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Aadi District Sub Registrar
Barrackpore 24 P.S. (N)

13 JAN 2017

DEVELOPEMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this 13th day of January 2017 (Two thousand seven~~teen~~) **BETWEEN**

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নং ৩৫ খুল (৩৫০০)
খরিদার Biva Bhatta Roy and K/s,
সং udayanpally, P.S. Baruckpore, (N) 24 Pgs.
শফর কুমার সরকার
স্ট্যাম্প ডেভেলপার
সোনালপুর এ্যা.ডি.এস.আর অফিস
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Adm. Dist. Sub-Registrar
Baruckpore, North 24 Parganas

3 JAN 2017

(1) SMT. BIVA DUTTA ROY (PAN- AHCPD3404E) wife of Sri Dipankar Dutta Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, (2) KUMARI SUCHANDRA DUTTA ROY (PAN-BXZPD2109L) daughter of Sri Dipankar Dutta Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, both are residing at Udayanpally, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, (3) SMT. APARNA ROY (PAN- AHLPR4603A), wife of Sri Tapas Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at K.C.Roy Lane, Nawabganj, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743122, hereinafter called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

R.D.R.ASSOCIATES a proprietorship firm, having its office at Strand Road, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, represented by its proprietor **SRI TAPAS ROY (PAN- AFAPR5502F)**, son of Late Paresh-Chandra Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at K.C.Roy Lane, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, successors, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS one Jyotsnamoyee Debi, wife of Nalini Kanta Chattopadhyay became the absolute owner of piece and parcel of a plot of land measuring more or less 9 Cottahas equivalent to 15 Decimal as recorded appertaining to C.S.Dag NO.617, under C.S.Khatian No.167, as recorded

appertaining to R.S.Dag No.617, under R.S.Khatian No.3365, in Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.407, within the limits of A.D.S.R.O., Barrackpore, Police Station- Noapara, District- North 24 Parganas alongwith structure therein, hereinafter referred to as the "Aforesaid Property" by virtue of purchase from Ray Saheb Muluk Raj Chada on payment of valuable consideration amount to him out of her own fund who on acceptance of the same duly transferred a portion of the said property in her favour by executing a valuable Deed of Sale on 03.09.1954 and was registered at the office of A.D.S.R., Barrackpore being No.3511 as well as delivered the vacant peaceful possession therein.

AND WHEREAS said Jyotsnamoyee Debi, wife of Nalini Kanta Chattopadhyay, further became the absolute owner of a piece and parcel of land measuring more or less 4 Cottahas 8 Chittacks, situated on the adjacent Southern side of the said rproperty recorded appertaining to C.S.Dag No.617, C.S.Khatian No.167, being a piece and parcel of land measuring more or less 25 Decimal as recorded appertaining to R.S.Dag No.617, R.S.Khatian No.3365, J.L.No.3, R.S.No.89, Touzi No.407, Mouza- Ichapore, within the limits of A.D.S.R.O., Barrackpore, Police Station- Noapara, District- North 24 Parganas, alongwith structures therein, hereinafter referred to as the "Aforesaid Property", by virtue of purchase from Mahadeb Sadhukhan on paymnt of valuable consideration amount to out of her own fund to him who on acceptance of the same duly transferred a portion of the said property in her favour of executing a valuable Deed of Sale on 19.10.1954 and was registered at the office of A.D.S.R., Barrackpore being No.3961 as well as delivered the vacant peaceful possession therein.

AND WHEREAS said Jyotsnamoyee Debi wife of Nalini Kanta Chattopadhyay, thus became the absolute owner of a total piece and parcel of land measuring about 13 Cottahas 8 Chittacks equivalent to .2250 Decimal

as recorded appertaining to C.S.Dag No.617, under C.S.Khatian No.167, being a piece and parcel of land with physical measurement, measuring about 25 Decimal as recorded appertaining to R.S.Dag No.617, R.S.Khatian No.3365, J.L.No.3, R.S.No.89, Touzi No.407, Mouza- Ichapore, within the limits of A.D.S.R.O., Barrackpore, Police Station- Noapara, District- North 24 Parganas, alongwith structure therein hereinafter referred to as the "SAID PROPERTY).

AND WHEREAS said Jyotsnamoyee Debi wife of Nalini Kanta Chattopadhyay, while was enjoying the said property after exercising all of her valuable right, title, interest and possession therein duly transferred the same due to her urgent need of money in favour of one Durga Pada Roy Chowdhury son of Ashutosh Roy Chowdhury through sale who on acceptance of the valuable consideration amount from him duly transferred the said property in his favour by executing a valuable Deed of Sale on 09.05.1962 and was recorded in A.D.S.R.O., Barrackpore wherein the same was entered into Book No.1, Volume No.36, pages from 32 to 36, being No.2885 for the year 1962 as well as delivered the vacant peaceful possession therein to him.

AND WHEREAS said Durga Pada Roy Chowdhury son of Ashutosh Roy Chowdhury after being the absolute owner of the said property duly recorded his name with the office of the B.L. & L.R.O., Government of West Bengal, where from the relevant L.R.Record of Rights has been published in his name with the L.R.Dag No.1374, L.R.Khatian No.6094/1, Mouza- Ichapore, with the nature of land as Bastu Being measuring about 0.2500 Acre,

AND WHEREAS said Durga Pada Roy Chowdhury son of Ashutosh Roy Chowdhury while was enjoying the said property after exercising his valuable right, title, interest and possession therein unfortunately died on

17.07.1989, leaving behind his six sons namely Dr. Ranjit Roy Chowdhury, Bimal Roy Chowdhury, Dilip Kumar Roy Chowdhury, Subal Kumar Roy Chowdhury, Mihir Roy Chowdhury & Dr. Anil Kumar Roy Chowdhury and two daughters namely Geeta Mukherjee and Minati Bhattacharya as his only surviving legal heirs, who became the absolute joint owners in respect of the said property as the wife of Durga pada Roy Chowdhury named Annapurna Roy Chowdhury predeceased him on 09.01.1984.

AND WHEREAS while said aforesaid legal heirs of Durga Pada Roy Chowdhury being the absolute owner of the said property where jointly enjoying the same out of law of inheritance one of the sons, named Bimal Roy Chowdhury unfortunately died on 27.10.2004, leaving behind Mala Roy Chowdhury as his widow and Anirban Roy Chowdhury as his only son hereinabove who have become the joint owners alongwith the other owners in respect of the share of Bimal Roy Chowdhury in the said property.

AND WHEREAS while said aforesaid legal heirs of Durga Pada Roy Chowdhury being the absolute owner of the said property where jointly enjoying the same out of law of inheritance one of the sons Dr. Ranjit Roy Chowdhury unfortunately died on 28.07.2005, like his wife of Tripti Roy Chowdhury also unfortunately died on 19.01.2008 being issueless, due to which the share of the said property of said Dr. Ranjit Roy Chowdhury have devolved upon Sri Dilip Kumar Roy Chowdhury, Sri Mihir Roy Chowdhury, Dr. Anil Kumar Roy Chowdhury, Sri Subal Kumar Roy Chowdhury, Smt. Geeta Mukherjee and Smt. Minati Bhattacharya hereinabove being his full blooded brothers and sisters by Hindu Law of Inheritance who have become the joint owners in respect of the said share of their above deceased brother alongwith their own share in respect of the said property.

AND WHEREAS said Sri Dilip Kumar Roy Chowdhury, Sri Mihir Roy Chowdhury, Dr. Anil Kumar Roy Chowdhury, Sri Subal Kumar Roy Chowdhury, Smt. Geeta Mukherjee, Smt. Minati Bhattacharya, Smt. Mala Roy Chowdhury, Sri Anirban Roy Chowdhury being the absolute joint owners of the said property have jointly mutated their names with the Assessment Register of North Barrackpore Municipality wherein said property had been recorded as Holding No.641, under Ward No.4.

AND WHEREAS the Land Owners herein became absolutely seized and possessed of and/or otherwise entitled to a plot of land measuring more or less 13 Cottahas 8 Chittacks i.e. 22.50 Decimal together with all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.407 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.617, under R.S.Khatian No.3365, corresponding to L.R.Dag No.1374, under L.R.Khatian No.6094/1, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.641, under Ward No.4, under the limits of A.D.S.R.O., Barrackpore, under P.S.- Noapara, District- North 24 Parganas, by virtue of purchase from aforesaid Sri Dilip Kumar Roy Chowdhury, Sri Mihir Roy Chowdhury, Dr. Anil Kumar Roy Chowdhury, Sri Subal Kumar Roy Chowdhury, Smt. Geeta Mukherjee, Smt. Minati Bhattacharya, Smt. Mala Roy Chowdhury, Sri Anirban Roy Chowdhury, through a clear registered Sale Deed, duly registered at A.D.S.R.O., Barrackpore on 03.10.2016 and was recorded in Book No.1, Volume No.1505-2016, pages from 108954 to 108991, being No.150504555 for the year 2016.

AND WHEREAS having purchased the aforesaid plot of land the Land Owners herein have been in peaceful physical possession over the same.

