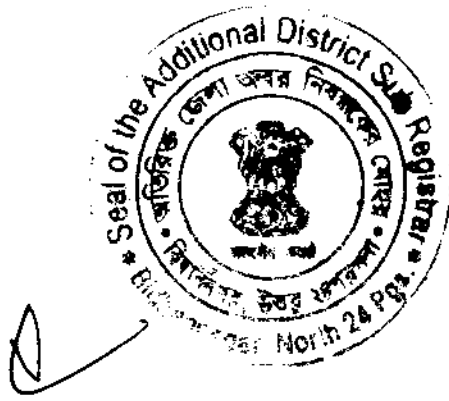
- a) 50% (fifty percent) constructed area on the Ground floor.
- b) Entire First floor.
- c) Entire Third floor.
- d) Entire Fifth floor.
- d) Save and except one unit being residential Flat, on the Sixth floor (North-east side), measuring built-up area 980 (nine hundred eighty) Square feet, more or less, remaining area on the Sixth floor.

The aforesaid flats/units, morefully and particularly described the THIRD SCHEDULE hereunder written, as contained in the building, lying and situate at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, within the jurisdiction of the South Dum Dum Municipality, District - 24 Parganas (North), togetherwith undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portion thereof, and/or facilities within the said building, excluding the Owners' share and allocation therein as mentioned above, (hereinafter referred to as the "Developer's Allocation").

Subject to Owners having their allocation or share or part within the building togetherwith their proportionate share respecting the same the Owners do hereby grant exclusive right to developer to construct at its cost as agreed a Multi-storeyed building on the said plot of land, morefully and particularly described in the FIRST SCHEDULE hereunder written, and also authorize the developer herein to sell its portion within its allocation to the intending purchaser or purchasers to be selected by the Developer herein only being reckoned as its nominee or nominees as well.

ARTICLE - III : BUILDING

1. The Developer, as agreed shall at its own cost and expenses construct at the said premises a Multi-storeyed building according to



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the specification mentioned in the SIXTH SCHEDULE hereunder written in accordance with the plan so to be sanctioned by the South Dum Dum Municipality, with all its variation, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be made of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials fixtures and fittings as shall be required therefore shall be approved of and/or certified by qualified Architect or Architects.

2. Subject to approval of the Developer, and the qualified Architect as shall be engaged by the developer for construction of the building under the project such building materials being approved by the developer the approval thereof by the developer's architect shall be final and binding upon the parties. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.
3. The Developer shall install and erect in the said Multi-storeyed building at its own cost and expenses soil-test pumps for safety, water storage tanks and overhead reservoirs togetherwith other arrangements as shall be required to be provided in the building containing flats, car parking space and other spaces to be constructed in connection with the same being permitted by Municipality concerned.
4. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the owners shall construct and complete the Multi-storeyed building upon the aforesaid land.

ARTICLE - IV : DEVELOPER'S OBLIGATIONS

1. The Developer hereby agreed and covenant with the owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall require from the Owners on the part of the Developer to transfer and assign

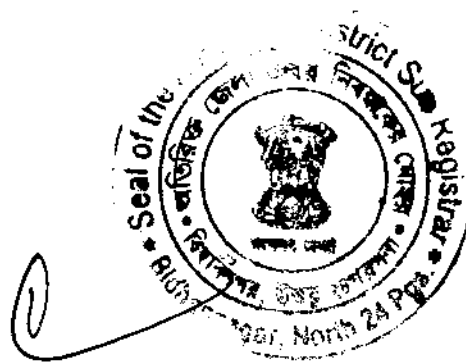


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the benefit of the Developer's allocation to the intending purchaser or purchasers thereof.

2. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owners' allocation in the building.
3. The Developer hereby declare that the construction of the proposed building shall be completed, and the owners' allocation therein as agreed shall be handover to the owners within 36 (thirty six) months from the date of sanction of building plan, or actual delivery of vacant peaceful physical possession will be handed over to the developer herein for the purpose of construction as agreed, whichever is later, in-lieu of their land, subject to extension thereof for further six months by way of grace, if so required.
4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the Multi-storeyed building under the development project the Developer shall have all the responsibility, and liability therefore, and shall keep the owners, their estate and effects safe and harmless agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities.
5. The Developer undertakes to bear all cost and expenses for the construction of the Multi-storeyed building proposed to be constructed at the said premises.
6. The Owners shall not be responsible for any Income tax and other taxes in respect of the Developer's allocation in the proposed building.
7. After completion of the total constructional work of the proposed Multi-storeyed building, the Developer shall arrange for Completion Certificate and/or assessment of the same by the Municipal Authority.
8. The Developer undertakes to deliver the portion under allocation of the Owners before disposal of any other portions, the Owners having



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the right of the first instance in such respect, provided, however, that upon completion of the building and upon notice as shall be issued by the Developer requiring the Owners to take delivery of possession of their allocations if for any reason the Owners fail to do so within thirty days from the date of issuance of such notice the same shall not stand as a bar to the Developer's making delivery of the portion within its allocation or any part thereof unto others according to its will or to disposal of any portion out of its allocation to any intending purchaser or purchasers thereof.

ARTICLE - V : OWNERS' OBLIGATIONS

1. The Owners undertake to deliver the possession of the said land, (morefully and particularly described in the FIRST SCHEDULE hereunder written) to the Developer within seven days from the date of execution hereof.
2. The Owners further undertake to the Developer that they shall be solely liable or responsible to settle and/or compromise with the existing tenants/occupiers within the premises, in any manner whatsoever, the Developer in such cases shall not be liable or responsible and on monetary consideration or otherwise and damage for the same in any manner whatsoever.
3. The Owners have agreed to sign all papers and documents for the building plan so to be prepared by the Architect appointed by the Developer for submission to the South Dum Dum Municipality for necessary sanction thereof. The Owners shall also authorize the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan by executing necessary power of Attorney or any indenture relating to the same in favour of the Developer.
4. Subject to preceding clauses, the Owners hereby grant exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land, in accordance with the building plan, to be sanctioned for construction of the building under the project.



