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Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

16 AUG 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 14th day of August, Two Thousand Eighteen (2018) **BETWEEN** (1) **SRI AKHIL KUMAR SINGH** (PAN No. AKCPS9774R) son of Kashi Prasad Singh residing at 1Haridas Daw Road, New Alipore. Kolkata- 700053 P.O- Newalipore, P.S- ,Behala Kolkata- , West Bengal by religion Hindu, Nationality Indian, by Occupation-Service, hereinafter referred to as the **OWNER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;

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Nacolim Realcon P. Ltd.

10- Merlin Matrix
Sector 5/2 Karol,

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ক্রোতার নাম

স্ট্যাম্প ভেডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর.

মোট স্ট্যাম্প ক্রয় তা

চালান নং

মোট কত টাকা খরিস
উৎসর্গী বাবাকপূর ভেডার-মিতা দত্ত

25 JUL 2018

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NACOLIM REALCON PVT. LTD.

Ebarlin M

Director



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Ashik B



Sanjaya Kungul.

Pannibahn Kungul

*New Abdorsh Pally
Kul-159*

P.S - New Town

P.O - Gaurmahar

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AND

NAOLIN REALCON PVT. LTD (Pan No. AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Sunil Kumar Roy, residing at Vill. Panapukur, P.O. – Bhangar, P.S. – Kashipur, Dist – South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, as authorized signatory by virtue of a Board Resolution dated 28/08/2017, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **OTHER PART** ;

WHEREAS although the WEST BEGNAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. a Govt. Company incorporated under the Companies Act, 1956 (Act I of 1956) and the Planning Authority, as appointed by the State Government vide order No 1490-HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423/HI/HGN/NTP/1M-1/98 dated 27th August, 1999, hereinafter referred to as the WBHIDCO Ltd. having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700098 has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the State Govt. in the Housing Department on behalf of the said WEST BEGNAL HOUSING

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INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. conferring on the said WEST BEGNAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. the entire responsibilities of developing the infrastructure services therein and also the power to transfer lands by way of sale to the individual persons, co-operative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purpose etc.

AND WHEREAS the Owners herein applied to West Bengal Housing Infrastructure Development Corporation Ltd., the VENDOR therein for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASERS therein as well as the Owner herein to erect a building thereon for residential purposes after complying with all formalities for allotment of such land by the West Bengal Housing Infrastructure Development Corporation Ltd., the VENDOR therein.

AND WHEREAS the said WEST BEGNAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD has accepted their aforesaid proposal and sold, conveyed and transferred a plot of land measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. 2 in Block No. AB HIG (I) -II Category) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area in favour of Sri Akhil Kumar Singh, the Owner herein by virtue of One Deed of Conveyance executed on 2nd day of December, 2004 and registered on 6th day of December, 2004, duly registered before the Additional District Sub-Registration Office Bidhannagar(Salt Lake City and recorded in Book No. I Volume No.477, Pages from 98 to 125, Being No.8046 for the year 2004.

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AND WHEREAS In pursuance of letter No. MP-I/HIDCO/ADMN/2004 dated 4/1/2005 WBHIDCO LIMITED delivered possession of the said land measuring an area of 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. 2 in Block No. AB HIG (I) -II Category) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area more particularly described in the Schedule hereunder to AKHIL KUMAR SINGH.

AND WHEREAS After purchase as aforesaid, the said) **AKHIL KUMAR SINGH**, the Owner herein mutated his name with the records of New Town Kolkata Development Authority, land measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. 2 in Block No. AB HIG (I) -II Category) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area the said Authority assessed the same being Assessee No. 01-02-150000093-01-000000 vide Volume No.1, Page 76, Serial No. 490 and the recording of date is 26th day of May, 2012.

AND WHEREAS The Owner herein has decided to develop the said property and having come to know the desire of the Owner herein, the Developer herein has agreed to develop the said property.

AND WHEREAS Prior to entering into this agreement, the Owner hereby assure, represent and confirm as follows :-

- (a) The said property is free from all encumbrances, liens, lispens, charges, attachments whatsoever and howsoever.
- (b) Save and except the Owner herein nobody has any right, title and/or interest or claim in respect of the said property in any manner whatsoever.

The undersigned hereby certifies that the above mentioned
 documents are true and correct copies of the original
 documents on file in the office of the Additional District
 Registrar, Rajahmundry, North 24 Parganas.
 Witness my hand and seal at Rajahmundry, North 24 Parganas
 this 14th day of August 2019.



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- (c) There is no legal bar or impediment to develop, deal with the said property in any manner whatsoever.
- (d) The said property is fully vacant which is under the physical possession of the owner and save and except the owner nobody are in occupation in the said property or any portion thereof.
- (e) The Owner has a marketable title in respect of the said property and are otherwise entitled to enter into this agreement with the Developer for development of the said property and the owner undertakes to indemnify the Developer against any third party's claim and demand with regard to the title in respect of the said property with regard to the development of the said property.
- (f) The owner will assist the developer to complete the building on the said land and also to sell the Developer's allocation.
- (g) There is no attachment either under Public Demand Recovery Act or under any other acts or statutes in respect of the said premises.
- (h) The owner has not entered into any agreement for sell, encumbering, dealing with, disposing of parting with or development of the said property or any portion thereof in any manner whatsoever.
- (i) The owner will pay all taxes, dues, out goings, payable in respect of the said property up to the date of handing over possession of the said property and also undertakes to pay all taxes, outgoing, dues maintenance charges from the date of taking possession or notice of intimation to take possession of the owner's allocation, whichever is the earlier.
- (j) The owner will sign all papers and documents as may be required for obtaining plan sanctioned, construction and development of the said property and assist the developer for construction of the building.