AND WHEREAS with a view to develop or cause to be developed by constructing a multi-storied building over the plot of land, more fully and

particularly described in the schedule herein below, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached to the Land Owners and expressed its intention to develop the undermentioned schedule of property according to the building plan to be approved and sanctioned by the North Barrackpore Municipality.

AND WHEREAS the Land Owners herein hereby agree to authorise the Developer to construct the multi-storied building over the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the North Barrackpore Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the Developer on the terms and conditions stipulated hereunder:

**NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES AS FOLLOWS :**

ARTICLE-I.

DEFINITION

1. OWNERS :

Means (1) **SMT. BIVA DUTTA ROY** wife of Sri Dipankar Dutta Roy, (2) **KUMARI SUCHANDRA DUTTA ROY** daughter of Sri Dipankar Dutta Roy, both are residing at Udayanpally, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, (3) **SMT. APARNA ROY** wife of Sri Tapas Roy, residing at K.C.Roy Lane, Nawabganj, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144.

2. DEVELOPER: Means **R.D.R.ASSOCIATES** " a proprietorship firm, having its office at Strand Road, P.O.-Ichapore-Nawabganj, P.S.- Noapara, District North 24 Parganas, Pin-743144, represented by its proprietor **SRITAPAS ROY** son of Late Paresh Chandra Roy, residing at K.C.Roy Lane, P.O.-Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144.
3. LAND: The land described in the schedule hereunder written.
4. BUILDING: Means storied building to be constructed on the scheduled property in accordance with the plan to be sanctioned by the North Barrackpore Municipality in the name of the owner and at the cost responsibilities or of construction charges and expenses of the developer hereinafter referred to as the said building, including all easements therein.
5. ARCHITECT: Shall mean a qualified person(s) or firm(s) appointed by the Developer as Architect of the building to be constructed on the land of the Owners with responsibility for designing, planning and supervising the construction of the proposed building.
6. BUILDING PLAN: Shall mean the sanctioned plan for the construction of the commercial-cum-residential flat system building to be prepared by the DEVELOPER in the name of the OWNERS and duly signed by them and submitted before the North Barrackpore Municipality for sanction at the cost of the Developer and shall

11. COVERED AREA: Shall mean the plinth area of the building measuring at the floor level of the basement of any story and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/ rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/ room.

12. COMMON AREA: Shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. common Durwan Quarters, water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan or plans and/or as may be decided by the Developer in consultation with the owners.

13. COMMON PORTIONS: Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage , and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.

14. COMMON FACILITIES

AND AMENITIES : Shall include corridors, staircase, water pump, pump house, over head tank and such other

facilities which may be mutually agreed upon by and between the parties and required for the location free enjoyment, maintenance, upkeep and/or proper management of the building including the top floor roof and terrace of the building.

15. PROPORTIONATE: shall mean where it refers to the share of any Purchaser to purchasers who shall be agreed to purchase or own any flat or portion in the New Building including the land or common area or parts then such proportionate shares shall be the same as to the covered area of the flats in the new building the owners' area and where it refers to share of any rates/taxes, common expenses then such share of the whole shall be determined on the basis of which such rates/taxes as are being respectively levied.

16. PROJECT : Shall mean the development of land by construction of the proposed multi storied building for selling of the flats/portions of the Building and another jobs as envisaged hereunder save and except the owner's allocation.

17. SINGULAR: Shall include the plural and vice versa.

18. MASCULINES : Shall include the feminine and vice versa.

19. TRANSFEREES: Shall mean the person or body of individual, firm, limited company, association or persons to whom

any space/flat in the building is proposed to be transferred on ownership basis for Residential purpose.

It is intended and agreed by and between the parties hereto that this Agreement shall be a complete record of the Agreement between the parties regarding the subject matter hereof and in complete agreement with the negotiations before the execution of these present.

A lift shall be installed for the use of the owners of the flats positively.

20. HOLDING ORGANISATION : Shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the land owners/developer for the common purpose.

21. GENERAL LIMITED COMMON ELEMENTS : Shall mean those limited common elements which are for the use of or benefit of all the units as morefully and particularly described in the SECOND SCHEDULE hereinafter written.

22. ROOF: Shall mean and includes the roof of the said building on the top of the terrace and the roof right shall exclusively belong to the flat owners.

23. SUPER BUILT UP AREA : Shall mean covered area + Proportionate share of stair & lift + 20% of (covered area + proportionate share of stair and lift) = Total super built up area.

24. Owners' Allocation: Shall mean In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get 3 Nos. of self contained residential flat with 2 bed rooms and 2 toilets facilities, measuring more or less 800 Sq.ft. super built up area each on the Fourth floor including proportionate share of stair, lobby togetherwith undivided proportionate share of land beneath the construction togetherwith all common facilities and amenities attached with the said building and also will be entitled to get 35% of sale consideration of total saleable area from ground floor to third floor in four instalments.

25. Developer's Allocation: Save and except the Owner's allocation, the rest portion will be treated at Developer's Allocation.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto subject of making payments of money as per conditions mentioned in ARTICLE-VI of the agreement.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III **LAND OWNERS' REPRESENTATION**

- (a) The Land owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) None other than the Land owners shall have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition whatsoever or howsoever.
- (d) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.
- (e) That the said property is not subject to any suit or legal proceeding in any court of law.
- (f) The Owners declare that the original title deeds and relevant documents in respect of the schedule property are lying with them and the developer or the prospective buyers have a right to inspect the title deeds and relevant documents as and when required.
- (g) That if any dispute crops up in respect of title that would made met out by the land owners at their own costs and expenses and the Developer shall co-operate with the Land Owners with all force at its demand that the Land Owners will have to pay stamp duty registration charges and fees of the

advocate at the time of registration of Deed of Partition/Gift Deed in respect of their owners' allocated portion.

(h) The owners further declare, assure and assert that (i) the owners have exclusive marketable title to the schedule property, (ii) the owners have not received any notice for acquisition/requisition of the said land from any authority, (iii) the said land is well within the ceiling area prescribed by law, (iv) the owners shall have not entered into any agreement with any other developer/promoter for the purpose of developing the schedule property. If, however, any defect in the owners title is discovered later-on and/or any question/dispute is raised that can jeopardies the entire construction project upon the land, the owners shall be solely liable to take appropriate steps forthwith to have the said disputes resolved so that the terms of this agreement can be implemented. In case the same is rendered impossible, the developers shall be at liberty to rescind this agreement, in which event the owners shall be liable to refund all moneys received from the developer under this agreement without demur or demand.

ARTICLE-IV

LAND OWNERS' RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land owners have absolute right and authority to develop the said plot of land.

(iii) The owners undertake to sign and execute all building plans and papers necessary for the building to be constructed upon the said land as and when required at the costs and request of the developer so that the developer can proceed with the construction on getting sanction of such plan concerning the said land. All expenses for preparation of such building plan and necessary fees for obtaining sanction thereof, including all other incidental expenses, shall be borne by the developer. The owners further undertake to render all assistance and support all efforts of the developer under this agreement, including placing their signatures, endorsing no-objections, attending the offices of various authorities, and in general doing all acts under the instructions of the developer wherever and whenever found necessary so as to give full effect towards complete implementation of this agreement.

(iv) The owners hereby grants exclusive rights to the developer to enter into possession of the said land and to construct the building thereupon by entering into common contract with other agencies without encumbering the land in any manner whatsoever.

(v) The owners shall execute a Development Power of Attorney in favour of the developer.

ARTICLE-V DEVELOPERS' RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developers' responsibility shall include co-ordinating with all other statutory authorities

and to complete the construction of the building including plumbing , electrical, sanitary fittings and installations.

(ii) The Developer will have every right to demolish the existing building on the land stated in the Schedule hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owners shall be entertained in any case.

(iii) All outgoings including other rates, taxes duties and other impositions by the North Barrackpore Municipality or other competent authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners and thereafter all such taxes whatsoever shall be paid by the developers.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof save and except the owners' allocation, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards the Land Owners.

The Developer will complete the construction of the building with the standard materials as would be available in the market, good, proper and substantial morefully and particularly described in the Fourth Schedule hereunder written and in compliance with the said drawings and specifications as are contained in the said plan to be sanctioned by the North Barrackpore Municipality.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the owners at their own cost and responsibilities and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners from the concerning authority/s.

(vii) On and from the date of delivery of such possession of the scheduled property by the owners to the Developer, the Developer hereby undertakes to indemnify and keep indemnified to the Land owners from and against any and all actions, charges, claims of any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the North Barrackpore Municipality and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, commission, violation and/or breach of any law, or for any accident relating to the construction of the building and all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer shall abide by all the safety norms during the construction of the proposed building and adhere to all statutory and legal norms and keep the owners indemnified against all claims in respect thereof.

(ix) The construction shall be carried out strictly in accordance with the design, lay-out and specification sanctioned by the municipality and according to the mode and method prescribed by the Architect engaged by the Developer. The Developer shall ensure that only materials certificate by the Architect shall be used in the construction work. The Developer shall be solely responsible for the safety and security of the completed building complex and all appurtenances thereto and shall keep the Owners indemnified against all claims, contentions, disputes and litigations in connection with the designs, specifications, materials and workmanship employed by the Developer for completing the construction. No responsibility/liability on this account shall ensure to the Owners under any circumstances.

ARTICLE-VI

CONSIDERATION

(LAND OWNERS' ALLOCATION)

(1) Owners' Allocation: Shall mean In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get 3 Nos. of self contained residential flat with 2 bed rooms and 2 toilets facilities, measuring more or less 800 Sq.ft. super built up area each on the Fourth floor including proportionate share of stair, lobby togetherwith undivided proportioanate share of land beneath the construction togetherwith all common facilities and amenities attached with the said building and also will be entitled to get 35% of sale consideration of total saleable area from ground floor to third floor in four instalments.

(DEVELOPER'S ALLOCATION)

Save and except the Owner's allocation, the rest portion will be treated at Developer's Allocation.

ARTICLE-VII PROCEDURE

1. The Land owners shall execute a registered Development Power of Attorney in favour of the Developer after execution of Developer's Agreement for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only save and except the owners allocation. During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer under no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution or handover to any other developer leaving behind the instant agreement.

2. The Land owners shall help to obtain mutation of the property in favour of the prospective flat owners whatsoever after the completion of the construction and after transfer or sale of all the flats to the said prospective owners hereof.

3. The Land owners shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 15

days from the date of receipt of sanctioned building plan from the competent authority and to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners' allocated portion as may be determined by the proposed association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.

6. The name of the proposed multi storied building will be chosen by the Developer absolutely.

ARTICLE-VIII

CONSTRUCTION

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX POSSESSION

After obtaining conversion certificate from the respective authority, the owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer. Subject to prior payment of money to the claimants as mentioned hereinbefore.

ARTICLE-X BUILDING

(a) The Developer will at its own cost and responsibilities and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 24 months from the date of sanctioning of plan by the Municipal authority.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the WBSEDCL/CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/CESC in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete

the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

ARTICLE-XI

RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration /maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/ materials, such as hide skin, kerosene, diesel oil foreign liquor country spirit etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein within time, the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

(d) The Owners or the Developer or any of their transferee(s) shall not use or permit to be used their respective allocation in the building or any portion thereof for carrying on any illegal or immoral trade or activity nor use or allow the same to be used for any purpose which may create a nuisance or hazard to the other occupiers of the building.

(e) The Owners and the Developer and any of their transferee(s) shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures

and appurtenances and the floor and ceiling etc. in their respective allocations in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the owners or the Developer and other occupiers of the building as the case may be indemnified from and against the consequences of any breach thereof.

(f) The Owners or the Developer or any of their transferee(s) shall not do or permit to be done any act or thing which may render void or voidable any insurance of the building or any part thereof and shall keep the owners or the developer and other occupiers of the said building, as the case may be, harmless and indemnified from and against the consequences of any breach on this account.

(g) No goods or other items shall be kept by the owners or the developer or any of their transferee(s) for display or otherwise in the corridor or other places for common use in the building and no hindrances shall be caused in any manner to the free movement in the building and in case hindrances is caused by them in that event the owners/developer or management/association/society shall be entitled to remove the same at the risk and cost of the person who keep such goods or create such hindrances.

(h) The Owners or the Developer or any of their transferee(s) shall permit the owners/management/society/association or their servants and agents with or without workmen and others at all reasonable times to enter in the and part thereof to inspect the same, and the owners or the developer or any of their transferees, as the case may be shall rectify immediately on receipt of such notice all such defects/defaults of which notice in writing shall be given by the Owners/Developer or the management/society/association.

- (i) The Owners/Developer or any other of their transferee(s) shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in/or around the building or in the compounds, corridors or any other portion/portions of the said building.
- (j) The Owner/Developer or any other of their transferee(s) shall permit the owners or the management/society/association and their servants and agents with or without workmen or others at all reasonable time to enter into and upon their respective allocations and every part thereof for the purpose of maintaining or repairing any part of the Building and/or cleaning, lighting and keeping in order and good conditions any common facilities and/or for the purpose of maintaining, repairing and testing the drains, gas and water pipes, electric wires and for any similar purposes.
- (k) The owner, the Developer and their respective nominees shall abide by all the rules, regulations and laws of the government and local authorities and shall immediately attend to answer and be responsible for any deviation/breach thereof.

ARTICLE-XIV

LEGAL COMPLIANCE

- (i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.
- (ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as

aforesaid together with proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XVI OWNERS' INDEMNITY

The owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owners.

ARTICLE-XVII TITLE DEEDS

The Land Owners shall, at the time of execution of this agreement, deliver to the Developer copies of all original documents and the title deed/ deeds and other allied papers related to the said land against proper accountable receipt.

ARTICLE-XVIII MISCELLANEOUS

(a) The Land Owners and the Developers herein have entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owners but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will, without prejudice to any other mode of service available, deemed to have been duly served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due, and shall likewise any notice be required to be given by the Land owners shall be deemed without prejudice to any other mode of service available, to have been duly served

on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Developer hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XIX

FORCE MAJEURE

1. Force Majeure is herein defined as
 - (a) Any cause which is beyond the control of the Developer.
 - (b) Natural phenomenon including but not limited to either a condition of floods, droughts, earthquake etc.
 - (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.
 - (d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/ or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XX JURISDICTION

Courts of North 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto including specific performance of contract.

ARTICLE-XXI ARBITRATION

That save and except as may be specifically provided for in and/or excluded by and under this Agreement, all differences and disputes between the Owners and the Developer arising out of the meanings, construction, import, purport of this Agreement and/or the respective rights and liabilities of the parties herein under these presents shall be referred to a Board of Arbitrators consisting of 2 members, one each to be nominated by the owner and the Developer. The Joint Arbitrators shall appoint a 3rd arbitrators at the commencement of the reference, who shall function as the Presiding Arbitrator. The Board of Arbitrators shall commence, conduct and conclude the reference in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and/or all/any other statutory modifications or enactments thereof, and shall deliver and publish their "award" within the shortest possible time. This mode of redressal of disputes shall not prejudice the rights of the parties to sue for specific performance of the terms of this agreement and/or for enforcement of all other rights granted to the respective parties hereunder.

ARTICLE-XXII GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties in presence of two witnesses and counter signed by the proper Advocate.

FIRST SCHEDULE ABOVE REFERRED TO;

ALL THAT piece and parcel of a plot of land measuring more or less 13 Cottahas 8 Chittacks i.e. 22.50 Decimal togetherwith 100 Sq.ft. files shed structure standing thereon togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.407 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.617, under R.S.Khatian No.3365, corresponding to L.R.Dag No.1374, under L.R.Khatian No.6094/1, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.641 of Musalman Para Road, under Ward No.4, under the limits of A.D.S.R.O., Barrackpore, under P.S.- Noapara, District- North 24 Parganas, which is butted and bounded as under:

ON THE NORTH : Land of Probhat Kumar Bose.
ON THE SOUTH : Land of Prosenjit Mitra and land of Ashis Ranjan James.
ON THE EAST : Land Himansu Chakraborty & others.
ON THE WEST : 16'-6" wide Municipal Road.

SECOND SCHEDULE ABOVE REFERRED TO :

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.
5. Common electrical wirings, fittings and fixture.

6. Drainage and sewers.

7. Roof of the top floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION FOR
CONSTRUCTION & FEATURES OF LAND OWNERS FLATS.**

1. Structure & Foundation:- Reinforced cement concrete beams, columns, slabs etc. within fill up brick walls.
2. External Walls:- 8"/5" thick brick work with 1:6 cement sand mortar.
3. Internal Walls:- 5"/3" thick brick work with 1:4 cement sand mortar.
4. Plastering :- (a) External 20 mm thick in 1:6 cement sand mortar. (b) Internal 12 mm thick in 1:6 Cement sand mortar to walls. (c) Internal 12 mm. thick in 1:4 cement sand mortar to ceiling.
5. Staircase.:- With marble with 4 inches skirting fitted with steel/ aluminium square bar or any other ornamental railing suited with the design.
- Roof:- Surface will be finished with 1/2" to 3/4" skid concrete and net cement finish.
6. Internal Finish.:- Internal wall and roof with plaster of Paris.
7. External Finish.:- All external wall surfaces will be finished with water proof cement paint over cement plaster.
8. Flooring:- Standard floor marble flooring with 4"-6" inches skirting. Within all area, rooms, space, dining, drawing and verandah etc except kitchen and Toilet which will made with marble/Floor tiles.

said black cooking platform and kitchen wall upto 2 ft. heights finished with glaze tiles of the cooking table and two standard C.P top, one space for cylinder below the kitchen platform. One exhaust fan point to be provided.

10. Toilet-

(Each) Toilet will be provided with marble flooring and side walls be finished with glaze tiles 6ft. with border with commode Hindware/Parryware cistern, wash basin, two C.P. taps good and hot water tap standard fixture preferable with geyser.

11. Wood work and joinery:-

Main door will be Wooden .All other door frames will be 3"x3" sal wood/equivalent section. All door shutters (except toilet door) will be 1.5" thick at main door will be made with Gamari wood and other partition Door will be 1.25" thick.

12. Iron steel/Aluminium

works and glazing:-

All windows will be with composite grill and with aluminium sliding window. All balcony will have railing of M.S.Flat/ square M.S. Bars or R.C.railing as per the elevation of the building,

13.Painting:-

All door, frames, shutters, steel surfaces will be painted with primer.

14.Electricals:-

All electrical lines will be concealed with PVC conduit and the wires will be COPPER of reputed brand.

The building materials shall be as specified by the Architect of the building provided however proportion and quality of such materials shall confirm with the specification, approved by the Architect.

IN WITNESSES WHEREOF, the parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF BY THE PARTIES:

1. *Biswajit Chakrabarti*
B.S. Chakrabarti

Biva Dutta Roy
Suchandra Dutta Roy

Aparna Roy

Signature of the owners.

2. *Sanjay Chakrabarti*
Barrackpore
R.S. Titagarh

Jagan Ray

Signature of the Developer.

Drafted and prepared by

Prabal Bhattacharya

(Sri Prabal Bhattacharya)

Advocate.

Barrackpore Court.

Enrolment No. F-374/112/1990.

Typed by:

Subinoy Biswas

(Sri Subinoy Biswas)

A.D.S.R.O. Barrackpore.

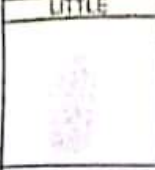
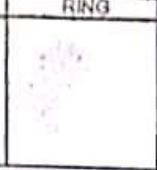
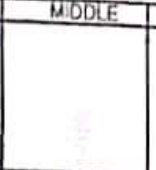
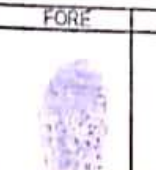
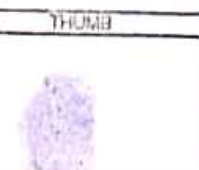
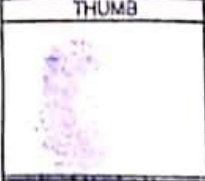

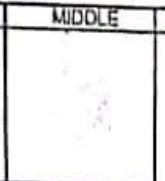


DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. HARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS: PRESENTANT

LEFTHAND FINGER PRINT

NAME: BIVA DUTTA ROY

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THUMB	FORE	MIDDLE	RING	LITTLE
				

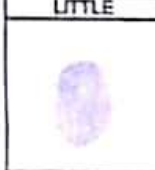
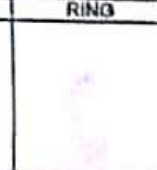
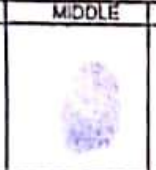
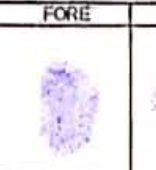
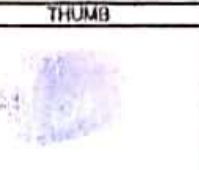
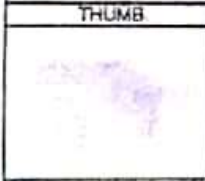
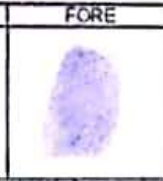
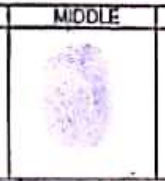
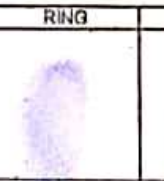



RIGHT HAND FINGER PRINT

SIGNATURE: Biva Dutta Roy

LEFTHAND FINGER PRINT

NAME: SUCHANDRA DUTTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE: Suchandra Dutta Roy

LEFTHAND FINGER PRINT

NAME: APARNA ROY

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THUMB	FORE	MIDDLE	RING	LITTLE
				

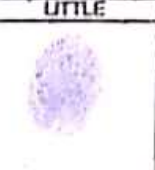

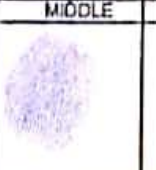
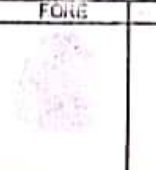
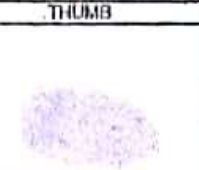


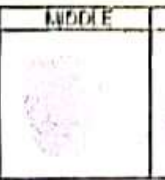




RIGHT HAND FINGER PRINT

SIGNATURE: Aparna Roy

LEFTHAND FINGER PRINT

NAME: TAPAS ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE: Tapas Roy

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

GRN: 19-201617-003977122-1

GRN Date: 13/01/2017 11:03:09

BRN : IK00BIOHZ5

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 13/01/2017 11 03.53

DEPOSITOR'S DETAILS

Name : SAMIR MANDAL

Contact No. :

E-mail :

Address :

TALPUKUR

Applicant Name : Mr Prabal Bhattacharyya

Office Name :

Office Address :

Status of Depositor :

Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Id No. : 15050001634056/1/2016
(Query No./Query Year)

Mobile No. : +91 9836340425

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15050001634056/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	21
2	15050001634056/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	5020

In Words : Rupees Five Thousand Forty One only

Total

5041

Major Information of the Deed

Deed No :	I-1505-00104/2017	Date of Registration	13/01/2017
Query No / Year	1505-0001634056/2016	Office where deed is registered	
Query Date	22/12/2016 4:55:05 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Prabal Bhattacharyya Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874399781, Status : Advocate		
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. 30,00,000/-	Rs. 78,26,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (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:- Noapara, Municipality: NORTH BARRACKPORE, Road: Musalman Para Road (North Bkp Municipality), Mouza: Ichapur, Ward No: 4, Holding No:641

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1374	LR-6094/1	Bastu	Bastu	13 Katha 8 Chatak	29,70,000/-	77,96,250/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					22.275Dec	29,70,000 /-	77,96,250 /-	


Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Smt Biva Dutta Roy Wife of Shri Dipankar Dutta Roy Executed by: Self, Date of Execution: 13/01/2017 , Admitted by: Self, Date of Admission: 13/01/2017 ,Place : Office			
		13/01/2017	LTI 13/01/2017	13/01/2017

For Details :

Name & address	
Prasan Chakraborty son of Mr Pradip Chakraborty Ichapur, P.O:- Sewli Telinipara, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Biva Dutta Roy, Kumari Suchandra Dutta Roy, Smt Aparna Roy, Shri Tapas Roy	
	13/01/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Biva Dutta Roy	R. D. R. ASSOCIATES-7.425 Dec
2	Kumari Suchandra Dutta Roy	R. D. R. ASSOCIATES-7.425 Dec
3	Smt Aparna Roy	R. D. R. ASSOCIATES-7.425 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Biva Dutta Roy	R. D. R. ASSOCIATES-33.3333 Sq Ft
2	Kumari Suchandra Dutta Roy	R. D. R. ASSOCIATES-33.3333 Sq Ft
3	Smt Aparna Roy	R. D. R. ASSOCIATES-33.3333 Sq Ft

Endorsement For Deed Number : I - 150500104 / 2017

On 13-01-2017

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 11:47 hrs on 13-01-2017, at the Office of the A.D.S.R. BARRACKPORE by Smt Aparna Roy, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 78,26,250/-

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

Execution is admitted on 13/01/2017 by 1. Smt Biva Dutta Roy, Wife of Shri Dipankar Dutta Roy, Udayanpally, P.O: Ichapur Nawabganj, Thana: Noapara, , City/Town: BARRACKPORE, North 24 Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business. 2 Kumari Suchandra Dutta Roy, Daughter of Shri Dipankar Dutta Roy, Udayanpally, P.O: Ichapur Nawabganj, Thana: Noapara, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business. 3 Smt Aparna Roy, Wife of Shri Tapas Roy, K. C. Roy Lane, Nawabganj, P.O: Ichapur Nawabganj, Thana: Noapara, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business

ed by Mr Prasun Chakraborty, . . Son of Mr Pradip Chakraborty, Devpukur, P.O: Sewli Telinipara, Thana:
rtil. . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by
ession Business

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

Execution is admitted on 13-01-2017 by Shri Tapas Roy, proprietor, R. D. R. ASSOCIATES, Strand Road, P.O:-
Chapur Nawabganj, P.S:- Noapara, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 743144

Identified by Mr Prasun Chakraborty, . . Son of Mr Pradip Chakraborty, Devpukur, P.O: Sewli Telinipara, Thana:
Titagarh, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by
profession Business

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 13/01/2017 11:03AM with Govt. Ref. No: 192016170039771221 on 13-01-2017, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00BIOHZ5 on 13-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

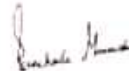
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 4, Amount: Rs.5,000/-, Date of Purchase: 02/11/2016, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/01/2017 11:03AM with Govt. Ref. No: 192016170039771221 on 13-01-2017, Amount Rs: 5,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00BIOHZ5 on 13-01-2017, Head of Account 0030-02-103-003-02



Panchali Munshi

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1505-2017, Page from 2587 to 2629
Deed No 150500104 for the year 2017.



Digitally signed by PANCHALI MUNSHI
Date: 2017.01.16 16:39:06 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 1/16/2017 4:39:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)