be required by the Developer herein for the purpose and the Owners also undertake to sign and execute all such additional writings and other documents as the case may be provided that all such acts deeds and things do not in any way infringe on the rights of the Owners herein and/or for against the spirit of these presents.

2. As and from the date of completion and finishing of the said construction, promotion, erection, building and development of the said land and DEVELOPMENT herein and/or its transferee(s) shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of its space.

3. The Owners herein undertake and agree to execute and register all conveyances and transfer in favour of the person with whom the Developer shall enter into agreement or agreements as and when required by the Developer for the transfer of subject land.

ARTICLE- XII

(FORCE MAJEURE)

That the Developer hereto can not be held liable for non performance of its relevant obligation to complete the work of development in the said property within the stipulated time or any extension thereon due to force majeure which will mean any act of God such as earthquake, fire, flood, or natural calamity of like nature only.

ARTICLE- XIII

(TITLE DEED)

The original title deeds of the said property will remain in the custody and possession of the Owners and as and when required by the Developer the Owners will produce the same to the Developer for inspection and the Developer may also obtain photo copies of the same after paying necessary cost and expenses.

ARTICLE- XIV

(MISCELLANEOUS)

That by virtue of a Registered Development Agreement dated 13th day of August 2014 and registered in Book No.I CD Volume No.7 at Pages 5007 to 5027 being No.03149 for the year 2014 with Addl. Registrar of Assurances III,

REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of Assurances-IV
Kolkata

13 FEB 2015

Kolkata hereinafter referred to as the Principal Deed the said Owners had entered into an Agreement with the Developers for development of the said land by constructing building or buildings thereon AND due to inadvertence certain mistakes have accidentally crept in the said Registered Development Agreement which requires rectification and the said Registered Development Agreement shall remain unaltered unaffected and in full force and effect and this Deed will be supplemental to the aforementioned Principal Deed AND save and except the modification made herein all others terms conditions and covenants contained in the said Principal Deed will remain unaffected and in full force and effect.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land measuring an area of 7.90 Acres equivalent to 478 Cottahs more or less in R.S. Dag Nos.34, 35, 36, 37, 63, 63/795, 94, 108, 109, 109/768, 109/769, 109/770, 109/771, 109/772 and 109/773, R.S. Khatian No.802, 803 and 804, J. L. No.89, Mouza Amdhara, Panchayat Kankalitala, Police Station Bolpur, Sub Registered Office and District Birbhum butted and bounded as plan Annexure herewith Green border.

Dag	Area		Dag	Area		Dag	Area		Dag	Area
	(In Acre)			(In Acre)			(In Acre)			(In Acre)
34	0.36		63	0.15		109	0.37		109/771	0.25
35	0.41		63/795	0.18		109/768	0.50		109/772	0.49
36	1.29		94	0.40		109/769	0.38		109/773	0.33
37	1.15		108	1.52		109/770	0.12		**Total**	**7.90**

THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNERS ALLOCATION)

ALL THAT piece and parcel of the 20% of the share and/or portion of all the Unit(s), Car Parking Space(s) and other Space(s) common parts and passages and to transfer and convey, transfer, assign and assure the Unit(s), Car Parking Space(s) and other Space(s) with all modern facilities, amenities and benefits thereto lying situated, erected and/or built at and upon the subject land by the Developer with the right in respect of all common paths passages and other common areas in the said land whatever the case may be.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(DEVLOPER'S ALLOCATION)

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13 FEB 2015

ALL THAT entire remaining 80% of the share and/or portion of all the Unit(s), Car Parking Space(s) and other Space(s) common parts and passages with all modern facilities, amenities and benefits thereto lying situated, erected and/or built at and upon the subject land by the Developer along with right over the common parts and common areas in the said land.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(COMMON PARTS AND AREAS)

1. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.

2. Drains and sewers from the premises to the safety tank.

3. Water sewerage and drainage connection pipes from the units to drains and sewers common to the premises.

4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.

5. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.

6. Boundary walls of the premises including outer side of the walls of the building and main gates.

7. Water pump and motor with installation and room therefore.

8. Tube well water pump overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.

9. Transformer electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular flat) and spaces required therefore.

10. Windows/doors/grills and other fittings of the common area of the premises.

11. Generator its installations and its allied accessories and room.

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3 FEB 2015

12. Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said Premises and/or the building as are necessary for passage to or use and occupancy of the flats as are necessary.

