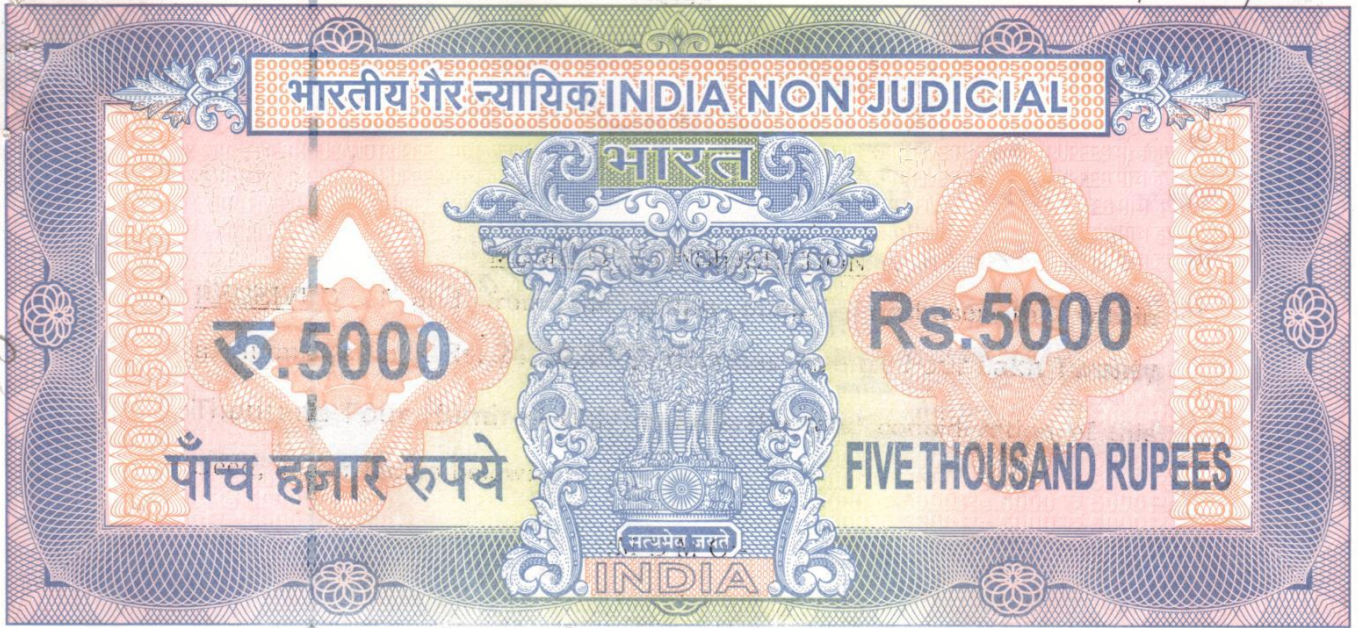


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q. No. 4608-0000101894/19

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certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document.

Adtl. District Sub-Registrar
Sonarpur, South 24 Parganas



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 22nd Day of January in the year Two Thousand and Nineteen (2019)

BETWEEN

1860

24/01/19

5000/-

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তার

খরিদদার

Nikhil Ghosh

সাং

825, Mahamayatala Road, KOL- 86

শঙ্কর কুমার সরকার

স্ট্যাম্প ভেঙার

সোনারপুর এ্যা.ডি.এস.আর অফিস

দর ১৪ পরগণা



Taparland
s/o H. Land
Sonarpur

SRI NIKHIL GHOSH, (having **PAN- ADMPG4391D**) son of Late Haran Chandra Ghosh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at- 825, Mahamayatala Road, P.O. Garia, P.S. Sonarpur, now Narendrapur, Kolkata-700084, hereinafter jointly called and referred to as the **“OWNER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, administrators, legal representatives and assigns) **FIRST PART.**

A N D

“M/S. ETHA REALTY PRIVATE LIMITED”, PAN : AADCE4909N, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur, now Narendrapur, Kolkata-700084, being represented by its Director namely, (1) **SRI NIKHIL GHOSH**, son of late Haran Chandra Ghosh, **PAN- ADMPG4391D**, (2) **SMT. SOMA GHOSH**, **PAN- AENPG2791K**, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, hereinafter called and referred to as the **“DEVELOPERS”** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

ARTICLE – I

SAID PROPERTY: shall always mean **ALL THAT** piece and parcel of land measuring as per deed **75 decimal**. more or less lying and situated at Mouza – Elachi, R.S No- 223, Touzi Nos. 51,52,& 63/64, J.L. No. 70, R.S. Dag no. **140**, R.S. Khatian no. **160**, L.R Dag No- **126** , L.R. Khatian no. **3069**, of Ward no **26** , Holding no. 620, S.N.Ghosh Avenue , under P.S :- Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality of Ward no. 26 within Sub –Registration office at Sonarpur in the District South 24



Parganas , morefully and particularly described in the FIRST SCHEDULE and demarcated by Red Border in the plan annexed hereto.

PROPOSED BUILDING MEANS: the proposed multi storied building to be constructed over the land as described in the below First Schedule.

FLAT / UNIT MEANS: the Unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, inclusive user of bath and privy to use and enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and public Road.

CAR PARKING SPACE MEANS: the open to sky or covered space as per Sanction in the ground of the said premises for parking or keeping motor car and scooter etc.

PLAN OR MAP SHALL MEAN: the building plan duly sanctioned by the Rajpur – Sonarpur Municipality in respect of the proposed building / buildings and shall include all such modification or alteration as may be made by the Developer.

OWNER MEAN: SRI NIKHIL GHOSH, son of Late Haran Chandra Ghosh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at- 825, Mahamayatala Road, P.O-Garia, P.S- Sonarpur, Kolkata-700084 , hereinafter called and referred to as the **“OWNER”** **DEVELOPER MEANS:** **“M/S. ETHA REALTY PRIVATE LIMITED”**, PAN : AADCE4909N, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 825, Mahamayatala Road, P.S- Sonarpur, Kolkata-700084, being represented by its Director namely, (1) **SRI NIKHIL GHOSH**, son of late Haran Chandra Ghosh, PAN- **ADMPG4391D**, (2) **SOMA GHOSH**, PAN- **AENPG2791K**, wife of Sri Nikhil Ghosh, both are residing at 825,



Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, hereinafter called and referred to as the **"DEVELOPER"**.

In this Agreement the following additional expressions shall unless repugnant to the context shall have the meaning assigned there to :

I. **"Forfeited Amount "** means an aggregate sum of Rs.70,000/- (Rupees Seventy Thousand) paid by the Developer to the Owners, and more fully stated in Article 3.4 hereunder.

II. **"Building Plan"** means the plan for construction of the buildings and other structures on the said Land which has already been sanctioned by the Rajpur-Sonarpur Municipality vide sanction Plan No-71/CB/26/42, DATED-07.07.2018, their own fund which will be reimbursed by the developer to the owners.

III. **"Common Areas"** means the areas in the Project Complex meant for common use and enjoyment and includes Path, roads, gardens, passages, lobby, staircase, lift, etc. and morefully described in the **fourth schedule** but does not includes saleable area.

IV. **"Common Services"** means all essential services, facilities and utilities in the Project Complex such as, water and electricity, lift, plumbing, sanitation, drainage, sewerage etc. and includes all equipments, apparatus, fittings, plumbing's required for providing such services facilities and utilities.

V. **"Customers"** means the persons who shall book and/or enter into agreements for purchasing and acquiring the Units and/or Parking's in the Project Complex.

VI. **"Closing Date"** shall mean the date when the parties mutually fix a date for closing of the transaction under this Agreement and more fully stated in Article 14.0 hereunder.

VII. **"Owners Allocation" "Owners Allocation"** means Rs. 1,00,000.00 (Rupees One Lakh Only) which is treated as a forfeit amount and Total commercial area i.e 1706. sq.mt approx in carpet which is divided into Five units in ground and 1st floor and



15(Fifteen) car parking spaces Nos. (22 to 36) area measuring about 289.27 sq.mtr. in basement with undivided proportionate share of land , Common facilities, common areas and common amenities i.e intercom, transformer, Generator, C.C TV, Association Room cum indoor games , gymnasium room, water treatment Plant(only Iron Remove) etc. only.

VIII. **"Developers' Allocation"** means rest of 5410 Sq. Mt. carpet area comprising of 86 (Eighty Six) nos. self contained flats and 64 (Sixty Four) nos. of car parking spaces (39 nos. of open parking and 25 nos. Car Parking) in basement with undivided proportionate share of land , Common facilities, common areas and common amenities i.e intercom, transformer, Generator, C.C TV, Association Room cum indoor games , gymnasium room, water treatment Plant(only Iron Remove) , Swimming Pool etc. only.

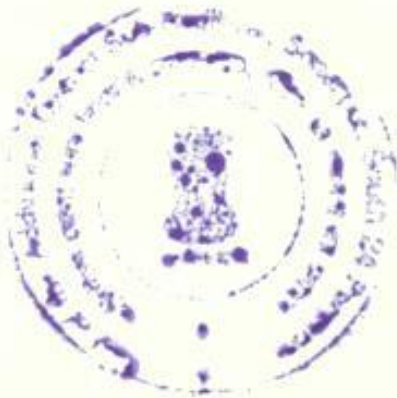
IX. **"Development Commencement Date"** shall have the meaning described thereto in Article 7.2 hereunder :

X. **"GRR"** or "Gross Revenue Receipts" means the amounts that shall be received and/or generated upon booking or sale or transfer or marketing of the Units and Parking's comprised in the Project Complex and interest on delayed payment thereof by the Customers but does not include the maintenance deposit or maintenance charges Project Taxes, stamp duty, registration charges etc., which may be received receivable or by the Developer from the Customers.

XI. **"Main Path"** means the path or passage or roads of the Project Complex connecting the Municipal road on the Eastern side of the said Land and leading up to the outer periphery of the said Land on all sides.

XII. **"Maintenance Organization"** means any association or organization as shall be formed by the Developer for maintenance of the Project Complex and shall mean the Developer until formation of such Maintenance Organization.

XIII. **"Marketing"** means marketing of the Project Complex and more fully stated in Article 8.0 hereunder.



XIV. **"Miscellaneous Receipts"** means all payments received and/or receivable from the Customers other than the Purchase Consideration and includes the following :-

- (a) GST on the Purchase Consideration ;
- (b) Payment against any extra or additional work carried out by the Developer in any Unit ;
- (c) Security deposit ;
- (d) Maintenance charge ;
- (e) Legal fees ;
- (f) Payment towards registration of the Sale Deeds including Stamp Duty; Registration charges and other incidental expenses.
- (g) Any amount receivable by the Developer from the Customers apart from the Purchase Consideration of the Units and Parking's.

XV. **"M R Account"** means a separate bank account to be opened by the Developer in its name with any schedule Bank wherein all Miscellaneous Receipts received from the Customers shall be deposited and/or credited.

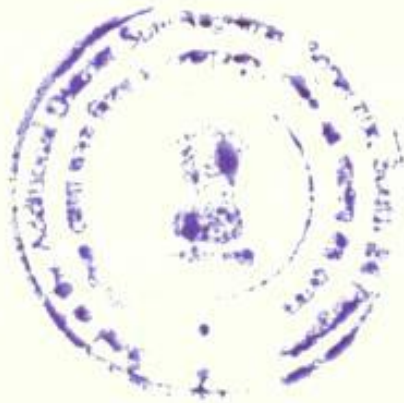
XVI. **"Project"** means a housing project with commercial spaces if any, to be constructed and developed on the said Land by the Developer in terms of this Agreement.

XVII. **"Project Complex"** means the said Land together with the buildings and other structures as shall be constructed or developed thereon by the Developer in pursuance of this Agreement.

XVIII. **"Project Hand Over Date"** means the date on which the Developer hands over possession of the Units in the Project Complex to the Customers.

XIX. **"Project Taxes"** means, GST or any other tax or imposition that may be levied or imposed by the Government on construction, development, execution and marketing of the Project Complex.

XX. **"Property Tax"** means Land revenue and Municipal taxes levied or livable on the said Land and/or the Project Complex.



XXI. **"Proportion" or "Proportionate"** means in the context of allocation of the parties shall be the proportion which the Owners' Allocation bears to the Developer's Allocation at any given point of time.

XXII. **"Purchase Consideration"** means the value and/or price of the Units and Parking's payable by the Customers for purchasing and/or acquiring the Units and Parking's and for availing extra amenities but does not include GST on the Purchase Consideration or the Miscellaneous Receipts.

XXIII. **"Parking's"** means covered and open car or scooter parking spaces comprised in the Project Complex.

XXIV. Property shall always mean **ALL THAT** piece and parcel of land measuring as per deed **75 decimal**, more or less lying and situated at Mouza – Elachi, R.S No-223, Touzi Nos. 51,52,& 63/64, J.L. No. 70, R.S. Dag no. **140**, R.S. Khatian no. **160**, L.R Dag No- **126** , L.R. Khatian no. **3069**, of Ward no **26** , Holding no. 620, S.N.Ghosh Avenue , under P.S :- Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality of Ward no. 26 within Sub –Registration office at Sonarpur in the District South 24 Parganas , morefully and particularly described in the **FIRST SCHEDULE** and demarcated by Red Border in the plan annexed hereto.

XXV. **"Sale Consideration Account"** means in the name with any schedule Bank wherein all moneys received from the Customers towards the purchase consideration of the Units, and the Parking comprised in the Project shall be deposited and/or credited.

XXVI. **"Units"** means the residential flats or commercial spaces if any, comprised in the Project Complex and intended to be sold to the Customers.

XXVII. **"Unsold Inventory"** shall mean the Units and the Parking's in the Complex which may remain unsold at the Closing Date.

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

1.0. **OWNERS' REPRESENTATIONS:**



1.1 The Owners have represented and warranted to the Developer as follows:-

- (a) The Owners by virtue of Deeds of Conveyances as described in recital are seized and possessed of or are well and sufficiently entitled to the said Land in respective share. No person other than the Owners has any right, title and/or interest, of any nature whatsoever in the said Land or any part thereof.
- (b) The Owners shall make out a marketable title in respect of the said land and shall answer all questions which may be raised by any Bank or Financial institutions.
- (c) The said Land or any part thereof is, so far as the Owners are aware of, not affected by any requisition or acquisition or alignment of any authority or authorities under any law.
- (e) No suit and/or any other proceedings and/or litigations are pending against the Owners in respect of the said Land or any part thereof and that the said Land is not involved in any civil, criminal or arbitration proceedings.
- (f) The Owners have full right, power and authority to enter into this Agreement.
- (g) There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the said Land and there are no facts, which may give rise to any such dispute.

2. DEVELOPERS' REPRESENTATIONS:

2.1. The Developer has represented and warranted to the Owners as follows :

- a) the Developer has been developing Housing Projects on several locations within P. S Sonarpur and the Developer has necessary infrastructure and expertise to execute and market the Housing Project
- b) The Developer shall diligently execute and market the Project and perform all its obligations under the Agreement.



3.0. Basic Understanding:

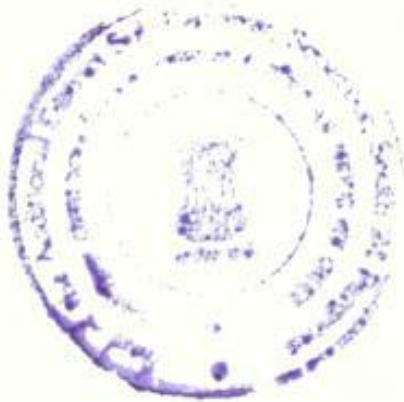
3.1. The Owners shall make available the said Land with a good and marketable title free from all encumbrances and liabilities whatsoever for development of the Project Complex. The owner shall handover the original title deed to the Developer within 15 days from the date of execution of this agreement.

3.2. The Developer shall, at its own costs, charges and expenses, plan, develop and construct a Housing Project on the said Land in accordance with the Building Plan to be approved by the Rajpur-Sonarapur Municipality.

3.3. The Developer at its own costs and expenses either by itself or through the Brokers and marketing agents shall sell the Units comprised in the Project Complex and the Gross Revenue Receipts shall be shared between the Owners and the Developer in proportion to their respective allocations. The Owners shall however reimburse the Developer with their share of brokerage and the fees of the marketing agent and taxes thereon.

3.4. The allocation between the Owners and the Developers is described in below:-

"Owners Allocation" means Rs. 1,00,000.00 (Rupees One Lakh Only) which is treated as a forfeit amount and Total commercial area i.e 1706. sq.mt approx in carpet which is divided into Five units in ground and 1st floor and 15(Fifteen) car parking spaces Nos. (22 to 36) area measuring about 289.27 sq.mtr. in basement with undivided proportionate share of land , Common facilities, common areas and common amenities i.e intercom, transformer, Generator, C.C TV, Association Room cum indoor games , gymnasium room, water treatment Plant(only Iron Remove) etc. only.



"Developers' Allocation" means rest of 5410 Sq. Mt. carpet area comprising of 86 (Eighty Six) nos. self contained flats and 64 (Sixty Four) nos. of car parking spaces (39 nos. of open parking and 25 nos. Car Parking) in basement with undivided proportionate share of land , Common facilities, common areas and common amenities i.e intercom, transformer, Generator, C.C TV, Association Room cum indoor games , gymnasium room, water treatment Plant(only Iron Remove) , Swimming Pool etc. only.

3.5. The Owners shall pay the Property Tax on the said Land upto the date immediately preceding the Development agreement.

3.6. The Developer shall be liable to pay the Project taxes. shall be liable to pay the Property Tax on and from the date of execution of the agreement up to the Project Handover Date.

3.7 Nothing contained in this Agreement shall be constructed or deemed to be a partnership between the owners and the Developer.

4.0. Development of the said Land.

4.1. The Owners hereby grant exclusive right of construction, execution and development of the Project on the said Land unto and in favour of the Developer with an object and intent that all the Units and Parking's comprised in the Project, shall be sold and the Gross Revenue Receipts shall be shared by and between the parties on the terms and conditions hereinafter stated.

4.2. The Project shall be a residential housing project comprising of several residential units and Parking's with some commercial spaces as may be permitted by the appropriate authority.

4.3. The Developer shall execute and construct the Project in accordance with the Building Plan and with the specifications stated in Annexure "A" attached hereto.

4.4. To enable the Developer to discharge its functions and obligations under this Agreement including execution and construction of the Project, getting the land use



converted in appropriate Government records, getting the building plan sanctioned, marketing of the Project etc., the Owners shall execute and register a power of attorney in favour of the Developer.

4.5. Simultaneously with execution of this Agreement, the Owners have delivered vacant possession of the Land to the Developer so as to enable the Developer to execute the Project. It is made clear that the Developer shall be in possession of the said Land as an agent of the Owners and shall have lien on the said Land to the extent of the Developer's Allocation and the amounts receivable from the Owners.

4.6. For enabling the Developer to execute and market the Project the Owners simultaneously with execution of this Agreement have made over the original title deeds of the said Land of the Developer.

4.7. The Developer shall hold the title deeds as a trustee for the ultimate beneficiaries of the said Land being the Customers and/or the Unit Owners of the Project and upon sale of all the Units in the Project the Developer shall handover the original title deeds of the said Land to the association of the Unit owners in the Project.

4.8. The Developer shall be at liberty to produce the original title deeds before the statutory authorities, bodies for getting the said Land converted from Sali land to Bastu land and for obtaining sanction of the Building Plan or as and when necessary in course of execution of the Project.

4.9. The Developer shall also be at liberty to deposit the title deeds with any Bank or financial institution for securing repayment of the Project Finance as stated in Article 7.8 hereunder.

5.0. Conversion, Sanction and Approvals:

5.1. The Developer shall at its own costs and expenses get the land use of the said Land converted to Bastu land with the appropriate authorities under the West Bengal Land Reforms Act, 1955. The Owners shall sign all forms and applications as may be required or necessary and render all assistance to the Developer in this regard.



5.2. The Project planning right shall be with the Developer. The Developer shall appoint an architect of its choice for planning the Project and to execute the work of construction as per plan already sanctioned but subject to modification thereof. The Owners shall sign the building plan if required by the Developer and render all assistance to the Developer in getting the Building Plan sanctioned by the appropriate authorities. All costs and expenses including fees of the architect shall be borne and paid by the Developer, including reimbursement of the expenses already incurred by the owner for getting the plan sanctioned.

5.3. The architect and consultant of the Project shall be appointed by the Developer and all fees, costs, charges and expenses payable to them shall be paid by the Developer.

5.4. The Developer at its own costs and expenses shall also obtain all necessary or requisite approvals from the concerned authorities, such as, Pollution Control Board, Fire Department etc.

5.5. The Developer shall also get the Project approved from the Banks or Financial Institutions so as to enable the Customers to obtain finance from such Banks or Financial Institutions for purchasing and/or acquiring any Unit in the Project Complex. The Owners shall sign all documents and papers that may be required for obtaining Project approval from the Banks or Financial Institutions and shall fully cooperate with the Developer in obtaining Project approval from them.

6. The Owner shall answer all requisitions to be made by the Developer, or any financial institution with regard to the Title thereof.

7.0. **Project Construction:**

7.1. The project shall be completed within **48 months** from the date of receiving of this agreement. The Developer should commence the construction of the building within one year from the date hereof after obtaining completion certificate, sanction of the building plan, any other formalities which may be required for construction the said



building failing which the Owners shall be entitled to an additional arrear of **Rs.1 Cr.** towards owners allocation ...

7.2. The Developer shall carry out construction work in the Project Complex in accordance with the sanctioned Building Plan.

7.3. From the date of execution of this agreement, the Developer alone shall bear and pay the municipal taxes, land revenue or any other taxes on the said Land or structures constructed thereon. It is made clear that the Owners shall be liable to pay municipal tax, land revenue and all other outgoings on the said Land title the date of delivering possession of the property to the Developer.

7.4. The Owners shall not in any way indulge in any activity that may be detrimental to the development and/or construction of the Project Complex.

7.5. The Owners shall render all co-operation to the Developer as may be necessary for successful completion of the Project.

7.6. The Developer shall be at liberty to obtain finance for execution of the Project from Banks and/or financial institutions against the Developer's share of the Gross Revenue Receipts without creating any liability on the Owners and/or the Owners' share of Gross Revenue Receipts and shall keep the Owners saved, indemnified and harmless from all liabilities in connection with such Project finance. The Owners shall co-operate with the Developer and sign all documents as may be required by such Banks and/or financial institutions. It is made clear that the Developer shall obtain such Project finance only after sanction of the Building Plan and shall utilize the same for execution of the Project under this Agreement and not for any other purpose.

8.0. Marketing of the Project Complex

8.1. It is agreed and understood by and between the parties that all the Units and Parking's comprised in the Project Complex shall be sold and marketed and the parties shall share the Gross Revenue Receipts proportionately, that is to say, the Owners shall



be entitled to the Owners Allocation and the Developer shall be entitled to the Developers Allocation. The Owners shall however reimburse the Developer with their share of brokerage in respect of **3%** of owners' Allocation revenue as hereinafter stated.

8.2. Marketing of the Project Complex shall be carried out by Developer.

8.3. Marketing of the Project means all activities relating to selling or marketing of the Saleable Property comprised in the Project and shall include –

- (a) booking of the Units and Parking's comprised in the Project Complex with the Customers ;
- (b) entering into formal agreements for sale with the Customers ;
- (c) execution of the sale deeds of the Units and Parkings in favour of the Customers ;
- (d) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers;
- (e) advertisement of the Project/Project Complex ;
- (f) appointment of the brokers and selling agents ;
- (g) any other activity relating to sale or marketing of the Project Complex.

8.4. For Marketing the Project, the Developer shall be at liberty to appoint marketing agents and brokers and also issue advertisements in the media and incur all expenses in connection therewith.

8.5. The Owners shall reimburse their proportionate share of the following marketing expenses and taxes thereon to the Developer :

- (a) **Owners' share of brokerage & marketing expenses ;**
- (b) In this regards Owner have no any type of liabilities for brokerage and marketing purpose.



8.6. The reimbursement receivable by the Developer from the Owners on account of brokerage shall be included by the Developer in the periodical Debit Note to be sent by the Developer to the Land Owners.

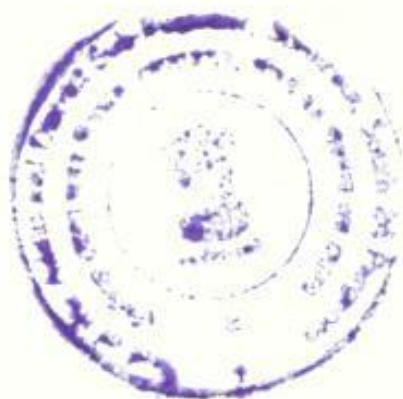
9.0. Financials:

9.A. The total Revenue to be received from the intending purchaser plus the levies and impositions there with shall be transferred to three heads in the Account to be opened in any Nationalized Bank. Three Heads namely ESCROW Account, PROJECT Account, and M.R Account. As per discretion of the developer.

- i) **ESCROW ACCOUNT :-** 70% of the total receipt from the purchasers shall be deposited to Escrow Account from which the developer can use to pay the share of land owners, and cost of construction etc.
- ii) **PROJECT ACCOUNT:-** Remaining 30% of the proceeds should be remitted to the Project Account from where all costs of the project and the expenses as mentioned in Clouse 8.3 .
- iii) **M.R. ACCOUNT :-** ALL the levies and impositions like incidental expenses , GST amount of additional amenities etc. Shall be deposited in the said M.R Account including expenses as mentioned in clause XIV of definitions. Mentioned above.

9.1. Prior to marketing of the Project the Developer shall open in its name the following two separate Bank Accounts :-

- (a) An Escrow Account with any scheduled Bank which is herein referred to as "Sale Consideration Account" and utility change amount wherein all moneys received from the Customers towards purchase consideration of the Units and/or Saleable Areas comprised in the Project shall be deposited and/or credited with a mandate to the Bank to credit the Bank Account of the Land



Owner and the Bank Account of the Developer in proportion to their respective allocations ;

- (b) A separate Bank Account with any schedule Bank which is herein referred to as "M R Account" wherein all Miscellaneous Receipts received from the Customers which deposited and/or credited.

9.2. The Developer shall be liable to pay the Project Taxes for execution of the Project.

9.3. All Miscellaneous Receipts received by the Developer shall be deposited by the Developer in M R Account.

9.4. After opening of the Sale Consideration Account of the owners, the Developer shall periodically send a Debit Note to the Land Owner showing the following :-

A. Project Taxes

- (i) Amount deposited in the Sale Consideration Account, i.e Escrow account
- (ii) Project Taxes, if any, included in the amount deposited. Owners shall be liable to pay proportionate share of project taxes except development, execution & marketing of the project complex.
- (iii) Amount credited from the Sale Consideration Account to the Bank Account of the Land Owner ;

9.5. The Land Owner shall be obliged to pay to the Developer the brokerage as stated in such Debit Note (herein referred to as "Debit Note Amount") to the Developer within a period of **thirty** days from the date of receipt of the Debit Note.

9.6. If the Owner fails to pay the Debit Note Amount to the Developer for a period of three months then notwithstanding anything stated hereinabove the Developer shall be at liberty to adjust and/or appropriate the Debit Note Amount against Owners' Allocation at the rate of Rs. 3% of that Brokerage money. Upon such appropriation and/or



adjustment, the allocation of the parties shall stand altered and the Owners' Allocation shall reduce and Developer's Allocation shall increase to the extent of such appropriation and/or adjustment.

9.7. Upon alteration in the allocation of the parties, the Developer shall modify and/or alter the mandate given by it in accordance with the revised allocation and additional area, if any will be utilized by both the parties proportionately.

9.8. Upon cancellation of any booking or sale agreement, the Owners shall be liable to refund the proportionate amount refundable to such Customer and shall make over such amount to the Developer within **thirty** days from the date of receipt of a "Debit Note on Cancellation" from the Developer. It is clarified that the "Debit Note on Cancellation" is independent of the Debit Note referred to hereinabove. In default, the Owners shall be liable to pay interest on the unpaid amount at the rate of Schedule Bank % per annum from the due date upto the date of payment and such amount shall be a charge on the Owners Allocation.

10.0. Covenants of the Owners

10.1. The Owners hereby agrees and covenant with Developer that—

- (a) They shall not cause any interference or hindrance in the execution and construction of the Project by the Developer ;
- b. They shall not let out, grant, lease, mortgage and/or charge or encumber the said Land or any part or portion thereof without prior consent in writing of the Developer ;
- (c) They shall permit the Developer, its architects, contractors, engineers, workmen uninterrupted access to the said Land so as to enable the Developer to execute, develop and construct the Project.



10.2. The Owners agree to execute and register appropriate power of attorney in favour of the Developer for construction and development of the Project and for Marketing subject to the condition that the cost of stamp duty and all other charges on such power of attorney shall be borne and paid by Developer.

10.3. The Owners further agree :

- [a] To sign and execute the revised / Modified Building Plan and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan and construction of the Project of required by the Developer .
- [b] To co-operate with the Developer for execution and construction of the Project and Marketing ;
- [c] The purchasers shall have the liberty to purchase their unit by taking loan from bank or any financial institution by hypothecating his/her said unit to which the owners shall give their consent.

11.0. Covenants of the Developer

11.1. The Developer agrees and covenants with the Owners that –

- (a) The Developer shall complete construction of the Project within a period of five years from the date of execution of this Development Agreement & Power and for this purpose, time shall be essence of the contract subject to force majeure circumstances.
- (c) The Developer shall construct the Project in accordance with the Building Plan and shall not violate and contravene the Building Rules & Regulations.

11.2. The Developer agrees to keep the Owner saved, indemnified and harmless from or against all claims or actions that may be made or raised by any third party in any



matter relating to or arising out of construction and execution of the Project or discharge of performance of any duty or obligation of the Developer under the Agreement.

11.3. The Developer shall be liable and responsible for all accidents, breakdowns or any other loss and damage that may arise or be caused at the time of construction of the Project and the Owner shall have no liability therefore. The Developer shall keep the Owner absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise there from.

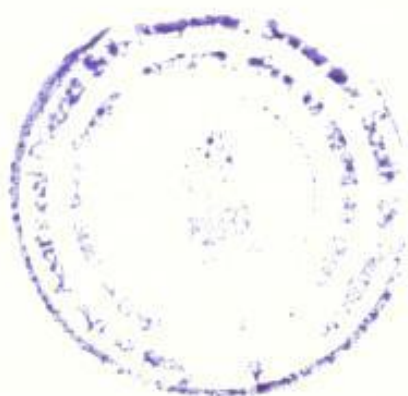
11.4. Developer shall be at liberty to dig deep tube wells and erect temporary structures and carry on all lawful activities on the said Land as may be required or necessary for execution construction of the Project.

12.0. Handing over of the Project:

12.1. Soon after completion of construction of the Project, the Developer shall fix a date of handing over possession of the Units in the Project Complex to the Customers and the date on which such handing over takes place is herein referred to as "the Project Hand Over Date".

12.2. On the Project Hand Over Date –

- (a) the Developer shall hand over possession of the Units and parking's to the Customers ;
- (b) The Unsold Inventory shall be allocated between the Owners and the Developer in their respective share of allocation and the Owners shall be liable to pay and/or reimburse to the Developer the project taxes if applicable on the Unsold Inventory allocated to them.
- (c) the financial accounts between the Developer and the Owners shall be fully squared up and the party having a debit balance shall be obliged to pay such

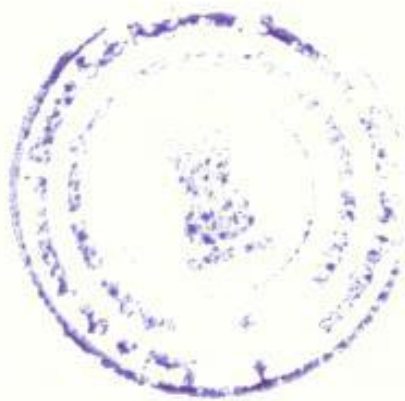


debit balance to the party having credit balance on the Closing Date or within such time and on such terms and conditions as may be mutually agreed upon between them ;

- (d) the party having a credit balance shall have a first charge on the allocation of Unsold Inventory the other party for such debit balance.
- (e) The Developer shall frame a scheme for maintenance of the Project Complex either by itself or through the Maintenance Organization.

12.3. On and from the Project Hand Over Date –

- (a) the Customers shall be liable to bear and pay the Property tax of their respective Units and Parking's ;
- (b) the Developer shall be liable to pay the Property tax on the unsold Units and Parking's allocated to it ;
- (c) the Owners shall be liable to pay the Property tax on the unsold Units and Parking's allocated to them ;
- (d) the Customers shall pay the maintenance charges of their respective Units and Parking's to the Developer and/or the Maintenance Organization ;
- (e) the Owners shall be liable to pay maintenance charges on the unsold Units and Parking's allocated to them to the Developer and/or the Maintenance Organization;
- (f) The Developer shall be liable to pay maintenance charges on the unsold Units and Parking's allocated to it to the maintenance Organization, if formed. So long maintenance organization is not formed, the Developer shall contribute its share of Maintenance charges on the unsold Units and Parking's allocated to it to the maintenance account of the Project Complex.



- (g) The Developer shall remain in charge for maintenance of the said project for a period of 5 years from the date to be notified later. The Developer shall have execution the right to fix the charges for amenities and facilities to be provided at the said project including the maintenance thereof. On completion of 5 years the Developer shall hand over the charge to the Owners Association .

13.0. Maintenance of the Project Complex.

13.1. The Developer by itself or by any agency appointed by it shall have exclusive right to manage and maintain all Common Areas and provide all Common Services in the Project Complex and the Owner shall not in any way interfere with such right of the Developer.

13.2. The Developer, in exercise of such right, shall have right to fix and determine the rate of maintenance charge payable by the Customers.

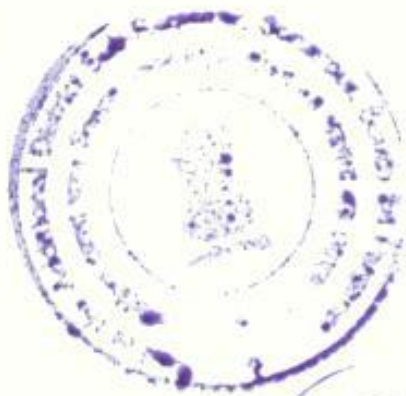
13.3. Over and above maintenance charge, Developer shall be entitled to receive and realize GST or any other applicable taxes on maintenance charge.

13.4. The Customers shall pay the proportionate maintenance charges and all taxes thereon. The maintenance charge shall be payable at a time for which the same shall relate. In default, the unpaid maintenance charge shall attract interest at such rate as may be fixed by Developer.

13.5. The parties and/or their assigns shall be obliged to pay maintenance charges on the unsold Units and Parking's allocated to them, if any.

14.0. Force Majeure& Breaches

14.1. "Force Majeure" shall mean and include events which arise from or are attributable to the Acts of God, natural calamities, war, general strike, terrorist activities, civil commotion, legislation or regulations adversely affecting the Project, Court order or



any other unforeseen occurrence, acts, events, omission or accidents which are beyond the reasonable control of the party .

14.2. If any party is delayed or is prevented from performing any of its obligations under this agreement by any event of Force Majeure then such party shall inform the other party in writing within fifteen days of commencement of event of Force Majeure specifying the nature and extent of the circumstances giving rise to the event of Force Majeure. Similar notice in writing shall also be given upon cessation of Force Majeure event.

14.3. The time limit laid down in this Agreement for performance of obligations by a party shall stand extended by the same period as the period of Force Majeure event.

14.4. The Developer shall not be treated in default if erection and completion of the Project is delayed due to reasons amounting Force Majeure.

14.5. If due to any act on the part of the Developer the construction and completion of the Project is delayed then the Owner shall be entitled to specific performance of this Agreement and claim damages in addition thereto.

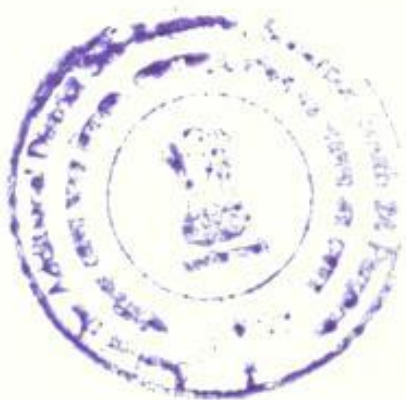
14.6. In case the Owners commit any breach of this Agreement, the Developer shall be at liberty to initiate proceedings against the Owner either for specific performance of this Agreement and claim damages.

15.0. Miscellaneous

15.1. Notices to the Developer shall be given by sending the same at its corporate office stated hereinabove.

15.2. Unless otherwise agreed the notices shall be given to the parties by sending the same by Speed Post or Registered Post and a scanned copy thereof by Email.

- i) To the Owner at Email Id :



- ii) To the Developer at Email Id : rupayan_construction@rediffmail.com

FIRST SCHEDULE OF THE PROPERTY REFERED TO

(Description of the LAND)

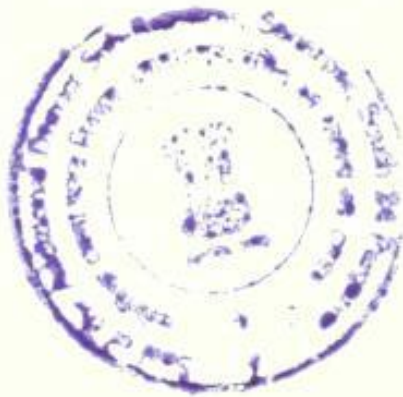
SAID PROPERTY: shall always mean **ALL THAT** piece and parcel of land measuring as per deed **75 decimal**, more or less lying and situated at Mouza – Elachi, R.S No- 223, Touzi Nos. 51,52,& 63/64, J.L. No. 70, R.S. Dag no. **140**, R.S. Khatian no. **160**, L.R Dag No- **126**, L.R. Khatian no. **3069**, of Ward no **26**, Holding no. 620, S.N.Ghosh Avenue, under P.S :- Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality of Ward no. 26 within Sub –Registration office at Sonarpur in the District South 24 Parganas, morefully and particularly described in the **FIRST SCHEDULE** and demarcated by Red Border in the plan annexed hereto, and the same is butted and bounded in the manner follows :-

On the North :: Land of Mala Ghosh and Biswadeep Ghosh.
 On the South :: Land of Chinto Ghosh and others.
 On the East :: Extension E.M By Pass.
 On the West :: Land of Govinda Ghosh.

SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS ALLOCATION)

“Owners Allocation” means Rs. 1,00,000.00 (Rupees One Lakh Only) which is treated as a forfeit amount and Total commercial area i.e 1706 sq.mt approx in carpet which is divided into Five units in ground and 1st floor and 15(Fifteen) car parking spaces Nos. (22 to 36) area measuring about 289.27 sq.mtr. in basement with undivided proportionate share of land, Common facilities, common areas and common



amenities i.e intercom, transformer, Generator, C.C TV, Association Room cum indoor games , gymnasium room, water treatment Plant(only Iron Remove) etc. only.

THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

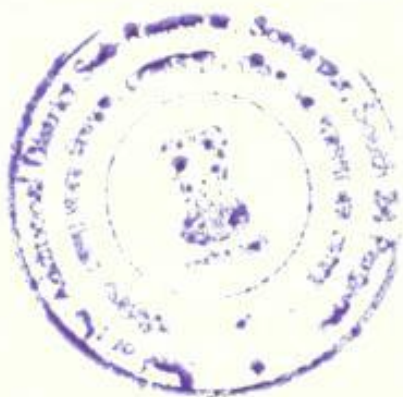
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

means rest of 5410 Sq. Mt. carpet area comprising of 86 (Eighty Six) nos. self contained flats and 64 (Sixty Four) nos. of car parking spaces (39 nos. of open parking and 25 nos. Car Parking) in basement with undivided proportionate share of land, Common facilities, common areas and common amenities i.e intercom, transformer, Generator, C.C TV, Association Room cum indoor games , gymnasium room, water treatment Plant(only Iron Remove) , Swimming Pool etc. only.

FOURTH SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON AREA)

1. Stair Case on all floors.
2. Stair Case landings on all floors.
3. Common Passage and lobbies on the ground floor.
4. Water Pump, water tanks, Fire Tank, reservoir, water pipes septic tank, S.T.P tank all other common plumbing installation and sanitary installations .
5. Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit):
6. Drainage and sewerage;
7. Boundary walls and main gates;



8. Such other common Parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/ or terrace and covered and uncovered car parking Space and areas;
9. Roof on the top floor;
10. Lift /Lift machine room Facility of the proposed building.

ANNEXTURE "A"

(DESCRIPTION CONTAINING SPECIFICATION OF THE CONSTRUCTION)

1. **STRUCTURE:** Structure will be designed by eminent Engineer and quality ISI marked Steel, Cement will be used.
2. **FLOOR:** Floors will be finished by vitrified tiles .
3. **TOILET/ W. C :** Anti skid Ceramic Tiles on floors and Glaze Tiles fittings up to 7'-0" high., 1 No. of White Commode / Pan, 2 Nos. of Tap, 1 No. of Shower and Geyser line for any one toilet / W.C.
4. **KITCHEN :** Cooking platform top will be finished with green marble slab (11'-0") length and stainless steel sink and glazed tiles will be provided total 3'-0" high above cooking platform and floor will be Anti skid Ceramic Tiles.



5. **DOORS** : All doors frames will be made hard wood , and all door palls will be made Flash door with fitting , fixing and finishing.

6. **Plaster of Paris:** All room's inside.

7. **PAINTING** : Main door finish with polish and other door finish with two coat enamel painting , out side weather coat.

8. **WINDOWS** : Sliding aluminum window with clear Glass Panes and grill.

9. **ELECTRICAL** : Concealed wiring with proper gauge of copper wire in PVC conduit to be done in flats including point, modular switch, switch board cover etc. at suitable places in the following manner generally :-

No.	Place	Light Point	Fan Point	5Amp.plug point	Calling Bell	Extra point	15 Amp.
1.	Bed Room I	2	1	1	-	-	1
2.	Bed Room II	2	1	1	-	-	-
3.	Bed Room III	2	1	1	-	-	-
4.	Dining/Drawing	3	2	2	1	-	-
5.	Toilet	1	-	-	-	-	1
6.	Kitchen	1	-	-	-	2	1
7.	Verandah	1	-	-	-	-	-
8.	W. C	1	-	-	-	1	-

10. Passage area pavement with Decorative floor tile.

11. **WATER SUPPLY** : 24hours water supply through Deep tube well.

12. **ELECTRICITY METER:** The Developer shall provide for the Electrical Meter for common services including stair case/outer lighting at their cost.



IN WITNESS WHEREOF the parties hereto have set their hands and seal on these persons on the month and year first mentioned above.

Signed sealed and delivered by

THE SECOND PARTY in the presence

Of

WITNESESS

1. Chaitali Banerjee
842, Kamdabari
Purbacharya, Garia
KOL-84

Niknil Ghosh

2. Tapas Paul
Sonapur
KOL-150

OWNERS/FIRST PARTY

FOR ETHA REALTY PVT. LTD.

Niknil Ghosh
DIRECTOR

FOR ETHA REALTY PVT. LTD.

Soma Ghosh
DIRECTOR

Drafted By:

Sathi Kar (Adv.)
Barrister at Law

Reg. no: WB 1745/09

DEVELOPER/SECOND PART

Type by Me:-



MEMO OF CONSIDERATION

Received a sum of Rs.1,00,000/- (Rupees one Lakh) only from the Developer named above towards Forfeit amount in the following manner :-

From- Etha Realty Pvt.Ltd.

by Cheque No. 140145

date- 22.01.2019 Rs. 1,00,000.00

Rs. 1,00,000.00

SAID PROPERTY: shall always mean **ALL THAT** piece and parcel of land measuring as per deed **75 decimal**, more or less lying and situated at Mouza – Elachi, R.S No- 223, Touzi Nos. 51,52,& 63/64, J.L. No. 70, R.S. Dag no. **140**, R.S. Khatian no. **160**, L.R Dag No- **126**, L.R. Khatian no. **3069**, of Ward no **26**, Holding no. 620, S.N.Ghosh Avenue, under P.S - Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality of Ward no. 26 within Sub -Registration office at Sonarpur in the District South 24 Parganas.

WITNESSES

1) Chaitali Banerjee
Q42, Kamdahanui
Punebapara, Garia
KOT-84

2) Tapas Bandyopadhyay
Sonarpur
KOT-130

N. K. Chakraborty

SIGNATURE OF THE OWNERS





NAME : NIKHIL GHOSH

SIGNATURE : Nikhil Ghosh



NAME : Smt SOMA GHOSH

SIGNATURE : FOR ETHA REALTY PVT LTD.
Soma Ghosh



NAME : NIKHIL GHOSH

SIGNATURE : N: FOR ETHA REALTY PVT LTD.
Ghosh



NAME :

SIGNATURE :



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

GRN: 19-201819-033254070-1

Payment Mode Online Payment

GRN Date: 22/01/2019 12:06:14

Bank : Central Bank of India

BRN : CBI220119363003

BRN Date: 22/01/2019 12:07:18

DEPOSITOR'S DETAILS

Id No. : 16080000101894/6/2019

[Query No./Query Year]

Name : NIKHIL GHOSH

Contact No. :

Mobile No. : +91 9830297991

E-mail :

Address : 825 mahamayatala rd kol 84

Applicant Name : Mr Nikhil Ghosh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16080000101894/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	16080000101894/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	1021

In Words : Rupees Seventy One Thousand Forty Two only

Total

71042



स्थायी खाते संख्या /PERMANENT ACCOUNT NUMBER

ADMPG4391D



नाम /NAME

NIKHIL GHOSH

पिता का नाम /FATHER'S NAME

HARAN CHANDRA GHOSH

जन्म तिथि /DATE OF BIRTH

07-02-1968

हस्ताक्षर /SIGNATURE

Nikhil Ghosh.

[Signature]

आयकर अधीक्षक, प.प्र. - XI

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

प्राप्त होना चाहिए / PERMANENT ACCOUNT NUMBER
AENPG2791K

नाम / NAME
SOMA GHOSH

पिता का नाम / FATHER'S NAME
HARENDRA NATH GHOSH

जन्म तिथि / DATE OF BIRTH
22-06-1973

हस्ताक्षर / SIGNATURE
Soma Ghosh

आयकर अधिकारी / COMMISSIONER OF INCOME TAX, W.B.-3

Major Information of the Deed




Deed No :	I-1608-00298/2019	Date of Registration	22/01/2019
Query No / Year	1608-0000101894/2019	Office where deed is registered	
Query Date	21/01/2019 8:47:43 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nikhil Ghosh 825 Mahamayatala Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830297991, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,62,38,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,021/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, Ward No: 26, Holding No:620 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-126	LR-3069	Bastu	Shali	75 Dec	1/-	5,62,38,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
Grand Total :					75Dec	1/-	562,38,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nikhil Ghosh (Presentant) Son of Late Haran Chandra Ghosh Executed by: Self, Date of Execution: 22/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019 ,Place : Office	Photo 	Fingerprint 	Signature 
	22/01/2019	22/01/2019	22/01/2019	







Major Information of the Deed :- I-1608-00298/2019-22/01/2019

825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADMPG4391D, Status :Individual, Executed by: Self, Date of Execution: 22/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ETHA REALTY PRIVATE LIMITED 825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AADCE4909N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nikhil Ghosh Son of Late Haran Chandra Ghosh Date of Execution - 22/01/2019 , , Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office	Photo  Jan 22 2019 2:17PM	Finger Print  LTI 22/01/2019	Signature  22/01/2019
	825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADMPG4391D Status : Representative, Representative of : ETHA REALTY PRIVATE LIMITED (as director)			
2	Name Mrs Soma Ghosh Wife of Mr Nikhil Ghosh Date of Execution - 22/01/2019 , , Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office	Photo  Jan 22 2019 2:18PM	Finger Print  LTI 22/01/2019	Signature  22/01/2019
	825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AENPG2791K Status : Representative, Representative of : ETHA REALTY PRIVATE LIMITED (as director)			

Identifier Details :

Name & address
Mr Tapas Panda Son of Mr H Panda Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Nikhil Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh

Major Information of the Deed :- I-1608-00298/2019-22/01/2019

22/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	ETHA REALTY PRIVATE LIMITED-75 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, Ward No: 26, Holding No.620 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 126(Corresponding RS Plot No:- 140), LR Khatian No:- 3069	Owner: নিখিল ঘোষ, Gurdian: হারান , Address: নিজ , Classification: শাদি, Area: 0.75000000 Acre,	Mr Nikhil Ghosh

Endorsement For Deed Number : I - 160800298 / 2019**On 21-01-2019****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 5,62,38,000/-



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 22-01-2019**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 13:24 hrs on 22-01-2019, at the Office of the A.D.S.R. SONARPUR by Mr Nikhil Ghosh, Executant.

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

Execution is admitted on 22/01/2019 by Mr Nikhil Ghosh, Son of Late Haran Chandra Ghosh, 825, Mahamayatala Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Major Information of the Deed :- I-1608-00298/2019-22/01/2019

Indetified by Mr Tapas Panda, . . Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 22-01-2019 by Mr Nikhil Ghosh, director, ETHA REALTY PRIVATE LIMITED, 825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tapas Panda, . . Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 22-01-2019 by Mrs Soma Ghosh, director, ETHA REALTY PRIVATE LIMITED, 825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tapas Panda, . . Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2019 12:07PM with Govt. Ref. No: 192018190332540701 on 22-01-2019, Amount Rs: 1,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI220119363003 on 22-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1860, Amount: Rs.5,000/-, Date of Purchase: 21/01/2019, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2019 12:07PM with Govt. Ref. No: 192018190332540701 on 22-01-2019, Amount Rs: 70,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI220119363003 on 22-01-2019, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1608-00298/2019-22/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 6679 to 6717

being No 160800298 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2019.01.24 13:25:00 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 24-01-2019 13:24:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)