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:-

- 1) **COMMENCEMENT OF THE AGREEMENT** : This agreement shall deemed to have commenced from the ~~14~~ day of ~~AUGUST~~ 2018 with immediate effect from the date of execution of this agreement.
- 2) **DEFINATION** : That in this agreement unless otherwise agreed upon the following expressions will have the following meaning.
- 3) **PROPERTY** : shall mean ALL THAT brick built G+IV building constructed on the land measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. 2 in Block No. AB HIG (I) -II Category) Situated in the New Town, Police Station – Rajarhat, District – North 24-Parganas, presently in the Panchayet area now within the jurisdiction of New Town Kolkata Development Authority more particularly described in the First Schedule hereunder written.
- 4) **BUILDING** : shall mean and include the proposed G+IV building to constructed in accordance with the building plan along with the additions, alterations and modifications done in respect of the same in accordance with any revision, alteration, amendment or modification of the building plan to be sanctioned immediately after execution of this agreement on the land admeasuring an- area of about measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. 2 in Block No. AB HIG (I) -II Category) Situated in the New Town, Police Station – Rajarhat, District – North 24-Parganas, presently in the Panchayet area now within the jurisdiction of New Town Kolkata Development Authority.
- 5) **OWNER** : , **SRI AKHIL KUMAR SINGH** son of Sri Kashi Prasad Singh residing at 1, Haridas Daw Road, Kolkata-700053, West Bengal by religion Hindu, Nationality Indian, by Occupation- Service,

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hereinafter referred to as the **OWNER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns).

6) **DEVELOPER** shall mean **NAOOLIN REALCON PVT. LTD, (PAN - AAFCN0116N)** a company incorporated within the meaning of the Companies Act, 1956, having its corporate office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. - Sech Bhavan, P.S. - Electronic Complex, Kolkata - 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Lt.Sunil Kumar Roy, residing at Vill. Panapukur, P.O. - Bhangar, P.S. - Kashipur, Dist - South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns);

7) **CO-OWNER** : according to the context shall mean all the persons who purchase or agree to purchase or own flats/units/car parking spaces in the said building.

8) **COMMON AREAS AND INSTALLATIONS AND FACILITIES** shall mean and include corridors, stair-ways, passage, ways, pump room, tubewell, over head water tank, water pump and motor, lift (4 Persons Capacity Branded) and other facilities which are more particularly mentioned in the Third Schedule hereunder written.

9) **COMMON EXPENSES** shall mean include all expenses for the maintenance, management, upkeep and upkeep of the premises and in particularly the common areas installations and facilities and for



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rendering of common services in common with the co-Owner including those mentioned in the THIRD SCHEDULE hereunder written.

10) **COMMON PURPOSE** : shall mean and include the purpose of managing maintaining and keeping the building to be constructed on the said property and the said property (an in particular the common areas installations and facilities), rendering of common service in common expenses and dealing with the matters of common interest of the co-Owner and relating to their manual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the common areas installations and facilities in common.

11) **BUILDING PLANS** shall mean and include such plan and/or plans for the construction of the said building/buildings to be sanctioned by the competent authority of concerned New Town Kolkata Development Authority and other competent authority for the construction of the building including its modification and/or revisions for the said proposed project.

12) **SUPER BUILT-UP AREA** on any unit shall be and be deemed to be the plinth area of the flat comprised in any unit including all the boundary walls thereof together with proportionate share of all common covered areas in the building, it been clarified that lift walls, lobbies and staircases of all the floors shall be deemed to be common covered areas while the area of the common covered/open car parking spaces shall not be included in the computation of such super covered area.

13) **ADVOCATE/DEED WRITER** shall mean Advocate/Deed Writer as the Developer may appoint from time to time.

14) **TITLE DEED** shall mean all the documents of title relating to the said property which shall be kept with the owner & shown to the developer as & when required.

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15) **SALABLE SPACE** : shall mean and include the space in the building available for independent use and occupation for residential purpose along with proportionate share of the space required for the common portions and/or common facilities.

16) **ARCHITECT** : shall be such Architect/Engineer who being appointed by the Developer and who will design and plan, prepare modification of plan, alterations of the plan of the building on the said property and obtain the required sanction for construction of such building from the appropriate authority.

17) **TRANSFEEE** shall mean a person, firm, limited company, Association of persons to whom residential flat/garage/car parking space or spaces in the building has been transferred.

18) **ASSOCIATION** shall mean any Association that may be formed together with all the existing purchasers of the flat or nominated by the Owner for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Owner and the intending purchasers but not inconsistent with the provisions and covenants herein contained.

19) **UNITS** shall mean the flats and/or constructed space or spaces built and constructed or intended to be built and constructed by the Owner at the said property and/or constructed area capable of being exclusively held or occupied by a person and/or persons at the said premises.

20) **PARKING SPACE** shall mean the spaces meant or earmarked within the premises of the building the ground level for open parking as well as covered car parking spaces.

21) **COMMERCIAL SPACE** shall mean the spaces meant or earmarked within the premises of the building as also at the ground level in the open and abutting the said building for Shops, Offices etc..



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22) **THAT OWNER'S ALLOCATION** shall mean the Owner shall get i.e. the Owner will be entitled to get Entire 3rd Floor and the Entire Fourth Floor comprising of several residential flats/Units and 50(Fifty) per cent constructed area (super built up area) of the Ground Floor and two car parking covered **AND TOGETHER WITH** the undivided proportionate share in the said land TOGETHER WITH the right to use and enjoy all common areas and facilities for the land and the proposed building to be constructed on the said property. TOGETHER WITH the right to use and enjoy the roof area, which would be entitled as to be enjoyed by all flat Owner for general purpose, and no commercial activity is to be allowed. also to raise further floors on the roof subject to obtaining of sanction plan will be limited to a mutual understanding based on legal agreement between developer & owner.

23) **THE DEVELOPER'S ALLOCATION** shall mean the remaining portion of the proposed G+IV building i.e. Entire first Floor and the Entire Second Floor comprising of several residential flats/Units and 50(Fifty) per cent constructed area of the Ground Floor as mentioned above on the said premises as aforesaid TOGETHER WITH the right to use and enjoy the roof area, which would be entitled as a common space to be enjoyed by all flat Owner for general purpose, and no commercial activity is to be allowed, also to raise further floors on the roof subject to obtaining of sanction plan will be limited to a mutual understanding based on legal agreement between developer & owner.



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THE DEVELOPER'S OBLIGATION AND RIGHT

- (1) The Developer shall be at liberty to cause all necessary searches at his own costs with regard to the marketability of the title of the property.
- (2) The Developer will be at liberty to have the said land surveyed and/or measured at his own costs.
- (3) The Developer will be at liberty to have the soil of the said land appropriately tested at his own costs.
- (4) The Developer after removal of the said salvage at his own costs and expenses shall erect and complete the G+IV storied building or such storied building as may be sanctioned by the concerned New Town Kolkata Development Authority by using the standard/best quality materials specified in the Second schedule hereunder written and will not use below grade materials during construction, and shall have the right to construct and use the portion of the said building allotted to the Developer for residential purposes after proper plan sanctioned by the Developer. It is made clear that on the portion of ground floor will be for flat/car parking space/garage as well as open, meter room, under ground water reservoir, etc. The Developer shall construct the building for residential/ commercial purposes. The Developer will liable for all costs, damages and consequences for deviation if any occurs and the developer will also be responsible if any accident occurs at the site during construction and in any way owner will not responsible for the same. Be it be mentioned here that any point of time the owner may enter to the site for inspecting the construction area withot hindering the construction work.
- (5) The Developer shall ensure that the residential building to be erected on the said land shall be habitable with adequate electrical, telephone and domestic water supply connections, drainage and sewerage.



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(6) During the construction/erection of the said residential building on the said land, the Developer shall keep all works in progress and executed.

(7) The Developer out of his own costs and expenses complete and construct the building and the same shall be completed on the said property within the period as mentioned herein below.

(8) The Developer shall pay all costs, charges and expenses with regard to the outgoings payable in respect of the said property on and from the date of obtaining vacant possession of the said property and up to the date of handing over possession of the Owner's allocation or intimation to the Owner in writing whichever is the earlier. PROVIDED HOWEVER the Developer shall be liable to pay all taxes, outgoings in respect of the Developer's allocation even after completion of the building.

(9) If required, the Developer will be at liberty to modify, alter and amend the plan not changed the basic structure of the plan to be sanctioned or sanctioned by the concerned New Town Kolkata Development Authority in respect of the said property to which the owner agreed and consents to put his signature and undertakes to co-operate whole heartedly.

(10) The owner herein will have no right, authority and power to terminate and/or determine this agreement within the stipulated period of construction of the said building. It is recorded herein that the completion period of the said proposed building shall be only 18(Eighteen) months from the date of sanctioning of the building plan with a maximum further extended period of 6(six) months BUT SUBJECT TO force majeure and/or other reasons beyond the control of the Developer in which event the time to complete the construction of the proposed building shall reasonably stand extended from time to time.



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(11) Violation of the terms & conditions of the agreement would lead to cancellation of agreement & termination of the aforesaid development.

(12) That the permission is granted to the developer to enter into the premises to construct the building. The full possession is retained by the landowner till the fulfillment of all commitments towards the completion of the building as per terms and conditions of this agreement. It is clearly understood that permitting the second party to enter upon the scheduled property and construct the building shall not be considered as delivery of possession in part performance of the contract as understood under the provision of section 53A of the Transfer of Property Act.