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5. The Developer at its own cost shall submit the building plan before the South Dum Dum Municipality, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made in the building plan being required by the South Dum Dum Municipality, and/or other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co-operation of owners thereof.
6. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of its allocation or portions thereof, and the owners shall not in any way interfere with or disturb, quiet and peaceful possession of the Developer's allocation mentioned as aforesaid.
7. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction work of the said building on the said plot of land subject to condition that the Developer shall comply with building rules and use good quality building materials.
8. The Owners hereby agree and covenant with the developer that they will not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocation and/or selecting the person in whose favour the developer shall sell/transfer the developer's allocation.
9. The Owners hereby agree and covenant with the Developer not to sell, let out, grant, lease, mortgage, encumber and/or charge the said plot of land or any portion thereof as per terms of this agreement.
10. That the Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with the third party in respect of the said land or any part thereof but the land Owners shall have every right to enter into agreements including sell agreement in respect of the Owners'

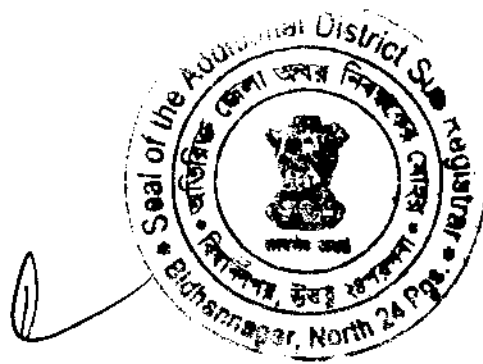


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allocation mentioned above of the said proposed Multi-storeyed building.

11. The Owners further shall not be entitled to claim any area and/or amount of sale proceed of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from the intending purchaser or purchasers of Developer's allocated portion thereof, as may be received by the Developer herein.
12. The Developer shall be entitled to fix the sign board on the said property, for advertisement and insertions in news papers and other advertising media for making the project known to the public and both the parties herein jointly choose a name for the Multi-storeyed building to be constructed under the project it being so agreed by the parties hereto.
13. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of Developer's allocation to different prospective buyers thereof, and to sell out portions there under in the shape of flats, shops, car parking spaces and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by developer, and in such matter and in the matter, of receipt of booking and/or earnest money and also balance consideration money from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer the Owners shall not interfere in any manner whatsoever.
14. Simultaneously with the execution hereof the owners herein handover all original documents relating to the land morefully and particularly described in the First Schedule hereunder written, to the developer herein and the developer herein will return the said documents to the Owners or Association within the building after satisfaction of the development agreement as envisaged.
15. The Owners shall execute a Registered Development Power of Attorney authorizing the Developer herein to develop the said land

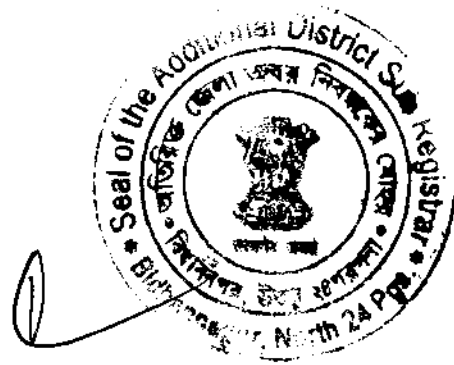


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and to appoint Architect, Labour and to obtain electricity, water, sewerage, drain from the South Dum Dum Municipality and CESC and to sign any agreement for sale, deed of conveyance or conveyances and/or deeds for transfer to the Developer's allocation within the building or any part thereof to intending purchaser or purchasers, who shall be nominated by the developer herein.

16. If the owners herein die during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the developer, shall sing necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the developer without any right to back out from such obligations in any manner whatsoever.
17. The Owners undertake that their constituted attorney shall execute agreement or agreements for sale, and cause to registrar proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation and the Developer shall also join as a necessary party to the said Deed or Deeds.
18. It is agreed that upon completion of the proposed Multi-storied building, and also upon hand over the possession of the Owners' allocations by the developer all proportionate levies and taxes which will be finally assessed by the Municipality, relating to the Owners' allocated portion in the proposed Multi-storied building shall be paid by the Owners.
19. The land owners shall not be entitled to claim any other portion or portions of the constructed area of the proposed Multi-storied building and any excess areas except the Owners' allocated portion in the said proposed building from the Developer.



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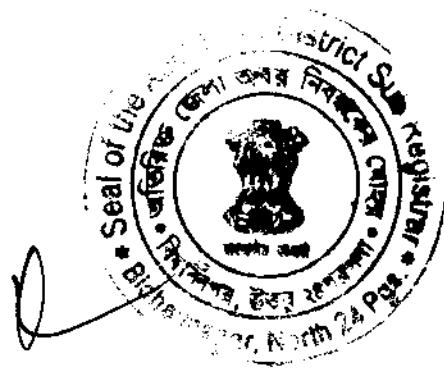
20. The Owners undertake not to do any acts, deeds, matter and things, against the developer which will obstruct the developer from carrying out the job of construction.
21. After the expiry of thirty days subsequent to the receipt of possession notice, the Owners shall pay to the Flat/Unit Owners' Association proportionate service charges, maintenance, expenses or any other proportionate shares towards the repair, maintenance of common space, fixtures, electricity consumption, sewerage, plumbing etc.