IN WITNESS WHEREOF the parties have hereto set and subscribe their respective hands and seal on this day, month and year first above written.

SIGNED SEALED AND DELIVERED
in the presence of:

Jay Singh Binayak

V. S. Binayak

Vinay Singh Binayak

OWNERS

ACCOMPANY ARTISTIC INFRASTRUCTURE PVT. LTD.

Abijit Roy
Director

DEVELOPERS

Tapan Kumar Sinha
S/o. Late Haridada Sinha
59, K. C. Bose Road,
Block-I, Flat-405
P.S. Baranagar
Kolkata-50.

2. Samir Dutta
Binata
P.S. Airport
Dist: 24pgs(N)

Drafted by me
K. C. Karmoker
Advocate
High Court Calcutta.

Additional Registrar of Assurances-IV
Kolkata

13 FEB 2011

Government of India
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No: 01393 / 2015, Deed No. (Book - I , 00424/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jay Singh Binayak 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-., WEST BENGAL, India, Pin :-700071	 13/02/2015	 LTI 13/02/2015	Jay Singh Binayak 13.02.15

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jay Singh Binayak Address -4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-., WEST BENGAL, India, Pin :-700071	Self	 13/02/2015	 LTI 13/02/2015	Jay Singh Binayak
2	Vikram Singh Binayak Address -4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-., WEST BENGAL, India, Pin :-700071	Self	 13/02/2015	 LTI 13/02/2015	V. S. Binayak
3	Vinay Singh Binayak Address -4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-., WEST BENGAL, India, Pin :-700071	Self	 13/02/2015	 LTI 13/02/2015	Vinay Singh Binayak
4	Avijit Roy (Developer) Address -59, Kali Charan Ghosh Road, P. S. - Baranagar, Kolkata, District:-., WEST BENGAL, India, Pin :-700050	Self	 13/02/2015	 LTI 13/02/2015	ACCOMPANY ARTISTIC INFRASTRUCTURE PVT Avijit Roy Direc

Name of Identifier of above Person(s)
Tapan Kumar Sinha
59, Kalicharan Ghosh Road, Barahanagar,
District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date
Additional Registrar of Assurance Kolkata
Tapan Kumar Sinha
13/02/2015

13 FEB 2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA

Date

HOCCOMMA ARTISTIC INFRASTRUCTURE P/

Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00424 of 2015
(Serial No. 01393 of 2015 and Query No. 1903L000001886 of 2015)

On 13/02/2015

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 : 5, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 3394.00/-, on 13/02/2015

(Under Article : B = 3289/- ,E = 21/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 13/02/2015)

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.-2,01,28,952/-

Certified that the required stamp duty of this document is Rs.- 40021 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 40000/- is paid , by the draft number 956649, Draft Date 12/02/2015, Bank : State Bank of India, COSSIPORE, received on 13/02/2015

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

Presented for registration at 13.00 hrs on :13/02/2015, at the Office of the A.R.A. - III KOLKATA by Jay Singh Binayak , one of the Executants.

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

Execution is admitted on 13/02/2015 by

1. Jay Singh Binayak, son of Karan Singh Binayak , 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-., WEST BENGAL, India, Pin :-700071, By Caste Hindu, By Profession : Business
2. Vikram Singh Binayak, son of Karan Singh Binayak , 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-., WEST BENGAL, India, Pin :-700071, By Caste Hindu, By Profession : Business
3. Vinay Singh Binayak, son of Karan Singh Binayak , 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-., WEST BENGAL, India, Pin :-700071, By Caste Hindu, By Profession : Business

Additional Registrar of Assurance-III
Kolkata

13 FEB 2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00424 of 2015

(Serial No. 01393 of 2015 and Query No. 1903L000001886 of 2015)

4. Avijit Roy (Developer)
Director, M/s. Accompany Artistic Infrastructure Private Limited, 58/81, Prince Anwar Shah Road, P. S. - Lake, Kolkata, District:-., WEST BENGAL, India, Pin :-700045.
, By Profession : Business