(13) If any accident occurs for using below grade materials for the construction the developer and their engaged personnel will only be liable for it and the owner will not be held responsible by any means in this regard. If any accident occurs during the continuance of construction work of the project work and any injury and death-casualty takes place relating to the masons and/or labourers etc the developer and/or their engaged persons only will be liable for the said accident and the owner will not be held responsible in any manner whatsoever.

(14) The Developer hereby agrees and undertakes that the developer shall handover the peaceful vacant khas possession of the Owner allocated portion prior to other intending buyers.

Force Majeure

1. "Force Majeure" shall be flood, earthquake, riot, war storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto.

2. It is understood that from time to time to enable the construction of the building by the Developer, various deeds, Matters and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority or Owner and various applications and other documents may be required to be signed or made by the owner relating to which no specific provisions has



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been made herein, the owner hereby authorize the Developer to do all such acts deeds matters and things and undertake forthwith upon being required by the Developer in this behalf to execute any such additional powers of authorities as may be required by the Developer for the purpose.

(11) The Developer shall incur all costs, charges and expenses for construction of the said G+IV storied building or buildings as per the specifications mentioned in the Second Schedule and shall pay Architect's fees and other charges as may be required for construction and completion of the building except those which are mentioned under this agreement. In case of further expansion of any floor on roof , subject to obtaining sanction from above mentioned authority the land owner and developer will have equitable right.

(12) The Developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.

(13) The Developer shall on completion of the building put the owner in undisputed possession of the Owner's allocation TOGETHER WITH the rights in common to the common facilities and amenities to be enjoyed proportionately with other owner of flat/flats.

(14) The Developer shall be absolutely and exclusively entitled to enter into agreement for sale/lease, mortgage or transfer in respect of Developer's allocation on the basis of the Registered Development Power of attorney in the name of Developer and entitled to sign all necessary documents on behalf of the owner however that such dealings shall not in any manner fasten or create any financial and legal liability upon the owner.



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(15) The Developer shall execute the Deed of Conveyance or Conveyances or long term lease in favour of the intending Purchaser or Purchasers of the Developer's allocation of the building on behalf of the Owner on the strength of the Registered Development Power of Attorney to be executed in favour of the Developer PROVIDED HOWEVER the costs of Conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof. Since ground floor is a joint allocation of owner & developer, it would be not entitled to mortgage by the developer.

(16) The Developer shall at his own costs construct erect and complete the building at the said property in accordance with the sanctioned plan with such materials and with such specification as are mentioned in the Second Schedule hereunder written and as may be recommended by the Architect/Engineer from time to time.

(18) The Developer shall be authorized in the name of the owner in so far as necessary to apply for and obtain quotas, entitlements and other allocation of or for cement, all types of steels, bricks other building materials and accessories allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, drainage, sewerage and/or other facilities if any available to the new building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owner will execute and register simultaneously at the time of execution of this agreement a Development Power of Attorney in favour of the Developer or his nominee or nominees.

(19) The Developer shall at his own costs and expenses and without creating any financial or other liability to the owner, construct and complete the said proposed building and various units and/or apartments therein accordance with the sanctioned building plan.



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(20) All costs, charges, and expenses including architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context to the Architect.

(21) As soon as the building is completed, the Developer shall give oral/written notice to the Owner requiring the Owner to take possession of the Owner's allocation in the building. Then after 30 days from the date of issuance of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all NKDA property taxes rates, duties, dues and other public outgoings and positions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owner's allocation, the said rate to be apportioned on prorata basis with reference to the saleable space in the building if any are levied on the building as a whole.

(22) On and from the date of obtaining possession of the new building, the Owner and the Developer shall be liable to pay all outgoings maintenance charges, electricity charges proportionate to their share within such time as may be agreed by and between the parties mutually.

THE DEVELOPER SHALL ALSO BE ENTITLED TO AS FOLLOWS :

a) To enjoy, negotiate and enter into agreement for sale with buyers and accept advance and/or consideration money for the disposal of the Developer's allocation and it may think fit and proper from all such person or persons it may desire without any interference and/or obstructions from the Owner.

b) The Developer will be entitled to enter into an agreement for sale and/or deed of conveyance or transfer the respective flats in his allocation in the proposed building and for entering into such agreement with the prospective buyers the Developer shall not be liable to make the Owner as parties .

OWNER'S REPRESENTATIONS : Prior to entering into this agreement, the Owner do hereby assure, represent and confirm that



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- (a) The said property is free from all encumbrances, liens, lispendens, charges, attachments, whatsoever and howsoever.
- (b) Save and except the Owner herein nobody has any right, title and/or interest or claim over and in respect of the said property in any manner whatsoever.
- (c) There is no legal bar or impediment to develop, deal with the said property in any manner whatsoever.
- (d) The said property is fully vacant which is under the physical possession of the Owner and save and except the owner nobody are in occupation in the said property or any portion thereof.
- (e) The Owner will assist the Developer to complete the building on the said land and also to sell the Developer's allocation.
- (f) The Owner prior to execution of instant agreement have not entered into any agreement for sell, and/or any such other transaction thereby encumbering, the same and/or dealing with, disposing of, parting with or development of the said property or any portion thereof in any manner whatsoever.
- (g) The Owner will pay all taxes, dues, outgoings payable in respect of the said property up to the date of handing over possession of the said property and also undertakes to pay all taxes, dues maintenance charges from the date of taking possession or notice of intimation to take possession of the owner's allocation, whichever is the earlier.
- h) The Owner shall apply and obtain all necessary permissions and certificate as may be required for development of the said property.

OWNER'S OBLIGATION :

- (1) The Owner do hereby undertake to keep the Developer indemnified against all the third party's claims with regard to the title in respect of the said property and further undertake not to create any



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encumbrances on the premises or no any part thereof, save and except the Owner's allocation of space in the proposed building after the plans are sanctioned.

(2) The Owner shall not do any act with any persons in respect of the instant property by virtue of which construction cannot be done.

(3) The Owner do hereby grant exclusive right of development of the said property unto and in favour of the Developer with the intent and object that the Developer shall have the necessary maps or plans prepared by a duly authorized Architect for being submitted to the concerned New Town Kolkata Development Authority or other Authorities concerned for sanction and shall construct, erect and complete the G+IV storied building or buildings on the said property being complete in all respects in accordance with the plan to be sanctioned by the said Authorities concerned and specifications as provided in the Third Schedule hereunder written.

(4) The owner shall pay all taxes, outgoings, upto the date of handing over vacant possession of the said property and also all taxes, Vat, Sales Tax, Service Tax NKDA Tax and any other Central or State Government, Tax Outgoings, duties, impositions upto the date of handing over vacant possession of the said property.

(5) The Owner shall execute and sign all papers, documents, plan and amended plan as may be required by the Developer in respect of the said property for the purposes of development of the said property.

(6) The Owner and the Developer shall co-operate with each other in every possible manner, and the Owner shall sign and execute all conveyances, transfers, agreements, authorities, powers, declarations, applications, notices and other papers and documents as may be required of them by the Developer, for the fulfillment of the objects and



Additional District Sub-Registrar
Rejrat, New Town, North 24 Parganas

14 AUG 2019

the intentions of this agreement provided the Developer shall fulfill its obligations.

(7) Simultaneously at the time of execution of this agreement the Owner shall execute a Development Power of Attorney to the Developer for getting the plan sanctioned, and for construction of the said building or Buildings in respect o the said property and also authorizing the said Developer to enter agreements for sale and also to sell of his Developer's allocation in the proposed building to the prospective buyer or buyers.

(8) On the other hand it is hereby specifically agreed by the Owner that he will be bound to co-operate with the Developer during the tenure of the aforesaid event.

(9) In case the Owner desire to change the quality of the material or any other change with regard to his allocation then in such event the Owner shall be liable to pay the difference of the costs, charges, expenses, labour charges for such change of materials.

(10) The Owner shall assist the Developer for formation of an association.

(11) The Owner shall take possession of the said building immediately after receipt of the notice from the Developer.

(12) The Owner shall not sell, transfer, alienate and encumber the said property or any portion thereof except the Owner's allocation.

(13) The Owner shall not cause any obstructions, interference with regard to the construction of the building in respect of the said premises.

(14) The Owner agreed to join as parties in respect of the respective Deed of Conveyance to be executed, in favour of the prospective purchasers of the Developer's allocation in the proposed building, if required.



Additional District Sub-Registrar
Rejarhat, New Town, North 24 Parganas

14 AUG 2018

(15) The Owner hereby grant subject to that has been thereunder provided exclusive right to the Developer to develop the said property by way of constructing a building thereon in accordance with the building plan to be sanctioned by the concerned New Town Kolkata Development Authority with or without such amendment and/or modification that may be advised by the Architect/Engineer.

(16) The Owner do hereby agree and covenants with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said property by the Develop. If the Owner or his agents, servants cause any interference or hindrance, representatives causing hindrance or impediment to such construction the Owner will be liable for damages.

(17) The Owner do hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, lease out of let out or assigning and/or disposing of any of the Developer's allocation portion in the building at the said property in favour of the intending buyers of flats/apartments in the said building. The Owner further gives undertakings for an on behalf of his agents, servants' representatives for similar act at his own liabilities and responsibility.

(18) The Owner herein undertakes not to create any kind of charges or mortgage including that of equitable by depositing the Title Deeds of the said premises/land or any portion thereof at any tie during the subsistence of this agreement.

(19) The Owner will sign all documents for obtaining the plan sanctioned immediately upon presentation to them and shall execute Développement Power of Attorney as mentioned under this agreement in favour of the Developer or his nominee simultaneously at the time of handing over vacant possession to the said premises of the Developer.



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

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20) The original papers of the land will be with the landowner & will be provided to the developer as & when required with immediate effect.

21) That if during the period of construction and before handing over the possession, if the landlord demise the legal heirs of the owner are bound to execute fresh Power of Attorney in favor of the Developer and shall cooperate in every manner with the developer for smooth construction

ARBITRATION:

In case of any difference or dispute between the parties hereto concerning this Agreement or interpretation thereof the same shall be referred to the Arbitrators, in accordance with the Indian Arbitration and conciliation Act 1996.

JURISDICTION :

(1) Courts at Calcutta alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of the Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about, 300. 12 Sq. Metre be same or little more or less being Premises No.15-093, in Street No - 93 (Erstwhile plot No.2 in Block No. AB HIG (I)-II Category) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas now within the jurisdiction of New Town Kolkata Development Authority under Additional District Sub-Registration Office Rajarhat, New Town, and the said land is butted and bounded by :



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

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ON THE NORTH : By Street No- 93

ON THE SOUTH : By Premises No- 16-091

ON THE WEST : By Premises No- 13-093

ON THE EAST BY: By Street No- 17-093

SECOND SCHEDULE ABOVE REFERRED TO :

(Common Areas Installations and Facilities)

Under Ground Water Tank : As per specification one number of underground water tank to be provided.

Overhead water tank : One sufficient capable overhead water tank will be provided with supply of water line to all flats and common space with one electric motor with pump for lifting of water from underground reservoir to overhead tank. One Deep Tube-well will be provided.

Underground Septic Tank : As per specification underground septic tank will be provided.

Pump Room : Water Motor Pump to be cover with iron grill gate for safety.

Power supply and Meter space – Adequate power supply to be arrange and Meter space duly covered to be provided.

ELECTRIC LINE AND FITTING IN COMMON SPACE :

Adequate electric line/points to be provided at all common areas, amenities and facilities, like stairs, caretaker room, pump room, common bath room, lift machine room common passage, roof etc.



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

14 AUG 2019

THIRD SCHEDULE ABOVE REFERRED TO :
SPECIFICATIONS OF THE BUILDING:

During the period of constructional works, the Contractor will use the following Materials:-

- Cement -Ultractech, Lafarge.
- Steel -SRMB/ Elegant/Sul (FE 500)
- Brick -Traditional Brick.
- Electrical -Fionolex/Havells/Anchor
- Flooring -Vitrified Tiles (JHONSHON/KAJARIA) equivalent reputed branded.
- Sanitary Fittings -Hindware/Paryware .
- Water Fittings -Essco/Marc
- Paint -Berger/Asian Paints
- The Contractor will complete the said building as per the following

SPECIFICATION:

- **PAINT:** -Internal - Smooth finished with wall putty.
- -External -Apex brand or weather proof coat on outside wall.
- **FLOOR:** -Vitrified Tiles in Living/ Dining and Bedrooms/Kitchen.
-Staircase & Passages-Marble finish
- **KITCHEN:**
- Floor - Antiskid,Vitrified Tiles on Floor
- Counter -Granite Top
- Sink -Stainless Steel
- Dado -Tiles on top of counter up to 2ft.
-Exhaust & Chimney point.
- **TOILETS :**
- Floor -Anti Skid/Mat Finish Tiles on Floor



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

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- Dado / Wall -Glazed Tiles
- W.C -European type of Parryware
- Wash Basin -Parry ware/ Hind war or equivalent reputed branded.
- Fittings -C.P/UPVC
- Door -Solid Core Flush Door
- Window -Aluminium with glass louver.

- **DOOR:**

Main Door - Sal wood frame with Solid core flush door with laminate both side with lock.

Others Door - For bed room, Toilet Door and kitchen- Solid core flush door with laminate both side.

- **WINDOW:** -Glazed sliding window with aluminium frame with glass. Entire building will be having aluminium frame with glass louver.
- **M.S. WINDOW& GRILL:** -10mm x 10mm M.S. square bar
 - Stair railing: 10 x 10 mm M.S. Square bar and 20 mm x 20 mm post with S.S/MS hand rail cover.
 - Veranda, balcony, and railing: 3' ht M.S. Grill square bar./ Hollow Bar
 - M.S. Collapsible gate: Gr fl. Main door.
- **U.G. reservoir:** -R.C.C. reservoir (As per drawing);
- **Overhead water tank**-R.C.C. reservoir (As per drawing)
- **Plumbing:** -Supreme equivalent reputed branded.
- **Pump:** -Submersible Pump (one no.) with motor (Reputed make) along with auto control system.
- **External passage:** -Paver Block or Crazy flooring.
- **Boundary wall:** -As per drawing.
- **Ground floor car parking:** Cast in situ crazy mosaics finish over 100 mm thk. PCC.
- **Electrical:** Finolex/Anchor/Havels make copper wire, concealed wiring in PVC conduct with ISI approved modular switches.
- **Lift :** Four persons capacity (Reputed Brand)



Additional District Sub-Registrar
Rajahmundry, North 24 Parganas

14 AUG 2018

Item	Bed RM	Liv / Din RM	Kitchen	Each Toilet	Building Ent Gate	Stair case & roof	Bal./Ver	Garage
Light Point	2	4	1	2	2	3/Fl+5 roof	1	7
Fan Point	1	1						
16A Plug Point	1	1	2			1		
6A Plug Point	2	1	1			1		1
A.C. Point(16A)	1	1						
Fridge (16A)		1						
Exhaust Point			1	1				
T.V. Antenna Point along with power point	1	1						
Calling Bell/buzzer		1						
Geyser Point(16A plug)				1				
Washing M/c(16A plug)							1	
R.O. (6A plug)			1					
Chimney (16 A plug)			1					

EXTRA WORK : any work other than specified above would be regarded as extra charges.



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

14 AUG 2019

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the Day, Month and Year first above written.

SIGNED AND DELIVERED by
the **OWNER** at Kolkata
in the presence of :

1. Sanjey Kuyal.
New Assoreh Paly
P.S. New Town

SIGNATURE OF THE OWNER

2. Manir Rai
DN-10 Manir Mahip
Salt Lake Sector V
Rm No-203

SIGNED AND DELIVERED by
the **DEVELOPER** at Kolkata
in the presence of :

1. Sanjey Kuyal .

NAOLIN REALCON PVT. LTD.

Director

SIGNATURE OF THE DEVELOPER

2. Manir Rai

Draft Prepared by me:

MD. MANIR UZ JAMAN

Licence No. DW- I - 33.

Office : Block-AC, New Town

Action Area - I, Tank No. 1

Kolkata - 700156

Mobile : 9830538095/8420729961

E-mail : manicircle2@gmail.com



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

14 AUG 2019


आधार
Unique Identification Authority of India

<p>ঠিকানা: এস/ও: কাশী প্রসাদ সিং, ১, হরিদাস দাল রোড, হিন্দুসান স্ট্রিটের দোকান, নিউ আলিপুর, সিটি আলিপুর, কোলকাতা, ভারত অডেন, পশ্চিম বঙ্গ, ৭০০০৫৩</p>	<p>Address: S/O: Kaahi Prasad Singh, 1, haridas daw road, hindusani street shop, New Alipore, New Alipore, Kolkata, Circus Avenue, West Bengal, 700053.</p>
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6703 1767 2267

 1847 1800 301 1847	 help@uaid.gov.in	 www.uai.gov.in
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ভারত সরকার
Government of India

 	<p>অখিল কুমার সিং Akhil Kumar Singh জন্মতারিখ / DOB : 01/11/1981 পুরুষ / Male</p>
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6703 1767 2267

আধার - সাধারণ মানুষের অধিকার

THE STATE OF MICHIGAN
 DEPARTMENT OF REVENUE
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THIS TITLE ESTD
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THIS TITLE ESTD
 1911



KMRC

कोलकाता मेट्रो रेल कॉर्पोरेशन लि.
KOLKATA METRO RAIL CORPORATION LTD.

(A Govt. of India Undertaking)
(भारत सरकार का एक उपक्रम)



AKHIL KR. SINGH
DIRECTOR (FINANCE)
VALIDITY UPTO 11.06.2021

ISSUING AUTH.

HOLDER'S SIG.

ID No. : 00077

Blood Group : O⁺VB

INSTRUCTIONS

1. Non-transferable. Lost or theft of card should be immediately reported in the police station and also to Issuing Authority.
2. Card is to be returned on resignation or cessation of service.
3. If lost and found else where please deliver to the following address.

KOLKATA METRO RAIL CORPORATION LTD.
(A Government of India Undertaking)
KMRC Bhavan, 3rd Floor
Munshi Premchand Sarani, Kolkata-700 021
Phone : 033-2213-4345

Handwritten signature


 DEPARTMENT OF HEALTH AND FAMILY WELFARE
 GOVERNMENT OF INDIA
 NEW DELHI


 HON. DR. J. S. MEHRA
 MINISTER OF HEALTH AND FAMILY WELFARE
 GOVERNMENT OF INDIA

DEPARTMENT OF HEALTH AND FAMILY WELFARE
 GOVERNMENT OF INDIA


 [Handwritten signature in blue ink]



DEPARTMENT OF HEALTH AND FAMILY WELFARE
 GOVERNMENT OF INDIA
 NEW DELHI



ভারত সরকার



দেবশীষ রায়
Debashis Roy
জন্মতারিখ/ DOB: 10/01/1979
পুরুষ / MALE



7948 1996 4292

আমার আধার, আমার পরিচয়



Debashis



ভারতীয় পরিচয় পরিদপ্তর
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 20/07/2017

ঠিকানা:
এস/ও. সুনীল কুমার রায়, বিজয়নঞ্জ
পাড়া, পানাপুকুর, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 743502

Address
S/O: Sunil Kumar Roy,
Bijayganj Para,
Panapukur, South 24
Parganas,
West Bengal - 743502



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

NAOJIN REALCON PRIVATE LIMITED

14/08/2015
 Permanent Account Number
AAFCN0116N




Chandhi P

If this card is lost/stolen or found, please inform / return to:
 Income Tax PAN Services Unit, NSDL
 24, Floor, Main Building,
 Plot No. 243, Survey No. 2973,
 Model Colony, Near Deep Bunglow Chowk,
 Pune - 411 016.

If this card is lost/stolen or found, please inform / return to:
 Income Tax PAN Services Unit, NSDL
 24, Floor, Main Building,
 Plot No. 243, Survey No. 2973,
 Model Colony, Near Deep Bunglow Chowk,
 Pune - 411 016.

Tel: 020-2721-8630 Fax: 020-2721-8681
 e-mail: support@nsdl.com



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

GRN: 19-201819-027518738-1

GRN Date: 14/08/2018 18:01:32

BRN: 585909203

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 14/08/2018 18:02:21

DEPOSITOR'S DETAILS

Name :

NAOOLIN REALCON PRIVATE LIMITED

Contact No. :

9874019307

Mobile No. : +91 9874019307

E-mail :

naoolinrealcon@gmail.com

Address :

DN 10 MERLIN MATRIX SEC V SALT LAKE

Applicant Name :

Mr MD MANIR UZ JAMAN

Office Name :

Office Address :

Status of Depositor :

Others

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	15230001307698/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	15230001307698/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Thirty Nine Thousand Nine Hundred Forty One only

Total

39941

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

GRN: 182018-0218178-1 Payment Mode: Online Payment
 BRN: 182018-0218178-1 BRN Date: 18/03/2018 (18:03:21)
 BRN Date: 18/03/2018 (18:03:21) Bank: HOFC Bank

DEPOSITORS DETAILS

Name: NACOLIN REALTOR PRIVATE LIMITED
 Contact No.: 9876543210
 E-mail: nacolinfo@gmail.com
 Address: 101 TO 105 MERLIN WATER SEC. VILLAGE LAKE
 Apartment Name: RAJ MOHAR UZ SHAMAT
 Office Name:
 Office Address:
 Status of Depositor: Other
 Purpose of payment / Remarks: Govt. Development Agreement / Construction Agreement
 Payment Mode: Online

PAYMENT DETAILS

Sl. No.	Particulars / Description	Head of A/C	Amount ₹
1	REGISTRATION FEE	182018-0218178-1	10000
2	STAMP DUTY	182018-0218178-1	10000

30044














In Words: Rupees (Two) Only

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Ekashin M</i>	LH					
	RH.					

ATTESTED :- *Ekashin M*

 <i>Akhil Loh</i>	LH					
	RH.					

ATTESTED :- *Akhil Loh*

PHOTO	LH					
	RH.					

ATTESTED :-



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

14 AUG 2019

Major Information of the Deed

Deed No :	I-1523-09427/2018	Date of Registration	16/08/2018
Query No / Year	1523-0001307698/2018	Office where deed is registered	
Query Date	13/08/2018 10:32:34 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN BLOCK - C/201, FLAT NO- 202, 2ND FLOOR, SHAPOORJI HOUSING COMPLEX, SUKHOBRIHTI, AA-III, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,55,70,867/-	Rs. 2,55,70,867/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - A B)

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2		Bastu	Shali	3230 Sq Ft	2,55,70,867/-	2,55,70,867/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					7.4021Dec	255,70,867 /-	255,70,867 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri AKHIL KUMAR SINGH Son of KASHI PRASAD SINGH 1, Haridas Daw Road, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKCPS9774R, Status :Individual, Executed by: Self, Date of Execution: 14/08/2018 , Admitted by: Self, Date of Admission: 14/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/08/2018 , Admitted by: Self, Date of Admission: 14/08/2018 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NAOOLIN REALCON PRIVATE LIMITED MERLIN MATRIX, UNIT NO. 203, DN -10, 2ND FLOOR, P.O:- SECH BHAVAN, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAFCN0116N, Status :Organization, Executed by: Representative.

Major Information of the Deed :- I-1523-09427/2018-16/08/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DEBASHIS ROY (Presentant) Son of Late SUNIL KUMAR ROY VILL - PANAPUKUR, P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOPPR3859H Status : Representative, Representative of : NAOOLIN REALCON PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr Sanjay Kayal Son of Mr Paritosh Kayal New Adarsha Pally, P.O:- Gouranganagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri DEBASHIS ROY, Shri AKHIL KUMAR SINGH	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri AKHIL KUMAR SINGH	NAOOLIN REALCON PRIVATE LIMITED-7.40209 Dec

Endorsement For Deed Number : I - 152309427 / 2018**On 14-08-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 22:00 hrs on 14-08-2018, at the Private residence by Shri DEBASHIS ROY ,

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 2,55,70,867/-

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

Execution is admitted on 14/08/2018 by Shri AKHIL KUMAR SINGH, Son of KASHI PRASAD SINGH, 1, Road: Haridas Daw Road, , P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service

Indetified by Mr Sanjay Kayal, , Son of Mr Paritosh Kayal, New Adarsha Pally, P.O: Gouranganagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Major Information of the Deed :- I-1523-09427/2018-16/08/2018



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

Execution is admitted on 14-08-2018 by Shri DEBASHIS ROY, DIRECTOR, NAOOLIN REALCON PRIVATE LIMITED, MERLIN MATRIX, UNIT NO. 203, DN -10, 2ND FLOOR, P.O:- SECH BHAVAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Mr Sanjay Kayal, , Son of Mr Paritosh Kayal, New Adarsha Pally, P.O: Gouranganagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 16-08-2018

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

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2018 6:02PM with Govt. Ref. No: 192018190275187381 on 14-08-2018, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 585909203 on 14-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2911, Amount: Rs 100/-, Date of Purchase: 14/08/2018, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2018 6:02PM with Govt. Ref. No: 192018190275187381 on 14-08-2018, Amount Rs: 39,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 585909203 on 14-08-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-09427/2018-16/08/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 313918 to 313954
being No 152309427 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.08.27 17:22:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27-08-2018 5:22:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