ARTICLE – VI : OWNERS' RIGHT

The owners shall be entitled to transfer and otherwise deal with the Owners' allocations of the building to any person/persons and intending purchaser or purchasers in any manner with the assistance of the Developer if necessary.

ARTICLE – VII : DEVELOPER'S RIGHT

1. The Developer will hold and possess the said land as exclusive licensee, and shall have authority to construct the building on the said plot of land, at its own cost and expenses, as per building plan, sanctioned by the South Dum Dum Municipality, with its all variation.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment and/or modifications of the building plan, if necessary; provided, however, that such amendments or modifications would not prejudice the Owners in any manner whatsoever.
3. The Developer shall be entitled to enter into agreement with intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats/units etc., settling terms therefore with the prospective buyers therefore and the Owners may join and/or sign and execute such Agreements for sale of such flats/units as a necessary party without making any objection to enable the



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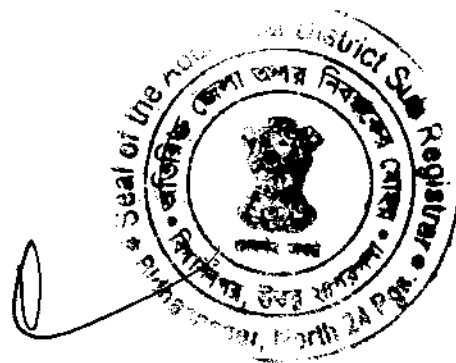
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developer to sell its allotted portion togetherwith undivided proportionate share in the land below the same to the said intending buyers subject to requirements by the developer.

4. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units, shops, car parking spaces and other spaces, from the prospective buyers in respect of Developer's allotted portion, and/or share in the said proposed building with Flats, shops, car parking spaces and other spaces as referred to as saleable areas, and can issue receipt in its name acknowledging such receipts in terms of this agreement without making the owners liable or accountable for the same at any point of time.
5. Nothing in these presents shall be constructed as demise or assignment or conveyance in law by the owners on the said plot or any part thereof to the Developer, or is creating any right, title or interest in respect thereof to the Developer other than an exclusive licensee to the Developer to commercially exploit the said plot and to deal with the Developer's allocation area in the building in the manner herein stated.
6. That the land Owners are not liable or responsible for any dispute between the developer and intending purchaser and/or purchasers of Developer's allocation and if the said land be effected due to said dispute in that case the Developer is liable to compensate for the same.
7. The Developer shall amalgamate the adjoining land with the aforesaid land and in that case the Owners shall not raise any objection for the same and shall not claim any benefit for such amalgamation.

ARTICLE - VIII : OWNER'S SECURITY DEPOSIT

1. Save and except the Owners' allocation, as mentioned above, the Developer shall pay to the Owners herein, a sum of Rs.50,00,000/- (Rupees fifty lakh) only, being interest free Security Deposit, in the manner as under :



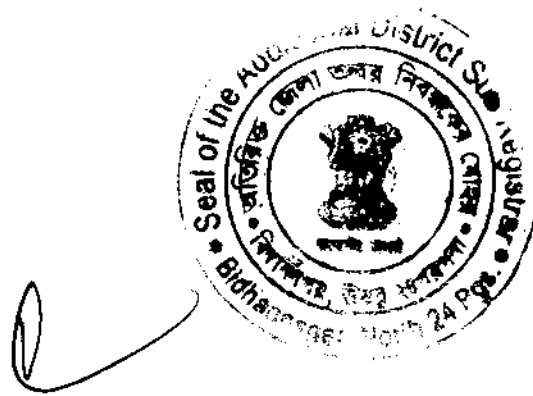
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- a) Rs.10,00,000/- (Rupees ten lakh) only on simultaneous with the execution hereof, and the Owners herein acknowledge the same as per memo hereunder written.
 - b) Rs.40,00,000/- (Rupees fifty lakh) only shall be paid on foundation of the proposed Multi-storeyed building.
2. The Owners herein undertake to the Developer that they would refund the said Security Deposit amount of Rs.50,00,000/- (Rupees fifty lakh) only to the Developer before delivery of possession of the Owner's allocation in the proposed Multi-storeyed building.

ARTICLE - IX : MISCELLANEOUS

1. It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer wherefor the Developer may need the authority, of the Owners and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such, acts, deeds, matters and things, and if necessary, shall execute necessary papers/Instruments as may be required by the Developer for the purpose if the same do not in any way infringe and/or affect the rights and interest of the Owners in respect of the said plot and/or owners' allocation and/or do not go against the spirit of this Agreement.
2. Any Notice required to be given by the Developer shall be deemed to have been served upon the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledged due and shall likewise be deemed to have been served on the Developer, if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due to the Developer.
3. The All the Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different flats/units in the building to be



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constructed under the project including all its out goings like common maintenance, Municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination common passage, running of pump, operating of and repairs of sanitary installation, plumbing, pump, etc., and white wash, and other items required for due maintenance of the building and/or common services.

4. Any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction meaning and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be referred to arbitrate and the decision of the sole Arbitrator, if the parties in dispute so agree otherwise to or more arbitrators, according to the parties of this Agreement one to be mentioned by each party or their representatives and in case of difference of opinion between them, the umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 including its statutory modification and re-enactment.
5. Upon obtaining delivery of possession of the said plot of land together with the existing structure standing thereon the developer shall be entitled to demolish the existing structure and all the building materials as shall be available from the said building, and the sale proceeds thereof shall be exclusive property of the developer. The Owners shall not have any claim and/or right to and/or say in the matter of demolition of the said building, and the materials available therefrom, and the sale proceeds thereof.

ARTICLE - X : INDEMNIFICATION BY THE OWNERS

1. The Owners hereby undertake for indemnifying the developer in case of any unreasonable hindrance on its part as may stand as a bar to the developer's being entitled to the allocation in the building under the project the project being unreasonably obstructed by the acts and conducts of the owners as against the provisions hereof declaring



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that the developer shall be entitled to the construction under the project and enjoy its allocation without any interference or disturbance subject to its performing, observing and/or fulfilling all the terms herein contained and/or the obligations hereunder to be performed by the developer.

2. The Owners further undertake to indemnify the developer in case the developer suffer any loss for in defect in their title to the property or for charges or encumbrances thereon in any manner whatsoever, declaring that neither they nor their predecessors, predecessors-in-interest ever executed any instrument in respect of the Developer's allocation under this agreement, and if there be such instrument shall have no force and shall not entitle the owners at all and/or their legal representatives to take advantage thereof in any manner whatsoever.

ARTICLE - XI : INDEMNIFICATION BY THE DEVELOPER

1. The Developer hereby undertakes not to make the owners liable for and to compensate them and/or against all third party's claims and actions resulting from any act or conduct or omission or commission of offence touching construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the owners indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise touching the allocation of the owners or that of the developer in connection with development work involved in the project inter-alia inclusive of construction of the building thereunder and/or any defect therein as may result in such consequences causing the owners to suffer therefrom in any manner whatsoever.

ARTICLE - XII FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of its performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their obligations during the duration of the force majeure.



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2. Force majeure shall mean earthquake, riot, storm, tempest, civil commotion etc. which is beyond the control of any of the parties.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, measuring an area 9 (nine) Cottahs, equivalent to 15 (fifteen) Decimals, more or less, together with Tiles shed structure standing thereon, measuring an area 350 (three hundred fifty) Square feet, more or less, lying and situated at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag No.509, under C.S. Khatian No.186, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), butted and bounded as follows :

- ON THE NORTH** : By 16'-0" wide passage;
ON THE SOUTH : By 33'-0" wide S.K. Deb Road;
ON THE EAST : By 25'-0" wide S.K. Deb Road;
ON THE WEST : By others plot.

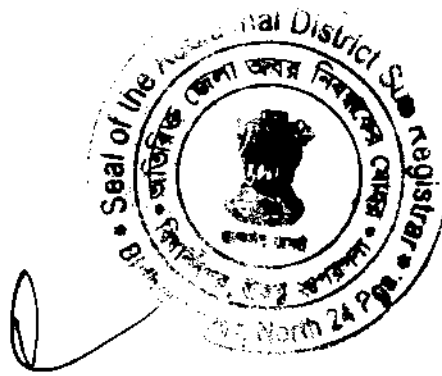
SECOND SCHEDULE ABOVE REFERRED TO:

(OWNERS' ALLOCATION)

ALL THAT flats/units the proposed Multi-storeyed building, in the form as under :

- a) 50% (fifty percent) constructed area on the Ground floor.
- b) Entire Second floor.
- c) Entire Fourth floor.
- d) One unit being residential Flat, on the Sixth floor (North-east side), measuring built-up area 980 (nine hundred eighty) Square feet, more or less.

The aforesaid flats/units, as contained in the proposed building, lying and situate at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), including undivided proportionate share of the said land where on the said building shall be constructed as well as of all common



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spaces/land of said holding with right to use common portions thereof, and/or facilities within the said building.

THIRD SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

ALL THAT remaining constructed area of the proposed Multi-storeyed building, in the form as under :

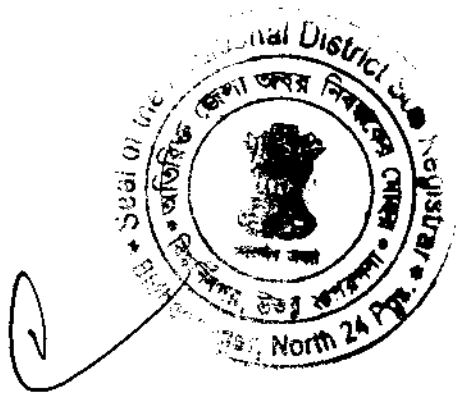
- a) 50% (fifty percent) constructed area on the Ground floor.
- b) Entire First floor.
- c) Entire Third floor.
- d) Entire Fifth floor.
- d) Save and except one unit being residential Flat, on the Sixth floor (North-east side), measuring built-up area 980 (nine hundred eighty) Square feet, more or less, remaining area on the Sixth floor.

The aforesaid flats/units, morefully and particularly described the THIRD SCHEDULE hereunder written, as contained in the building, lying and situate at Municipal Holding No.585, S.K. Deb Road, Police Station – Lake Town, Kolkata – 700 048, in Municipal Ward No.34, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), togetherwith undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portion thereof, and/or facilities within the said building, excluding the Owners' share and allocation therein as mentioned above.

FOURTH SCHEDULE ABOVE REFERRED TO:

THE OWNERS AND THE PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:

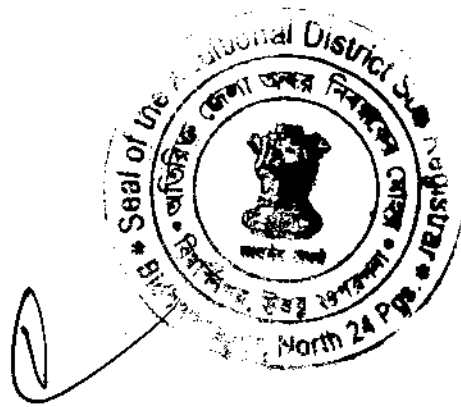
1. Stair cases on all the floors and lift facilities.
2. Stair cases landing on all floors and lift facilities.
3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.



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4. Water pumps, water Tank, water pipes and overhead tank on the ultimate roof, and other common plumbing installation and also pump.
5. Installation of common services Viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in common space, passage, staircase including electric meter fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the unit being the flat hereunder sell, and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings of the common areas of the premises.
10. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the units.
11. Electrical wirings, meters (excluding those installed for any particular UNIT).
12. Lift and its accessories.
13. GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'UNIT'
 - a. All private ways, curves, side-walls and areas of the said premises.
 - b. Exterior conduits, utility lines, underground storage tanks.
 - c. Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
 - e. All eleventh including shafts, shaft walls, machine rooms and facilities.



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- f. All other facilities or elements or any improvement outside the flat but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
 - g. The foundation, corridor, lobbies, stairways Entrance and exists, Path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all staircase in the said building.
 - h. Utility lines, telephone and electrical systems contained within the said building.
14. The ultimate roof or terrace including structure in the said building will jointly be undivided property among the co-owners, -the owners and the intending Purchaser or purchasers of different units, subject to limitation, if any, to their such rights of the said building, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owners, intending purchaser or purchaser without causing inconvenience to one another.

FIFTH SCHEDULE ABOVE REFERRED TO:

THE OWNERS AND THE PURCHASER OR PURCHASERS WITHIN THE BUILDING SHALL HAVE TO BEAR PROPORTIONATELY:

1. The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, gas pipe, electric wiring, installations, sewerages, drains and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the owner, developer and intending purchaser or other occupiers thereof.
2. The cost of clearing, maintaining and lighting the main entrance, passage, landings, stair case and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.



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3. The cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights and services charges, and suppliers of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightning, civil commotion, etc.
7. Municipal taxes, Multi-storeyed building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and building.
9. Such other expenses as are necessary or incidental expenses for maintenance and up-keep of the building and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the Unit-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of West Bengal Apartment Ownership Act and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
10. The share of the owners, and intending purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of any unit, as against the total amount as may be incurred in any of the heads of such expenses with the proportion of the areas within the same as against the total areas within the proposed building to be covered thereunder.

SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

1. Structure - R.C.C. framed structured with R.C.C. columns and beams.
2. Floor - Entire floor made of Tiles finish.
3. Inside Walls - Finished with plaster of Paris.



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4. Outside Walls - Outside wall (8"/5") painting with weather coat paints.
5. Electrical Wiring - Concealed with copper wire.
 - a. Bed Room- Two light points, one fan point, and two 5Amp plug point.
 - b. Kitchen- One light point, one exhaust fan point, two 15Amp plug point.
 - c. Toilets- One light point and one exhaust fan point.
 - d. Verandah- One light point and one plug point.
 - e. Dining-Two light point, one fan point, one 5Amp plug point, one 15Amp socket, provision for T.V. Antenna and Telephone socket with cable or wiring.
6. Doors- All the doors of flats flush door.
7. Windows - Aluminum with glass fitting windows with grill.
8. Toilet - One Indian type pan or Western type commode, wall will be provided Glazed tiles upto six feet height from floor level, one loft will be provided for one flat.
9. Kitchen- Black stone cooking platform on the kitchen and glazed tiles upto three feet height from the kitchen platform and one steel sink.
Stair case - Lighting arrangement and marble flooring and wall with will be finish plaster of paris.
10. Plumbing - Concealed GI/PVC pipe lines in Toilets and Kitchen, CP pillar cocks and bib cocks, brass stop cocks, outside water lines exposed PVC pipe. CI soil lines, PVC rain water lines, white porcelain one white Anglo Indian pan/commode with PVC cistern, one wash basin in each flat PVC cistern.
11. Roof - Finished with roof Tiles.



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IN WITNESS WHEREOF both the parties hereto Owners and Developer have executed this Agreement for the aforesaid plot of land under their respective signatures in day, month and year first above written.

SIGNED, AND DELIVERED
BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF:

1. *Uday Chandra Gayen*
Adv-

Rabindra Nath Banik

1) SRI RABINDRA NATH BANIK

Rathindra Nath Banik

2) SRI RATHINDRA NATH BANIK

..... OWNERS/FIRST PART

2. Mahadeb Kundu
Block-1, Patlipukur
Kolkata - 700048

SIGNED, SEALED & DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF:

1. *Narendra Manpuria*
S/o Subhojit Manpuria
136, Sevoke Road,
KOL - 700055

Narendra Manpuria

MR. NARENDRA MANPURIYA

DIRECTOR OF

"CALIBRE COMMERCIAL PVT. LTD."

..... DEVELOPER/ SECOND PART

2. Mahadeb Kundu

Drafted by :

Uday Chandra Gayen

Uday Chandra Gayen

Advocate,

High Court, Calcutta.

Reg. No. WB/1430/2002.



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RECEIVED on and from the Developer herein a sum of Rs.10,00,000/- (Rupees ten lakh) only being the Security Deposit, towards the construction and/or development of the said plot of land.

MEMO

Cheque No./Cash	Dated	Drawn on	Amount Rs.
000101	27-8-2018	H.D.F C Bank LTD	10,00,000-00
TOTAL RUPEES TEN LAKH ONLY.		Total Rs.	10,00,000.00

WITNESSES:-

1. *Sanjay Chandra Rayen Adv.*

Rabindran Nath Banik

1) SRI RABINDRA NATH BANIK

2. *Mahadeb Kundu*

Rathindra Nath Banik

2) SRI RATHINDRA NATH BANIK

..... OWNERS/FIRST PART



(Handwritten signature)


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Signature of the
executants/Presenttants

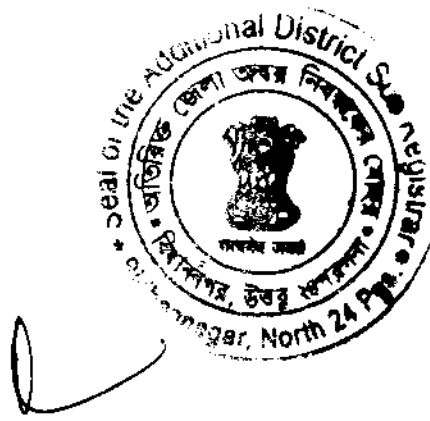
Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGERS PRINT

	<i>Robin Nath Beer</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Rathi Narai Bani</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Nandeda Nampuran</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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Major Information of the Deed

Deed No :	I-1504-00025/2019	Date of Registration	07/01/2019
Query No / Year	1504-0000010968/2019	Office where deed is registered	
Query Date	03/01/2019 9:53:31 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uday Chandra Gayen 15/1, Sadhana Ausadhalaya Road, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700048, Mobile No. : 9051864918, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,57,55,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,001/- (Article:48(g))	Rs. 10,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb Road.(canal st. to jyoti weaving mill), Mouza: Patipukur, Ward No: 34, Holding No:585 Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-509	LR-186	Bastu	Bastu	9 Katha	1/-	2,56,50,004/-	Width of Approach Road: 33 Ft.,
Grand Total :					14.85Dec	1/-	256,50,004/-	

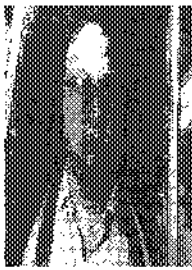
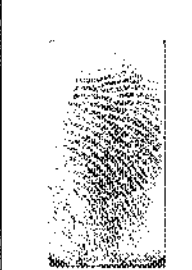
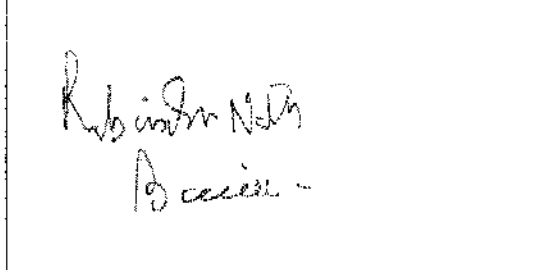

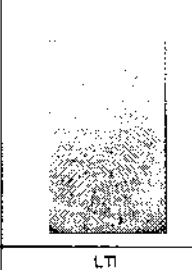
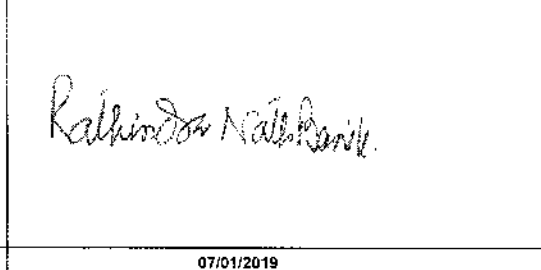
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	1/-	1,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	1/-	1,05,000 /-	

Major Information of the Deed :- I-1504-00025/2019-07/01/2019



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Rabindra Nath Banik (Presentant) Son of Late Gouranga Chandra Banik Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office	 07/01/2019	 LTI 07/01/2019	 07/01/2019
142, S.K. Deb Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADJPB1749D, Status :Individual, Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Shri Rathindra Nath Banik Son of Late Gouranga Chandra Banik Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office	 07/01/2019	 LTI 07/01/2019	 07/01/2019
142, S.K. Deb Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADJPB1749D, Status :Individual, Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office				



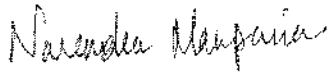
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Calibre Commercial Private Limited 86B/2, Topsia Road, South, P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.: AADCC1272G, Status :Organization, Executed by: Representative			

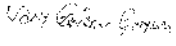
Major Information of the Deed :- I-1504-00025/2019-07/01/2019



Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Narendra Manpuria Son of Mr Sohan Lai Manpuria Date of Execution - 07/01/2019, , Admitted by: Self, Date of Admission: 07/01/2019, Place of Admission of Execution: Office	 Jan 7 2019 1:29PM	 LTI 07/01/2019	 07/01/2019
136, Jessore Road,, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMRPM8788J Status : Representative, Representative of : Calibre Commercial Private Limited (as director)				

Identifier Details :

Name & address	
Shri Uday Chandra Gayen Son of Late Binay Chandra Gayen 15/1, Sadhana Ausadhalaya Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Rabindra Nath Banik, Shri Rathindra Nath Banik, Mr Narendra Manpuria	
	07/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Banik	Calibre Commercial Private Limited-7.425 Dec
2	Shri Rathindra Nath Banik	Calibre Commercial Private Limited-7.425 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Banik	Calibre Commercial Private Limited-175.00000000 Sq Ft
2	Shri Rathindra Nath Banik	Calibre Commercial Private Limited-175.00000000 Sq Ft

Major Information of the Deed :- I-1504-00025/2019-07/01/2019



Endorsement For Deed Number : I - 150400025 / 2019

On 07-01-2019

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 13:19 hrs on 07-01-2019, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Rabindra Nath Banik , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,57,55,004/-

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

Execution is admitted on 07/01/2019 by 1. Shri Rabindra Nath Banik, Son of Late Gouranga Chandra Banik, 142, S.K. Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Shri Rathindra Nath Banik, Son of Late Gouranga Chandra Banik, 142, S.K. Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Shri Uday Chandra Gayen, , Son of Late Binay Chandra Gayen, 15/1, Sadhana Ausadhalaya Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-01-2019 by Mr Narendra Manpuria, director, Calibre Commercial Private Limited (Private Limited Company), 86B/2, Topsia Road, South, P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Shri Uday Chandra Gayen, , Son of Late Binay Chandra Gayen, 15/1, Sadhana Ausadhalaya Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,007/- (B = Rs 10,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2019 1:34PM with Govt. Ref. No: 192018190325068781 on 04-01-2019, Amount Rs: 10,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 683165178 on 04-01-2019, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34803, Amount: Rs.100/-, Date of Purchase: 20/12/2018, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2019 1:34PM with Govt. Ref. No: 192018190325068781 on 04-01-2019, Amount Rs: 39,901/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 683165178 on 04-01-2019, Head of Account 0030-02-103-003-02


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

Major Information of the Deed :- I-1504-00025/2019-07/01/2019



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

GRN: 19-201819-032506878-1 Payment Mode Online Payment
GRN Date: 04/01/2019 13:31:53 Bank : HDFC Bank
BRN : 683165178 BRN Date: 04/01/2019 13:34:16

DEPOSITOR'S DETAILS

Id No. : 15040000010968/2/2019

[Query No./Query Year]

Name : Calibre Commercial Pvt Ltd
Contact No. : 9903139662 Mobile No. : +91 9903139662
E-mail : nmanpuria@yahoo.com
Address : Gajraj Chambers Topsia S
Applicant Name : Mr Uday Chandra Gayen
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

1 - 25 / 2019

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15040000010968/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	39901
2	15040000010968/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	10007
Total				49908

In Words : Rupees Forty Nine Thousand Nine Hundred Eight only





ভারত সরকার
Unique Identification Authority of India

ভারত সরকার
Enrollment No.: 1111/18675/07296

To
রবীন্দ্র নাথ বনিক
Rabindra Nath Banik
142 S.K.DEB.ROAD
SREEBHUMI
South Dum Dum (M)
Shreebhumi
North 24 Parganas
West Bengal 700048
9831008592

28/09/2014
166077316



ML660773162FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2364 5311 2667

আধার - সাধারণ মানুষের অধিকার



রবীন্দ্র নাথ বনিক
Rabindra Nath Banik
পিতা : গৌরঙ্গ চন্দ্র বনিক
Father : GOURANGA CHANDRA BANIK
অনুষ্ঠান / DOB : 01/11/1956
পুরুষ / Male



2364 5311 2667

আধার - সাধারণ মানুষের অধিকার

Rabindra Nath Banik



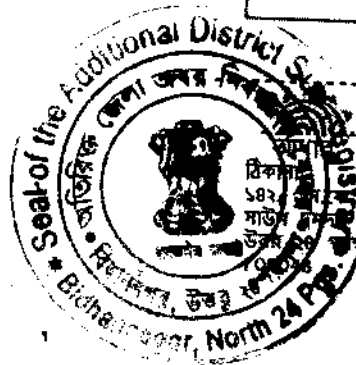
তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizen
- To establish identity, authenticate online

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবার সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



স্বাক্ষরিত/প্রমাণিত
Signature/Authenticated


Address:
142, S.K.DEB.ROAD,
SREEBHUMI, South Dum
(M), Shreebhumi, North 24
Parganas, West Bengal,

2364 5311 2667

1847
1800 320 1947

help@uidai.gov.in


PERMANENT ACCOUNT NUMBER
 10000017486



RABINDRA NATH BANDYOPADHYAY

FATHER'S NAME
 GOURANGA CHANDRAN BANDYOPADHYAY

DATE OF BIRTH
 01-11-1956

SIGNATURE


COMMISSIONER OF INCOME TAX, BANGALORE

Seal of the Assistant District Sub Divisional Officer, Bangalore North 24 P.O. & T.S. Office

आयकर विभाग / Income Tax Department
 बंगलूर नॉर्थ 24 पो. & टी.एस. ऑफिस
 बंगलूर

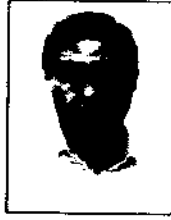
आयकर वारंट
 क्रमांक - 700 000

In case of non-compliance, kindly return to
 the issuing authority:
 Assistant Commissioner of Income Tax,
 24,
 Chaverigal Square,
 Bangalore - 791 001.

Rabindra Nath Bandyopadhyay



আমার স্বাকার



রথীন্দ্র নাথ বনিক
Rathindra Nath Banik
জন্মতারিখ/DOB: 06/09/1958
পুরুষ/ MALE



5194 8387 4029

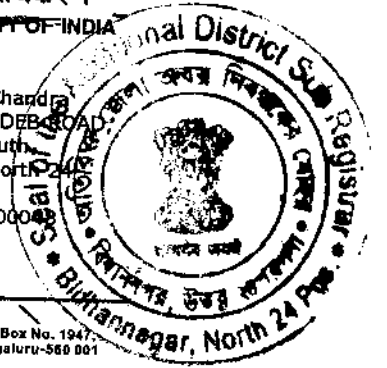
আমার আধার, আমার পরিচয়



আমার স্থানীয় প্রাধিকরণ

ঠিকানা:
S/O গৌরঙ্গ চন্দ্র বনিক, 142, এস.কে.দেব
রোড, শ্রীভূমি, সাউথ দুমদুম (এম), উত্তর
২৪ পরগনা,
পশ্চিম বঙ্গ - 700048

Address :
S/O Gouranga Chandra
Banik, 142, S.K DEB ROAD,
SREEBHUMI, South
Dumdum (m), North 24 Parganas,
West Bengal - 700048



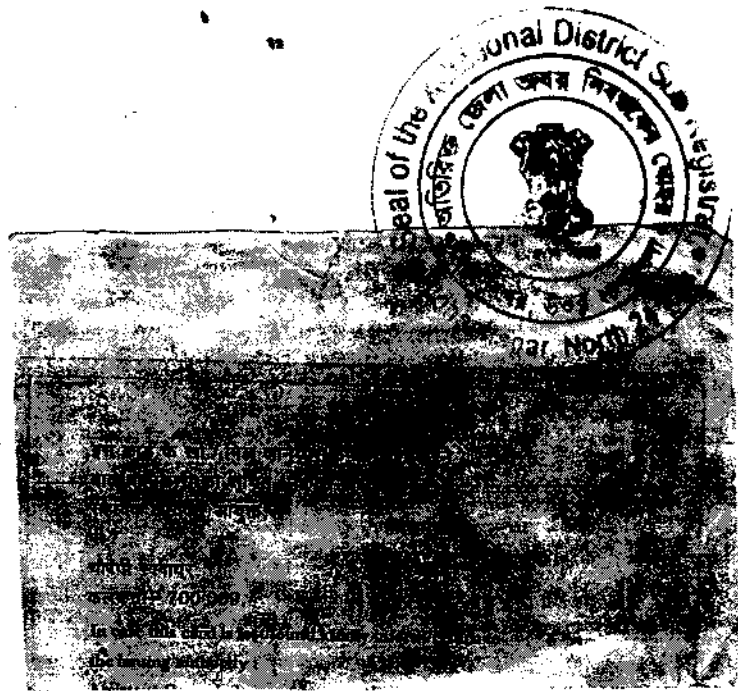
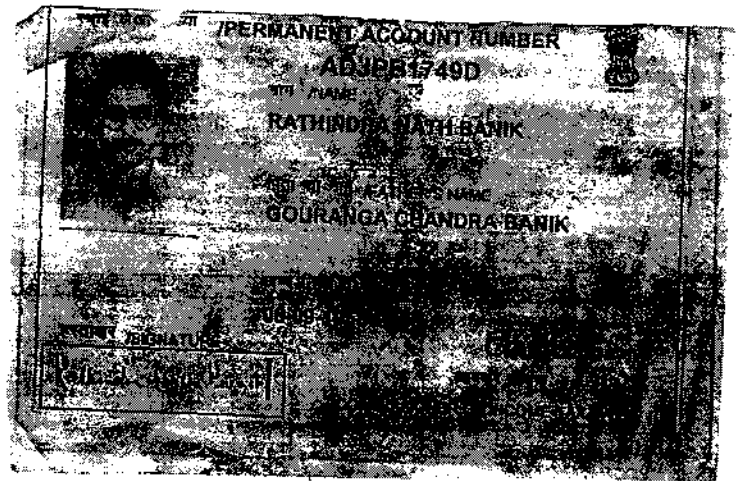
1947
1800 300 1947

help@uidai.gov.in

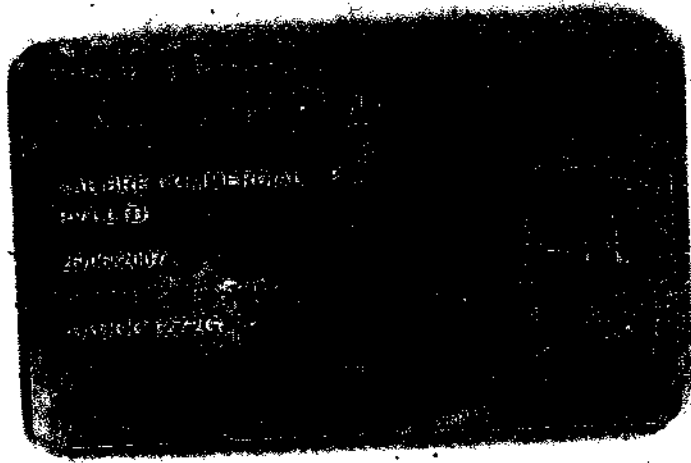
www.uidai.gov.in

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

Rathindra Nath Banik



Rathindra Nath Bank



Naendra Kanyana





भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 1088/47425/00434

To
 नरेन्द्र मनपुरिया
 Narendra Manpuria
 S/O: Sohan Lal Manpuria
 Flat No 6E/F, Block 5, Lobby 1, Avani Oxford Phase 1
 136, Jessore road
 Near Laketown Swimming Pool Laketown
 Bangur Avenue
 Bangur Avenue
 Jessore Road North 24 Parganas
 West.Bengal 700055
 9830306493

08/10/2015
 294978225



MP949792256FT



आपका आधार क्रमांक / Your Aadhaar No. :

6314 5899 6486

आधार - आम आदमी का अधिकार



नरेन्द्र मनपुरिया
 Narendra Manpuria
 जन्म तिथि / DOB : 28/08/1982
 पुरुष / Male

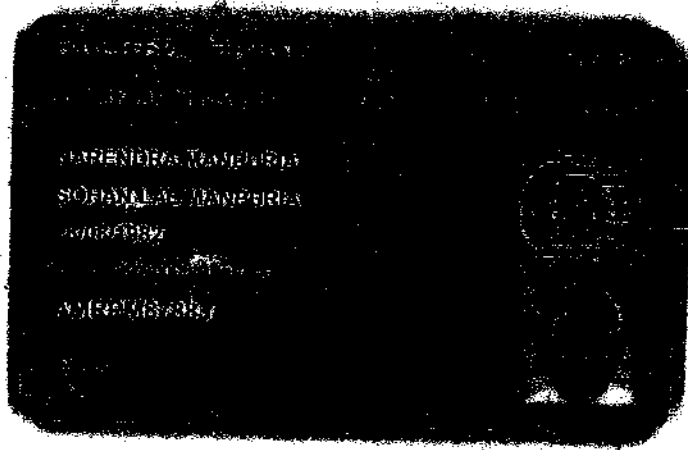


6314 5899 6486

आधार - आम आदमी का अधिकार

Narendra Manpuria





Adipura



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 1120 to 1165
being No 150400025 for the year 2019.



Handwritten signature

Digitally signed by Debajyoti
Bandyopadhyay
Date: 2019.01.09 12:43:13 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 01/09/19 12:42:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)