Identified By Tapan Kumar Sinha, son of Haripada Ghosh, 59, Kalicharan Ghosh Road, Barahanagar, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

ARA-III Assurance-III
Kolkata
3 FEB 2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD KTF2320315
পরিচয় পত্র

Elector's Name	Tapankumar Sinha
নির্বাচকের নাম	তপনকুমার সিনহা
Father's Name	Haripada
পিতার নাম	হরিপদ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	52
১.১.২০০০-এ বয়স	৫২

Address
59 Kalicharan Ghosh Road Barahanagar
Barahanagar North 24 - Parganas 700050

ঠিকানা
৫৯ কালীচরন ঘোষ রোড বরাহনগর বরাহনগর উত্তর
২৪ পরগণা ৭০০০৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক
For 137-Baranagar
Assembly Constituency
১৩৭-বরানগর
বিধানসভা নির্বাচন ক্ষেত্র
Place North 24 - Parganas
স্থান উত্তর ২৪ পরগণা
Date 02.09.2000
তারিখ ০২.০৯.২০০০

122/1043

Additional Registrar of Assurances-III
Kolkata

3 FEB 2015

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEUPB9895G

नाम /NAME

JAY SINGH BINAYAK

पिता का नाम /FATHER'S NAME

KARAN SINGH BINAYAK

जन्म तिथि /DATE OF BIRTH

20-08-1980

हस्ताक्षर /SIGNATURE

Jay Singh Binayak

आयकर आयुक्त, प.बं.-III

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

Jay Singh Binayak 12/02/15

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Additional Registrar of Assurance - III
Kolkata

13 FEB 2015

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ACCOMPANY ARTISTIC
INFRASTRUCTURE PRIVATE LIMITED

30/08/2012

Permanent Account Number

AALCA[illegible]

ACCOMPANY ARTISTIC INFRASTRUCTURE PVT. LTD.

Director

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाए
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़िल, सफायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नज़दीक,
बानेर, पुणे - 411 046.

If this card is lost / someone's lost card is found,
please inform / return to :
[illegible] Service Unit, NSDL
[illegible] Limited
[illegible]
[illegible]

[illegible]

ADCOMPANY ARTISTIC INFRASTRUCTURE PVT

3 FEB 201[illegible]

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEUPB9896F

नाम /NAME

VIKRAM SINGH BINAYAK

पिता का नाम /FATHER'S NAME

KARAN SINGH BINAYAK

जन्म तिथि /DATE OF BIRTH

31-07-1982

हस्ताक्षर /SIGNATURE

V S Binayak

आयकर आयुक्त, प.बं.-III

COMMISSIONER OF INCOME-TAX, W.B. III

V. S. Binayak 13/02/15

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGGPB3589D

नाम /NAME

VINAY SINGH BINAYAK

पिता का नाम /FATHER'S NAME

KARAN SINGH BINAYAK

जन्म तिथि /DATE OF BIRTH

15-10-1983

हस्ताक्षर /SIGNATURE

Vinay

आयकर आयुक्त, प.बं.-III

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

Vinay Singh Binayak.
13/02/15

Additional Registrar of Assurances - III
Kolkata

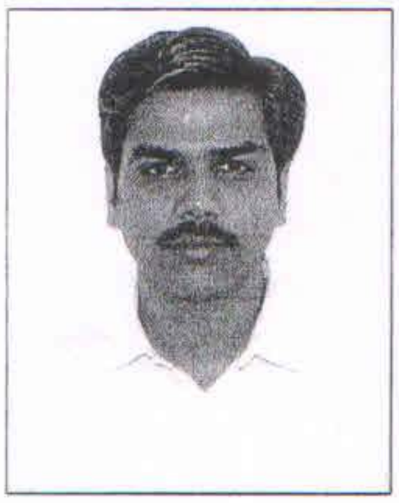
13 FEB 2015

Specimen Form for Ten Fingerprints

Jay Singh Biswak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



V.S. Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Vinay Singh Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Avijit Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Additional Registrar of Assurances-III
Kolkata

13 FEB 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 297 to 323
being No 00424 for the year 2015.

Seal of the Additional Registrar of Assurances-III, Kolkata

(Sanatan Maity) 16-February-2015
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal