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Certified that this document is Admitted to registration. The Signature Sheet and the endorsement Sheets attached herewith are the parts of this document

RAMRISHI ENTERPRISE  
 Tahir T Shatabdharjee  
 Proprietor

*maud*  
 Additional District Sub-Registrar  
 Kharagpur, Dist. - Paschim Medinipur  
**26 AUG 2016**

*maud*  
 29 <sup>8</sup>/<sub>16</sub> p.m.  
 6.40 p.m.  
 500/-  
 1010  
 312576

**DEVELOPMENT AGREEMENT**

**KNOW DEVELOPMENT AGREEMENT** made on this the 29<sup>th</sup> day of August 2016 (Two thousand sixteen) **BETWEEN (1) SMT. BINDU GUPTA**, wife of Sri Mukesh Kumar Gupta, by faith -

Bindu Gupta  
 Zargwa Zia Mamonni Pondit  
 Julekha Parbhin

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37792

22 AUG 2016

No.....Rs. 5000/- Date.....

Name:.....

Address:.....

Vendor:.....  
Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol - 27

N. C. Saha

Advocate  
Alipur Judge's Court  
Kolkata - 27

37792 = 5000 x 1 = 5000/-



Additional District Sub-Registrar  
Kharagpur, Dist. - Paschim Medinipur

24 JUL 2016

Hindu, by Nationality-India, by Occupation - Housewife, residing at Bhagwanpur, Ward No. 16, P.O. Kharagpur, P.S. Kharagpur, District - Paschim Medinipore, (2) **ZARQUA ZIA**, wife of Md. Kamal Ahmad by faith Islam, by Nationality - Indian, residing at Debalpur, Holding No. 423/1, Ward No. 5, P.O. Kharagpur, P.S. Kharagpur (Town), District - Paschim Medinipore, (3) **SMT. MAMONI PANDIT**, wife of Sri Samra Pandit, by faith Hindu, by Nationality - Indian, by Occupation - Housewife, residing Sanjoal (Natun Para), P.O. Kharagpur, P.S. Kharagpur (Town), District - Paschim Medinipore and (4) **JULEKHA PARBHIN** wife of Abdul Bari, by faith - Islam, by Nationality - Indian, by Occupation - Housewife, residing at Bhawanipur, Ward No. 6, P.O. Kharagpur, P.S. Kharagpur (Town), District - Paschim Medinipore, hereinafter jointly called and referred to as the "OWENRS" (which term and expression shall unless excluded by or repugnant to the subject or context be

RAMPRASAD DEB  
Tant Shaktacharya

Mamoni Pandit

Bindu Gupta

Zarquia Zia

Julekha Parbhin

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deemed to mean and include their legal heirs, executors, successors, successor-in-interest, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

M/S **RAMAKRISHNA ENTERPRISE**, a Sole Proprietorship Firm, having its Office at 23/14, Naktala Road, Police Station : Patuli, now Netaji Nagar, P.O. Naktala, Kolkata - 700047, being represented by its Proprietor, namely **SRI TARIT BHATTACHARJEE**, son of Late Tarapada Bhattacharjee, by faith - Hindu, by Occupation - Business, residing at 23/14, Naktala Road, Police Station - Patuli, now Netaji Nagar, P.O. Naktala, Kolkata - 700047, hereafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successors, successors-in-interest and assigns) or the **OTHER PART**.

RAMAKRISHNA ENTERPRISE  
Tarit Bhattacharjee  
Proprietor

Momoni Pandit

Pandita Gupta  
Zangia Zia  
Julekha Barbin

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**WHEREAS** the owner herein are became the joint Owners of All That piece and parcel of land measuring 24 decimals situate and lying at Mouza - Jharia, J.L. No. 208, P.S. Kharagpur under R.S. Khatian No. 77, L.R. Khatian No. 142, New L.R, Khatian Nos. 366 (Smt. Mamoni Pandit), 367 (Julekha Parbhin), 368 (Zarqua Zia) and 369 (Smt. Bindu Gupta) Dag R.S. & L.R. No. 296, District - Paschim Medinipore morefully described in the First Schedule below and hereinafter referred to as the said Property by virtue of a registered Deed of Sale dated 20<sup>th</sup> day of May, 2013 registered in the Office of A.D.S.R, Kharagpur, Paschim Medinipore and recorded in Book No. 1, CD Volume No. 7, Pages from 3272 to 32292, being No. 3225 for the year 2013, (hereinafter referred to as the said Property).

**AND WHEREAS** the Owners herein duly mutated their names in the office of B.L. & L.R.O. Kharagpur - 1, Paschim Medinipore and their names have been duly recorded in R. S, Khatian No. 77, L.R. Khatian No. 142, New L.R. Khatian

RAMKRISHNA ENTERPRISE  
Taiti S. Chatterjee  
Practitioner

Mamoni Pandit

Bindu Gupta  
Zarqua Zia  
Julekha Parbhin

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Nos. 366 (Smt. Mamoni Pandit), 367 (Julekha Parbhin), 368 (Zarquua Zia) and 369 (Smt. Bindu Gupta) respectively having 6 decimals of land each in R.S. and C.S. Dag No. 296.

**AND WHEREAS** the Owners with the intent of development of the said property decided to enter into a joint venture agreement with the Developer on mutual terms and conditions. The Owners have expressly represented before the Developer as under :

- i) That the said property is free from all encumbrances charges, liens, lispensens, attachment, acquisition or requisition whatsoever.
- ii) That nobody else excepting the owners have any right, title, interest, claim or demand whatsoever or howsoever into or upon the said property.

RAMKRISHNA ENTERPRISE  
Tait Bahadur

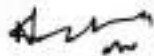
Bindu Gupta  
Zarquua Zia  
Julekha Parbhin  
Mamoni Pandit

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- iii) That no notice of acquisition or requisition has been received or same is pending in respect of the said property or any portion thereof.
- iv) The provisions of the Urban land (ceiling and Regulation Act, 1976), do not apply to the said property.

Relying on the aforesaid representation to be true and correct the developer by accepting the title of the said property as good has agreed to develop the said property under the terms and conditions as stated hereinafter.

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



RAMKRISHNA ENTERPRISE  
 Taiti, Shikharwadi, Pune

Bindu Gupta  
 Zargua Zia  
 Tulikha Parbhin

Mamoni Pandit

**ARTICLE-I : DEFINITIONS :**

Unless in these presents it is repugnant or inconsistent therewith :

1:1. **OWNERS** - shall mean (1) Smt. Bindu Gupta, (2) Zarqua Zia, (3) Smt. Mamoni Pandit and (4) Julekha Parbhin and shall also mean and include their respective heirs, executors, legal representative and assigns.

1:2, **DEVELOPER** - shall mean **M/S. RAMKRISHNA ENTERPRISE**, A Sole Proprietorship Firm, having its Office at 23/14, Naktala Road, Police Station : Patuli, Now Netaji Nagar, P.O. Naktala, Kolkata - 700047, being represented by its Proprietor, namely, **SRI TARIT BHATTACHARJEE** son of Late Tarapada Bhattacharjee, by faith - Hindu, by occupation - Business, residing at 23/14, Naktala Road, Police Station : Patuli, Now Netaji Nagar, P.O. Naktala, Kolkata - 700047, hereinafter called and referred to as the

RAMKRISHNA ENTERPRISE  
Tarit Bhattacharjee  
Proprietor

Bindu Gupta  
Zarqua Zia  
Julekha Parbhin  
Mamoni Pandit

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**DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns).

1.3. **PROPERTY** - shall mean **ALL THAT** piece and parcel of land measuring 24 decimals situate and lying at Mouza - Jharia, J. L. No. 208, P.S. Kharagpur under R.S. Khatian No. 77, L.R. Khatian No. 142, New L.R. Khatian Nos. 366 (Smt. Mamoni Pandit), 367 (Julekha Parbhin), 368 (Zarquua Zia) and 369 (Smt. Bindu Gupta) Dag R.S. & L.R. No. 296, District- Paschim Medinipore by virtue of a Registered Deed of Sale dated 20<sup>th</sup> day of May, 2013 registered in the Office of A.D.S.R., Kharagpur, Paschim Medinipore be the same a little more or less morefully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder.

1.4. **BUILDING** —shall mean and include a residential G+4 storied building to be constructed with Lift in or

RAMKRISHNA ENTERPRISE  
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Paschim

Bindu Gupta  
Zarquua Zia  
Julekha Parbhin  
Mamoni Pandit

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upon the said property according to the plan to be sanctioned by the concerned Borkola Gram Panchayet and/or any other appropriate authorities.

1.5. **COMMON FACILITIES AND AMENITIES** — shall mean and include but not be limited to those as specified in the Fifth Schedule hereto for the use, establishment, location, enjoyment, provision, maintenance and/or management of the building as a whole.

1.6. **BUILT UP SPACE** - shall mean the space in the building available for independent use and occupation inside the flat/unit including the walls of the said flat/unit.

1.7. **OWNERS' ALLOCATION** - shall mean shall get 32% of constructed FAR of each floor of the building and garage space to be constructed according to the plan to be sanctioned by Borkola Gram Panchayet

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Proprietor

Momoni Pandit

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Julekha Farbhin

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and/or any other appropriate authorities including proportionate share of land common spaces morefully described in the Second Schedule hereunder.

1.8. **DEVELOPER'S ALLOCATION** - shall mean 68% constructed FAR of each floor of the building and garage space to be constructed according to the plan to be sanctioned by concerned Borkola Gram Panchayet and/or any other appropriate authorities including proportionate share of land and common spaces morefully described in the Third Schedule hereunder.

1.9. **ARCHITECT** - shall mean the person or persons who exclusively be appointed by the **DEVELOPER** for designing and planning including structure and supervision of the said building.

1.10. **BUILDING PLAN** - shall mean the plan to be sanctioned by the Borkola Gram Panchayet Authorities and/or any other authorities and revised plan by giving

effect to the alterations or modifications as may be made by the **DEVELOPER** according to law.

1.11. **TRANSFER** - with its grammatical variations shall include a transfer by possession and by any other means to be adopted for effecting what is understood as a transfer of unit in a multi storied G+4 building to the purchasers thereof although the some may be not amount to a transfer in law.

1.12. **PURCHASE** - shall mean a person to whom any unit in the new building is to be transferred after taking appropriate consideration.

1.13. **UNIT** - shall mean the residential flat or commercial space together with the proportionate share of land and common area of the new G+4 Multi storied building proposed to be constructed at the said property including car parking space (open/covered) and/or garage.

RAMKRISHNA ENTERPRISE  
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Mamoni Pandit

Paindu Gupta  
Zargua Zia  
Julekha Parbhin

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1.14. **EXPRESSION** — imparting masculine shall include feminine and natural gender.

1.15. **WORDS** — imparting plural number shall include singular number as well as vice-versa.

**ARTICLE - II : COMMENCEMENT :**

2.1. This Agreement shall come into effect immediately on execution of this present.

**ARTICLE - III : RIGHT, TITLE AND INDEMNITIES :**

3.1. The **OWNERS** are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said property and every part thereof more fully and particularly set out in the first schedule hereto.

3.2 The **OWNERS** are holding and the said property morefully described and mentioned in the **FIRST** Schedule below.

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Prasanna

Bandu Gupta  
Zargue Zia  
Julekha Parbhin  
Mamoni Pandit

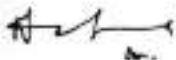
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3.3 The entire of the said property is otherwise free from all, encumbrances, charges, liens, lispens, attachment, requisition, alignment and/or trust or whatsoever.

3.4 The **OWNERS** indemnity and agree to keep the **DEVELOPER** indemnified at all times from and against any claim, damage, loss or demand being made by any third party in respect of the said property thereby affecting the right, title, interest and possession thereof.

3.5 There is no proceeding initiated and pending by the Borkola Gram Panchayet Authorities and/or any other authorities regarding the existing construction or any part thereof.

3.6 That the said property and/or any portion thereof is not subject and to any order of acquisition or requisition.



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Tanik T. Shastri

Proprietor

Paindu Gupta  
Zargua Zia  
Julekha Parbhin  
Mamoni Pandit

3.7 There is no existing agreement regarding the development or sale of the said property and that and all other arrangement shall stand automatically cancelled and this Development Agreement will prevail.

**ARTICLE - IV : OWNERS RGHT AND OBLIGATIONS :**

4.1 Owners shall get 32% constructed FAR of each floor of the building and car parking space to be constructed according to the plan to be sanctioned by concerned Borkola Gram Panchayet and/or any other appropriate authorities including proportionate share of land and common user of common spaces morefully described in Second Schedule hereunder.

4.2 The DEVELOPR with or without workmen shall be eligible to enter into the said property for the purpose of the soil testing, measurement, survey and/or preparation of the site plan of the said property without

RAMKRISHNA ENTERPRISE

Tarik T Shakti Chatterjee

Owner - 1/1/12

Painda Gupta  
Zargua Zia  
Julekha Sainthin

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any obstruction demur or objection on the part of the Owners or any person/persons claiming right through or under them.

4.3 The Developer shall be entitled to prepare the plan and submit the same to concerned Borkola Gram Panchayet and/or any other appropriate authorities in the name of the Owners and the developer shall pay and bear all costs, fees for sanction of the plan, Architect's Fees and all other expenses required to be paid for obtaining the sanction of the plan for construction of the building at the said property. However, subject to Force majeure. Labour & Political unrest the Developer shall make sincere endeavour to construct and complete the new building/buildings and the common facilities and amenities strictly in accordance with the sanctioned plan of Borkola Gram Panchayet and/or any other authorities within a period

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Tulekha Faribhin

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of 36 (Thirty Six) months to be reckoned from the date of sanction of building plan by Panchayet and/or any other authorities, provided however if the circumstances so demand the Developer shall be entitled to an extension of Six months time for complication of construction of the proposed building.

4.4 The Owners hereby further agree and covenant with the Developer as follows :

- i) Not to cause any interference or hindrance in the construction of the proposed building at the said property by the Developer.
- ii) Not to do any act, deed or thing whereby the Developer is prevented from selling, assigning, transferring or disposing of any portion of the Developer's allocation in the proposed building subject to handing over Owner's allocation as described in paragraph 1.7 above.

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Tarit Tshabtanuoyee  
Proprietor

Mamoni Pandit

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Zargua Zia  
Julekha Faribhin

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- iii) From the date of execution of this present no to let out, grant lease, mortgage or charge or in any way transfer or encumber the said property or any portion thereof without the consent in writing of the developer.
- iv) To sign and apply for all deed, papers and documents, building plan, application and render all assistance as may be required by the developer from time to time concerning the said property which are necessary for its development.
- v) To appoint the Developer as his constituted attorney with all powers and authorities to develop the said property in terms of this agreement and for that purpose to authorize the developer to sign all deeds, papers, documents, application for and on behalf in the name of the Owners and to further to empower and authorize the developer to present him before all Government, statutory and other

RAMKRISHNA ENTERPRISES  
 Taiti T Shethwarbora  
 Proprietor

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authorities including all Court of Law and to do all acts and deeds for the development of the said property and to ultimate transfer of the individual unit constructed thereon.

4.5 The CWNERS shall at the costs of the DEVELOPER or its nominees exccute and register deeds in respect of the saleable space of the Developer's Allocation in the new building in favour of the DEVELOPER and/or its nominees and/or purchasers under the terms as herein agreed upon.

**ARTICLE - V : DEVELOPER'S RIGHT AND OBLIGATION :**

5.1 To prepare and cause plan of the proposal new building to be sanctioned by the concerned authorities and to incur and bear all costs charges and expenses for preparation designing and obtaining sanction of the

RAMKUSHNA ENTREPRENEUR  
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Julekha Farbhin  
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plan. The DEVELOPER at his own costs shall obtain all necessary permission and/or approvals and/or consent of the authorities for the construction of the new building, after the sanction of the plan.

5.2 The OWNERS do hereby allow subject to what has been hereafter provided to the DEVELOPER to build, construct, erect and complete the said building therein and to commercially exploit the same by entering into agreement for sale and/or transfer in respect of the Developer's Allocation in accordance with the plan to be sanctioned by Borkola Gram Panchayet and/or any other authorities with amendments and/or revision as may be sanctioned by the Borkola Gram Panchayet and/or any other authorities.

5.3 Nothing in these presents shall be construed as a demise or assignment or assignment or transfer by the OWNERS of the said premises or any part thereof to the DEVELOPER or as creating any right, title and interest

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in respect thereof to the DEVELOPER other than a licence to the DEVELOPER to commercially exploit the said premises in terms hereof and to deal with the DEVELOPER'S allocation of the buildings to be constructed thereon in the manner and subject to the terms hereinafter stated. The DEVELOPER further undertakes to comply with the terms and conditions contained herein faithfully and shall deliver the Owner's Allocation to the owner within the Stipulated time.

5.4 Developer shall not transfer or assign of any right of this agreement to third party without written consent of the Owners.

**ARTICLE - VI : CONSIDERATION :**

6.1 In consideration of the OWENERS having agreed to permit the DEVELOPER to exploit the said property and construct, erect and complete the new building or

HAMBURSHINA ENTERPRISE PVT. LTD.  
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Proprietor

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buildings in accordance with the plan to be sanctioned by the concerned Borkola Gram Panchayet and/or any other Authorities, the Developer shall be entitled to its allocation as agreed herein.

6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs charges and expenses for preparation designing and obtaining sanction for construction of G+4 storied building for the plan by the developer.

6.3 The aforesaid terms and other terms as embodied in this agreement are the consideration for grant of exclusive, right of the Developer for development of the said property. The DEVELOPER shall have no right, to claim for payment or reimbursement of any costs expenses or charges incurred towards the construction of the building save and except as mentioned in clause appearing hereinafter from the owners and shall be

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Binder Gupta  
Zargua Zia  
Julekha Parebhin  
Mamoni Pandit

bound to cause such construction as would be agreed upon.

6.4 The OWNERS shall be exclusively entitled to their allocation.

6.5 The DEVELOPER shall be exclusively entitled to the DEVELOPER'S allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same to the Purchasers by utilizing the general Power of Attorney <sup>as it will be</sup> given by the owners in favour of the Developer and the said Power of Attorney will subsist till the transfer of the entire Developer's Allocation to the intending Purchasers and the OWNERS shall not have any right claim or interest whatsoever therein or any part thereof and the OWNERS shall not in any way interfere with or disturb the Developer the peaceful possession and enjoyment of the DEVELOPER'S allocation.

Bindu Gupta ~~Tait Tait~~

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RAMKUNJHA ENTERPRISES  
Tait Tait

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Julekha Faridhin  
Mamoni Pandit

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6.6 Notwithstanding grant of power of attorney by the OWNERS in favour of the DEVELOPER or its nominee or nominees and delivery of possession of the said premises only for the purpose of construction of the new building no action of the DEVELOPER or its nominee or nominees or agents under the said power of attorney shall in any manner create any financial or any other liabilities or obligation of any kind whatsoever upon the OWNERS.

**ARTICLE - VII : SPACE ALLOCATION :**

7.1 Owners shall get 32% constructed FAR of each floor the building and car parking space to be constructed according to the plan to be sanctioned by concerned Borkola Gram Panchayet and/or any other authorities including proportionate share of land and common user of common spaces morefully described in Second Schedule hereunder.

ADMINISTRATIVE ENTERPRISE  
Tant of Shobana Dey  
Pragati

Mamoni Pandit

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Zargha Zia  
Julekha Parbati

Bindu Gupta

Tant of Shobana Dey

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7.2 The DEVELOPER shall have the exclusive right to deal with the DEVELOPER'S allocation of the newly constructed building in such manner and in transferring the DEVELOPER'S right and interest therein and/or part thereof without any right and interest therein and/or part thereof without any claim or intervention whatsoever by the Owners and/or any person claiming right through or under them. The OWNERS shall at the request of the DEVELOPER be bound to execute and register all agreement for sale and/or other documents and also to present and execute and register the sale deed as prepared by the DEVELOPER in favour its nominee or nominees in respect of the DEVELOPER'S allocation as envisaged in law or through the power of Attorney granted by the owners to the Developer. In any circumstances the owners shall have no right to revoke the Power of Attorney granted by the Owners to the Developer till the

ANANGSINA ENTERPRISE  
Tanjong Pagar  
Proprietor

Bindu Gupta  
Zargha Lia  
Julekha Parbhin  
Mamoni Pandit

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Sale of the entire Developer's allocation to the intending Purchasers. If before the Sale of the Developer's Allocation to the Intending Purchasers, the Owners revoke the said General Power of Attorney such revocation shall not be acted upon the Developer and the Developer shall have right to transfer the Developer's allocation to the Purchasers by virtue of the said Power of Attorney.

**ARTICLE - VIII : BUILDING :**

8.1 The DEVELOPER shall its own cost construct, erect and complete the building and the common facilities and amenities at the said property in accordance with the plan to be sanctioned by the Borkola Gram Panchayet authorities/other appropriate authorities with good and standard materials as mentioned in the Third Schedule hereunder.

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KAMUSKINA ENTERPRISE

Taiti Tshaltalweyee

Proprietor

Bindu Gupta  
Zargua Zia  
Julekha Purbhien  
Mamoni Pandit

8.2 The DEVELOPER shall be authorized in the name of the OWNERS to apply for and obtain quotations, entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the OWNERS shall execute in favour of the DEVELOPER or its nominee a Power of Attorney and other authorities as shall be required by the DEVELOPER from time to time.

**ARTICLE - IX : LEGAL PROCEEDINGS :**

9.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the DEVELOPER to defend all actions, suits and proceedings which may arise relating only to the work of development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the DEVELOPER.

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Tajik Bhabha Chowdhury

Proprietary

Bindu Gupta  
Zargha Zia  
Julekha Farukhin  
Mamoni Pandit

**ARTICLE - X : DEVELOPER'S INDENTITY :**

10.1 The DEVELOPER do hereby undertake to keep the OWNERS indemnified against all third party claims and actions arising out of any sort of act or omission of the DEVELOPER in or relating to, the construction of the said building.

**ARTICLE - XI: OWNERS' INDEMNITY :**

11.1 The OWNERS shall keep the DEVELOPER and all persons claiming through or under them duly indemnified and kept harmless against any claim or demand of any nature arising out of or concerning the said premises, for all intents and purposes of this presents.

**ARTICLE - XII: MISCELLANEOUS :**

12.1 The OWNERS and the DEVELOPER have entered into this agreement purely on principal to principal

RANMOHANA ENTERPRISE  
Tait - Taitoacharya  
Prasanna

Bindu Gupta  
Zargua Zia  
Julekha Parbhin  
Mamoni Pandit

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basis and nothing contained herein shall be deemed to construe a partnership between the DEVELOPER in any manner nor shall the parties thereto constitute an association of persons.

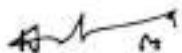
12.2 It is understood that from time to time in order to facilitate the construction of the building by the DEVELOPER various deeds matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the owners and various applications and other documents may be required to be signed or made by the OWNERS relating to which specific provisions may not have been mentioned herein. The OWNERS hereby undertake to authorize and empower the DEVELOPER in that matter and the OWNERS shall execute all such additional power of attorney and/or authorizations in favour of the DEVELOPER or its nominee or nominees as may be required by the

Mamoni Pandit

Bindu Gupta

Sargua Dha

Julekha Parbhin



DEVELOPER for that all such acts deeds matters and things do not in any way infringe on the rights of the OWNERS and/or go against the spirit of this Agreement.

12.3 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS if DELIVERED by hand with due acknowledgement or sent by registered post with acknowledgement due at the residence of the OWNERS and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by registered post to the Registered Office of the DEVELOPER.

12.4 The Owners *and their agents*, shall frame a scheme for the management and administration of the said building or buildings and/or common part thereof. All purchasers shall be bound to abide by the rules and

HANMIRKISHINA ENTERPRISES  
Tinku T. Shastri  
PROMOTER

Mamoni Pandit

Bindu Gupta  
Zargha Zia  
Julekha Parbhin

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regulations of such Management / Society / Association. *after sale of the developer's allocation.*

12.5 The name of the building shall be decided by the Owners and DEVELOPER jointly.

12.6 Each party shall render to the other all reasonable information necessary to apply for and/or obtain all sanction, permission, clearance, approvals and/or authorisation and shall do all such acts, deeds and sign such papers and documents as may be necessary to enable the Developer to collect and receive all types of sanction approval and clearance from concerned authorities or bodies and refunds or other payments or deposits made by the developer.

**ARTICLE - XIII: DOCUMENTATIONS :**

13.1 All such documents of transfer including sale agreement and deed of conveyance in respect of the

Bindu Gupta

Tarun T. Shrivastava

RAMKRISHNA ENTERPRISE  
Tarun T. Shrivastava

Bindu Gupta  
Zargua Zia  
Julekha Parbhin  
Mamoni Pandit

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building shall be prepared, drafted and registered by the Advocate approved by the Developer and the owners shall have no right to interfere with the same in any manner whatsoever. *only in respect of the developer's action.*

**ARTICLE - XIV: FORCE MAJEURE :**

14.1 The Owners / Developer shall not be responsible for breach of any of the terms and conditions herein contained and on the part of the Owners/Developer to be performed and observed if it is present and by any of the conditions herein below :

- i. Fire.
- ii. National Calamity
- iii. Tempest
- iv. Labour Unrest
- v. Local problem and/or local disturbance.
- vi. Any prohibitory order from the court, Kolkata Municipal Corporation and other authorities.

*A 2*

*Bindu Gupta*

*Tait Tait*

*PANCHSHILA ENTERPRISE  
Tait Tait*

*Bindu Gupta  
Zargha Zia  
Julekha Farbhin*

*Momoni Bondit*



- vii. Any other unavoidable circumstances beyond control of the Owners/Developer.

**ARTICLE - XV : DISPUTES REDRESSAL :**

All disputes arising between the parties concerning and relating to and arising out of this agreement and/or interpretation thereof and/or any act or omission of the parties hereto shall first be attempted to be amicably resolved within a reasonable time by the parties inter se failing which the same shall be referred for adjudication through Arbitration. Each party shall be eligible to nominate its own Arbitrator and the Arbitration so nominated shall appoint a third Arbitrator which shall constitute the Arbitral Tribunal and such Arbitral Tribunal shall proceed for adjudication of the matter as per provisions contained under the Arbitration & Conciliation Act, 1996 and the rules framed thereunder or consequent amendments made and the sittings

RAMKRISHNA ENTERPRISE  
Faint - 12/11/2017

Mamoni Pandit

Bindu Gupta  
Zargua Lia  
Julekha Parekhin

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thereof shall be held at Calcutta and the language shall be used English.

The decision of the Arbitral Tribunal shall be final binding and conclusive according to law.

**ARTICLE - XVI : JURISDICTION :**

*including the district court, Medinipur.*

16.1. The Courts at Calcutta shall have exclusive jurisdiction for adjudication of any dispute concerning and/or relating to and arising out of this agreement and/or implementation of any act by the parties hereto fully and particularly set out in the first schedule hereto.

**ARTICLE - XVII : APPLICABLE LAWS:**

17.1. The interpretation of this agreement and/or any acts and/or omission arising out of this agreement including the conduct of the parties shall be governed by the applicable laws for the time being in force in

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*KAMRUSHNA ENTERPRISE  
Tait - Tait*

*Bindu Gupta  
Zargana Zia  
Julekha Parbhin  
Mamoni Pandit*

India and/or State of West Bengal including amendments and modifications from time to time.

**FIRST SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of land measuring about 24 decimals situate and lying at Mouza- Jharia, J.L. No. 208, P.S. Kharagpur under R.S. Khatian No. 77, L.R. Khatian No. 142, New L.R. Khatian Nos. 366 (Smt. Mamoni Pandit), 367 (Julekha Parbhin), 368 (Zarquua Zia) and 369 (Smt. Bindu Gupta) Dag R.S. & L.R. No. 296, District-Paschim Medinipore under Borkola Gram Panchayet by dint of a Registered Deed of Sale dated 20th day of May 2013 registered in the Office of A.D.S.R., Kharagpur, Paschim Medinipore, which is butted and bounded as follows:

On the North : SIBA PRASAD SENAPATI (PLOT NO. 296)  
 On the South RUISONDA MOUZA AND DRAIN  
 On the East ABDUL BARI  
 On the West LAND OF LOENATH SENAPATI (PLOT NO. 296).



Bindu Gupta

Touk Shambhu Chary

Bindu Gupta  
 Zarquua Zia  
 Julekha Parbhin

Mamoni Pandit

RAMKRISHNA ENTERPRISE  
 Touk Shambhu Chary  
 Proprietor

**SECOND SCHEDULE ABOVE REFERRED TO :****OWNERS' ALLOCATION**

Owners shall get 32% constructed FAR of each floor of the building and car parking space to be constructed according to the plan to be sanctioned by the concerned Borkola Gram Panchayet and/or any other appropriate authority including proportionate share of land and common user of common spaces.

**THIRD SCHEDULE ABOVE REFERRED TO :****(Developer's Allocation)**

**ALL THAT** Developer shall get 68% constructed FAR of each floor of the building and car parking space to be constructed according to the plan to be sanctioned by the concerned Borkola Gram Panchayet and/or any other appropriate authority including proportionate share of land and common user of common spaces.

RAMKRISHNA ENTERPRISES  
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Proprietor

Mamoni Pandit

Gupta  
Zia  
Sachin  
Baindu  
Langra  
Julekha

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**FOURTH SCHEDULE ABOVE REFERRED TO :****SPECIFICATION FOR CONSTRUCTION OF FLAT**

1. **FOUNDATION & STRUCTURE** : R. C.C. frame structure.
2. **BRICK WORK** :- All external walls will be of 8" / 1<sup>st</sup> class brickwork and all internal wall will be 5" / 3" brick as per specification.
3. **FLOORING** : Bed room, dining room and drawing room are Vitrified Ceramic tiles. Staircase is marble.
4. **DOOR** : Wooden frame and flush door.
5. **WINDOW** : Steel window with glass fittings.
6. **WALL** : Inside Wall shall be finished with Plaster of Paris.
7. **TOILET** : Walls with Glazed Tiles upto 5' feet with scadding height over Concealed water Pipelines, Hot and cold arrangements. Bath room floor, main door wooden, flush doors in bedrooms vitrified

RAMKRISHNA ENTERPRISE  
Tant-T-Shrestha

Mamoni Pandit  
Baindu Gupta  
Kargua Zia  
Julekha Parbhin

all rd.

anti-skid tiles. All fittings will be with standard quality materials.

8. Porcelain EWC Commode, Washbasin with fittings of White colour of cera.
9. **ELECTRICALS** : Concealed copper wiring.

All fittings and points for lighting, fans, freeze, micro, geyser, chimney, AC meter line of Anchor quality and ISI branded. Separate meter in the name of the Owners should be provided at the cost of owners.

10. **KITCHEN** : Cooking platform shall have black stone with stainless sink. Choice able Ceramic Tile 2.5' feet above cooking platform \*

11. **ROOF** : The roof to be coated with water proofing compound.

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RAMKISHNA ENTERPRISE  
Taiti Bhambhaniwary  
Prabhakar

Bandu Gupta  
Zargun Zia  
Julekha Parbhin  
Mamoni Pandit

**THE FIFTH SCHEDULE ABOVE REFERRED TO :****(Common parts and Portions)**

1. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
2. Drains and seers from the premises to the Municipal Duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the property.
4. Boundary walls of the premises including outer side of the walls of the building and main gates.
5. Water pump and motor with installation.
6. Water pump overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.

RAMKISHAN ENTERPRISE  
Taiti Sheethamburjee  
Proprietor

Raindu Gupta  
Zargua Zia  
Julekha Parekhin  
Mamoni Pandit

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7. Electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding these as are installed for any particular unit) and spaces required therefore.
8. Windows/door/grills and other fittings of the common area of the property.
9. Generator if any, its installations and its allied accessories and room.
10. 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 units as are necessary.
11. There will be a lift for common use in the building, (as per developer's choice).
12. A part of the terrace/ultimate roof will be covered by colour on sheet for common use and beautification as per developer choice.

RAMESH IN A ENTERPRISE  
 Toit - 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18 - 19 - 20 - 21 - 22 - 23 - 24 - 25 - 26 - 27 - 28 - 29 - 30 - 31 - 32 - 33 - 34 - 35 - 36 - 37 - 38 - 39 - 40 - 41 - 42 - 43 - 44 - 45 - 46 - 47 - 48 - 49 - 50 - 51 - 52 - 53 - 54 - 55 - 56 - 57 - 58 - 59 - 60 - 61 - 62 - 63 - 64 - 65 - 66 - 67 - 68 - 69 - 70 - 71 - 72 - 73 - 74 - 75 - 76 - 77 - 78 - 79 - 80 - 81 - 82 - 83 - 84 - 85 - 86 - 87 - 88 - 89 - 90 - 91 - 92 - 93 - 94 - 95 - 96 - 97 - 98 - 99 - 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 179 - 180 - 181 - 182 - 183 - 184 - 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Pratishtha

Paindu Gupta  
 Zargana Zia  
 Tulcha Farbhin  
 Marmori Pandit

4/1/20



IN WITNESS WHEREOF the parties have hereto set  
and subscribed their respective hands and seals the  
day, month and the year first above written.

In the presence of

WITNESS:

1) Samrat Pandit  
S/o - Rajit Pandit  
S/o - Sagnal K.P.

2) Shikha Gidla.  
Douglas School.  
W/o Late Paul Gidla.  
Sahya, Kharagpur.

① Bindu Gupta

② Zargha Zia

③ Mamoni Pandit

④ Julekha Parbhin

SIGNATURE OF THE OWNERS

RANKESHINA ENTERPRISE

Taiti Shakti Choudhary

SIGNATURE OF THE DEVELOPER

Drafted and Prepared by me :

Nitai Ch. Saha

Kh'pore Advocates  
Kh'pore Court

Regd. No. KOL-27  
F-102 of 1988.

Computer printed by:

Dilip Kr. Sinha.  
Dilip Kr. Sinha

MEMO-OF-CONSIDERATION.

RANKESHINA ENTERPRISE  
Taiti Shakti Choudhary  
Proprietor

## MEMO OF CONSIDERATION

Received a sum of Rs. 4000/- (Rupees four thousand) only from the developer **Sri Tarit Bhattacharjee** towards booking of the property under this Agreement in the following manner.

By cash (which will be entitled to the owners equally) Rs. 4000/-

(Rupees four thousand) only

Total - Rs. 4000/-

Witnesses:-

1) *Saurat Pandit*

2) *Shikha Sidla*

1. *Bindu Gupta*

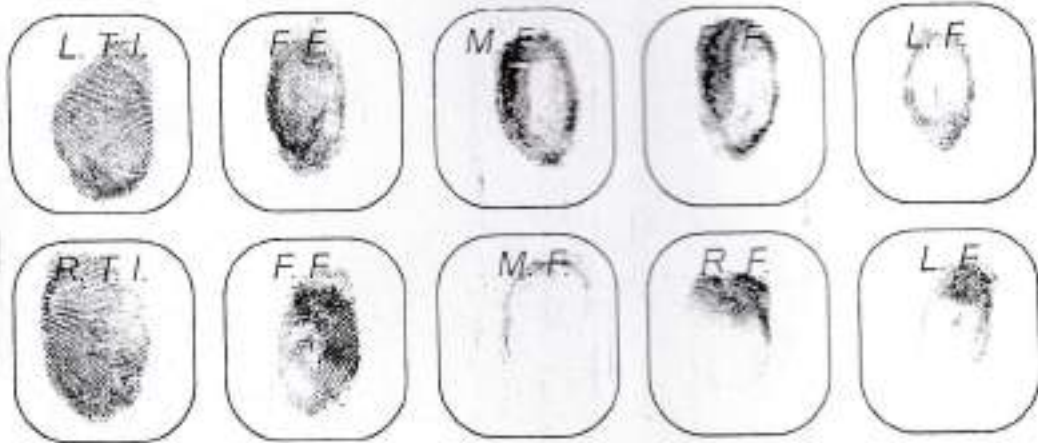
2. *Zargua Zia*

3. *Mamoni Pandit*

4. *Julekha Pasobhin*

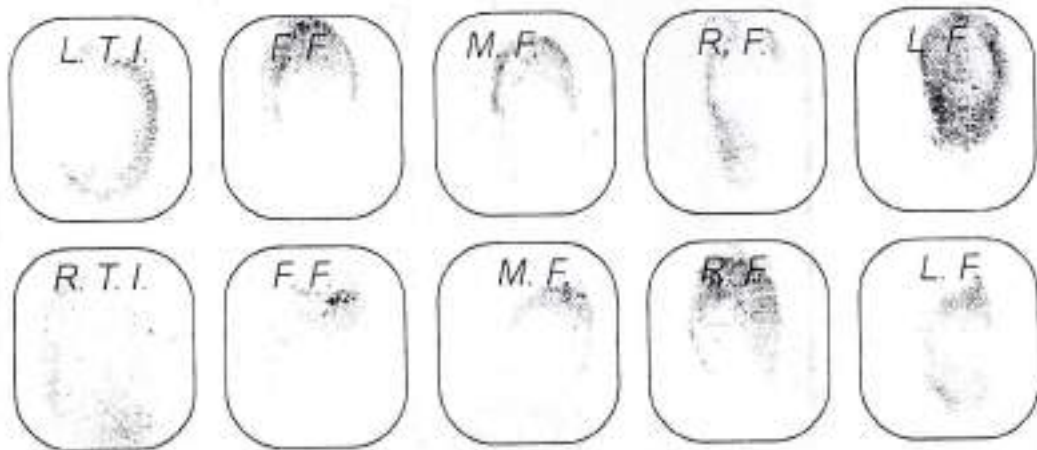
Signatures of the owners

Finger prints of the Owner No. - 1



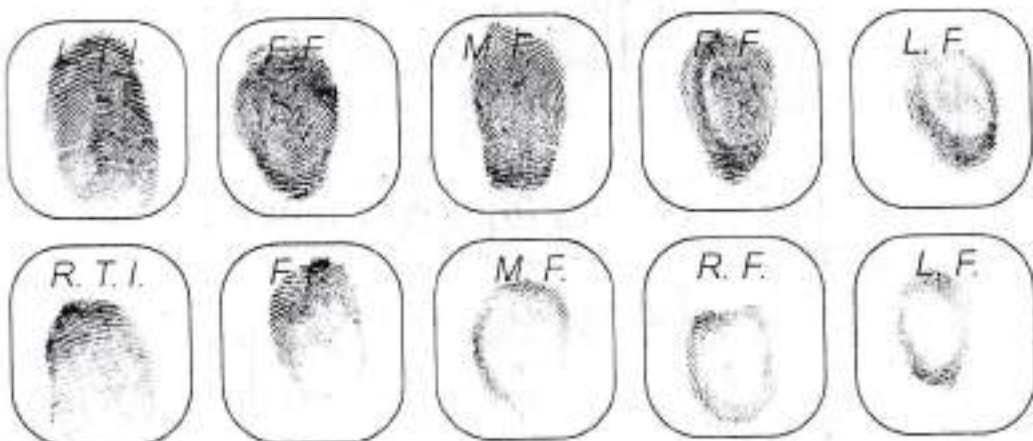
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Finger prints of the Owner No. - 2



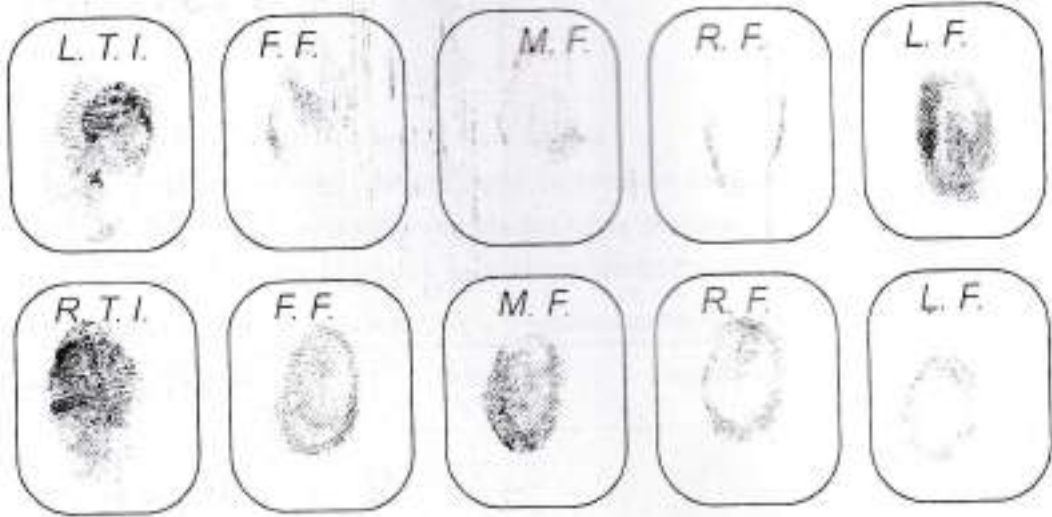
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Finger prints of the Owner No. - 3



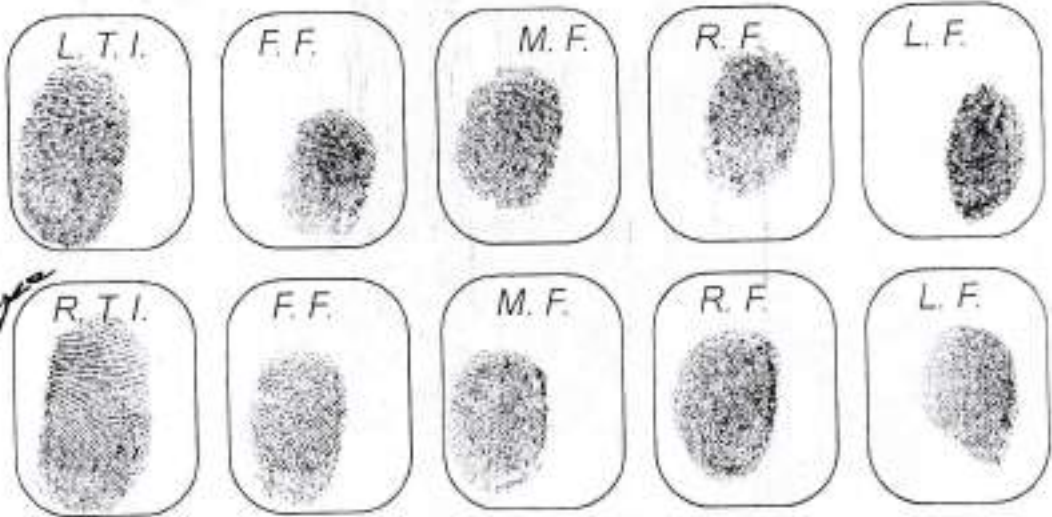
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SIGNATURE

Finger prints of the Owner No. - 4



Julekha Paschim  
SIGNATURE

Finger prints of the Devloper



RAMKISHAN ENTERPRISE  
SIGNATURE  
Proprietor









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10101000312576/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Bindu Gupta Bhawanipur, Ward No. 16, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Land Lord		 502	<i>Bindu Gupta</i> 24.8.16
2	Smt Zarqua Zia Debalpur, Holding No. 423/1, Ward No. 5, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Land Lord		 503	<i>Zarqua Zia</i> 24.8.16
3	Smt Mamoni Pandit Sanjoal Natunpara, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Land Lord		 504	<i>Mamoni Pandit</i> 24.8.16

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Julekha Parbhin Bhawanipur, Wrđ No. 16, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Land Lord		 505	Julekha Parbhin 24.8.16
5	Shri Tarit Bhattacharjee 23/14 Naktala Road, P.O:- Kolkata, P.S:- Patuli, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Represent ative of Developer [M/ S Ramkrishn a Enterprise		 506	Tarit Bhattacharjee 24.8.16
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Samrat Pandit Son of Shri Ranjit Pandit Sanjoal, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721301	Smt Bindu Gupta, Smt Zarqua Zia, Smt Mamoni Pandit, Julekha Parbhin, Shri Tarit Bhattacharjee		Samrat Pandit 24.8.2016	

(Jaydip Maity)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
KHARAGPUR  
Paschim Midnapore, West  
Bengal

## Major Information of the Deed

Deed No :	I-1010-06409/2016	Date of Registration	8/26/2016 3:22:32 PM
Query No / Year	1010-1000312576/2016	Office where deed is registered	
Query Date	18/08/2016 2:06:37 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	S R Roy Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9434218556, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 24,00,000/-	Rs. 24,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

### Land Details :

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: BARKOLA, Mouza: Jharia(208)

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-296	RS-77	Vastu	Jal	24 Dec	24,00,000/-	24,00,000/-	Width of Approach Road: 14 Ft.,
<b>Grand Total :</b>					<b>24Dec</b>	<b>24,00,000 /-</b>	<b>24,00,000 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Bindu Gupta</b> Wife of Shri Mukesh Kumar Gupta Bhawanipur, Ward No. 16, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Pvt. Residence
2	<b>Smt Zarqua Zia</b> Wife of Md Kamal Ahmed Debalpur, Holding No. 423/1, Ward No. 5, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Pvt. Residence
3	<b>Smt Mamoni Pandit</b> Wife of Shri Samrat Pandit Sanjoal Natunpara, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Pvt. Residence
4	<b>Julekha Parbhin</b> Wife of Abdul Bari Bhawanipur, Wrd No. 16, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/ S Ramkrishna Enterprise</b> 23/14 Naktala Road, P.O:- Kolkata, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Tarit Bhattacharjee</b> Son of Late Tarapada Bhattacharjee 23/14 Naktala Road, P.O:- Kolkata, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/ S Ramkrishna Enterprise (as PROPRIETOR)

**Identifier Details :**

Name & address	
Samrat Pandit Son of Shri Ranjit Pandit Sanjoal, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Bindu Gupta, Smt Zarqua Zia, Smt Mamoni Pandit, Julekha Parbhin, Shri Tarit Bhattacharjee	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Bindu Gupta	M/ S Ramkrishna Enterprise-6 Dec
2	Smt Zarqua Zia	M/ S Ramkrishna Enterprise-6 Dec
3	Smt Mamoni Pandit	M/ S Ramkrishna Enterprise-6 Dec
4	Julekha Parbhin	M/ S Ramkrishna Enterprise-6 Dec

Endorsement For Deed Number : I - 101006409 / 2016



On 19-08-2016

**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 24,00,000/-

*Jmad*

Jaydip Maity

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KHARAGPUR  
Paschim Midnapore, West Bengal

C-24-08-2016

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

Presented for registration at 18:40 hrs on 24-08-2016, at the Private residence by Smt Bindu Gupta, one of the Executants.

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

Execution is admitted on 24/08/2016 by 1. Smt Bindu Gupta, Wife of Shri Mukesh Kumar Gupta, Bhawanipur, Ward No. 16, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife, 2. Smt Zarqua Zia, Wife of Md Kamal Ahmed, Debalpur, Holding No. 423/1, Ward No. 5, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Muslim, by Profession House wife, 3. Smt Mamoni Pandit, Wife of Shri Samrat Pandit, Sanjoal Natunpara, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife, 4. Julekha Parbhin, Wife of Abdul Bari, Bhawanipur, Wrd No. 16, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Muslim, by Profession House wife

Indetified by Samrat Pandit, Son of Shri Ranjit Pandit, Sanjoal, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, By caste Hindu, By Profession Business

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

Execution is admitted on 24/08/2016 by Shri Tarit Bhattacharjee PROPRIETOR, M/ S Ramkrishna Enterprise, 23/14 Naktala Road, P.O:- Kolkata, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Samrat Pandit, Son of Shri Ranjit Pandit, Sanjoal, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, By caste Hindu, By Profession Business

*Jmad*

Jaydip Maity

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KHARAGPUR  
Paschim Midnapore, West Bengal

On 26-08-2016

**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 : 4  
(g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,000/- and Stamp Duty paid by Stamp Rs 5,000/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 37792, Amount: Rs.5,000/-, Date of Purchase: 22/08/2016, Vendor name: Subhankar Das
2. Stamp: Type: Court Fees, Amount: Rs.10/-

*Jaydip*

Jaydip Maity  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KHARAGPUR  
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2016, Page from 121242 to 121294

being No 101006409 for the year 2016.



Digitally signed by JOYDIP MAITY  
Date: 2016.08.30 16:25:00 +05:30  
Reason: Digital Signing of Deed.

*J. Maity*

(Jaydip Maity) 30/08/2016 16:24:59  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KHARAGPUR  
West Bengal.

(This document is digitally signed.)