

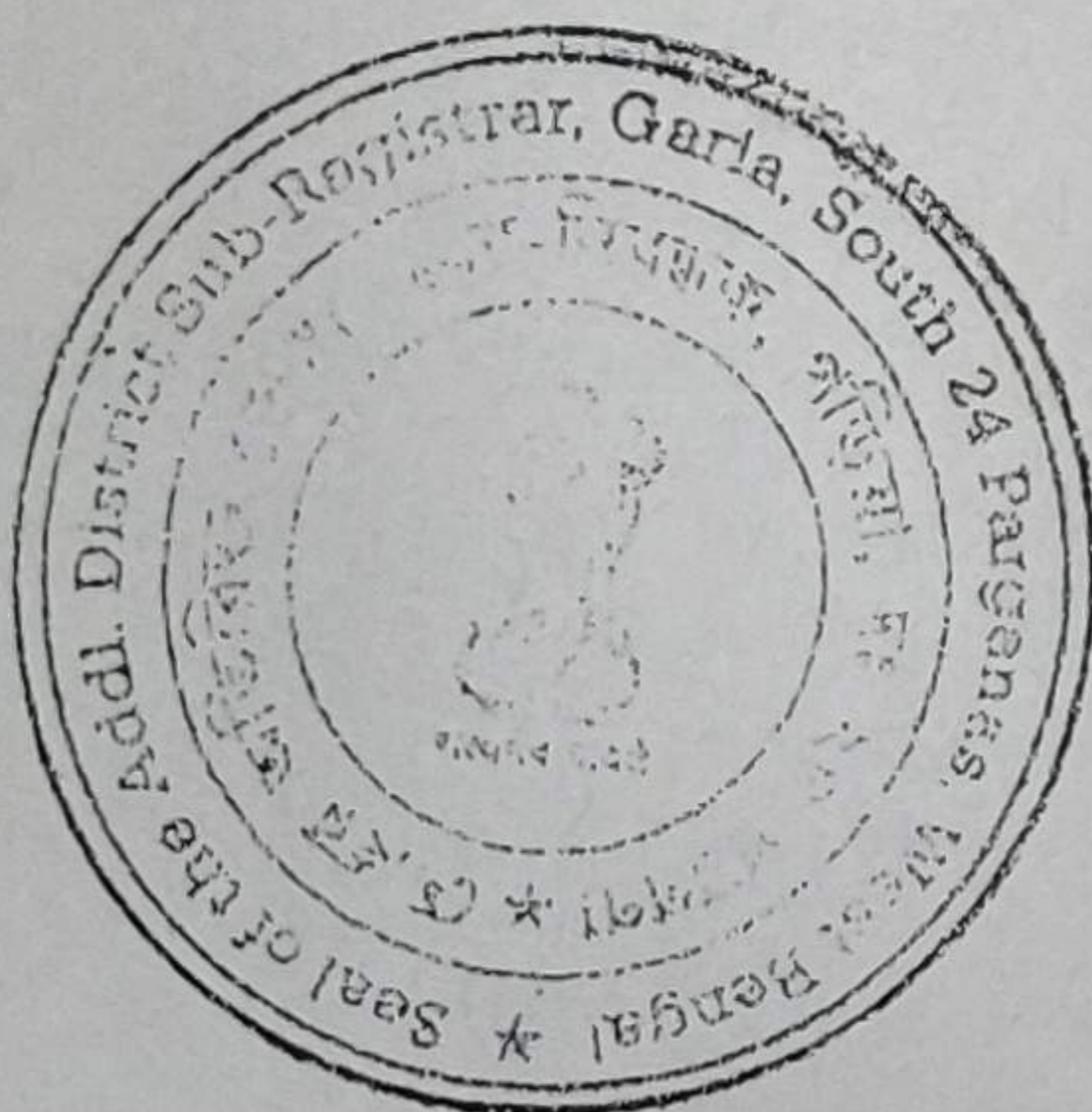


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Additional District Sub-Registrar,
Garla South 24 Parganas

10 JAN 2018

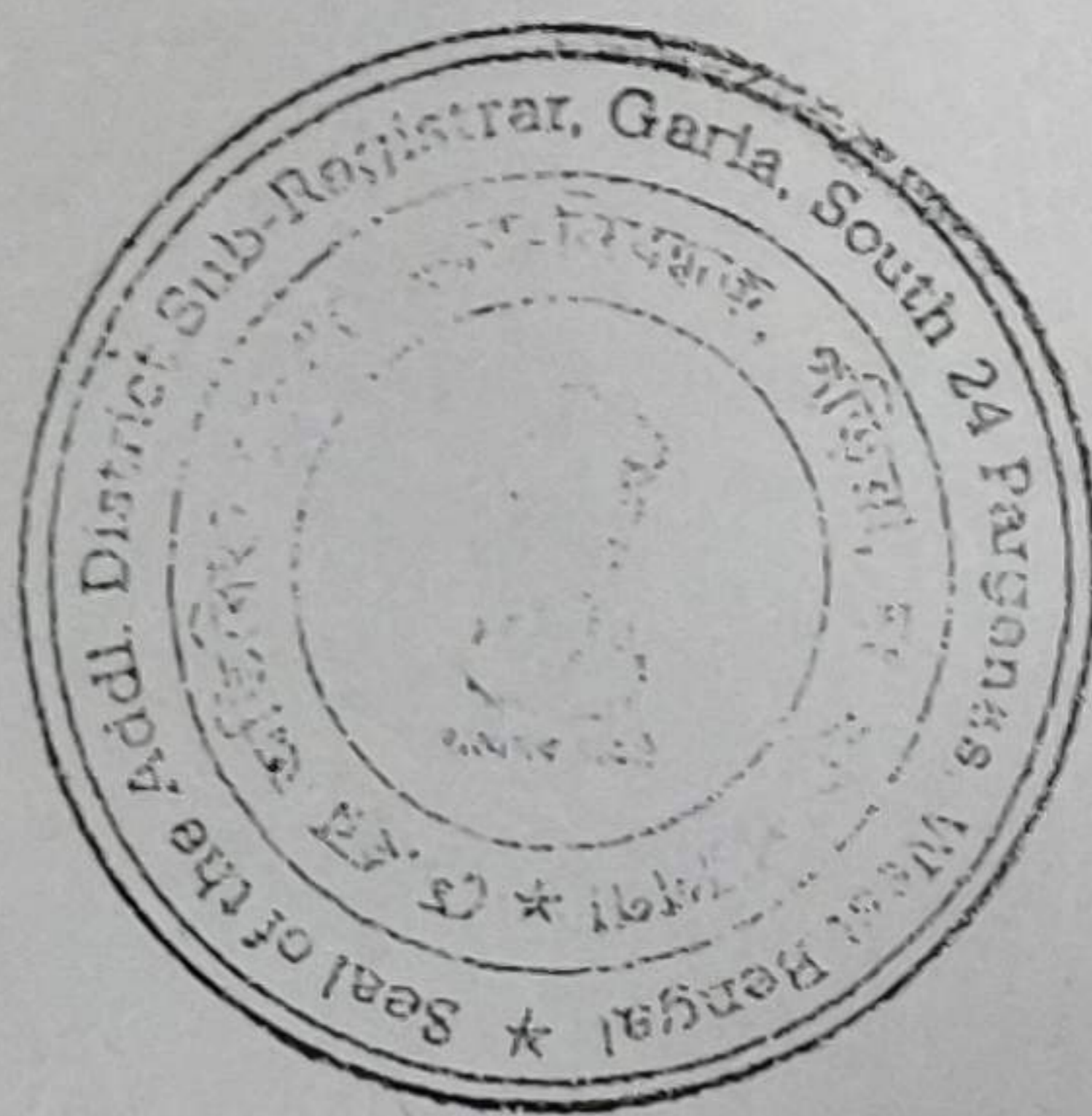
- Windows : All windows will be of anodized aluminum frames with glass panes (sliding windows).
- Flooring : All floors would be made of vitrified tiles (2'x2') with skirting up to 4 inches and the floor of the bathrooms and kitchens of anti-skid vitrified tiles.
- Kitchen : One 8'x2' Granite Kitchen cooking platform with 2 ½ ' high glazed tiles to be fitted over the cooking range of kitchen and one Granite sink of 2'x2' size fitted with one C.P. Sink-cock on C.P. Stop Cock and C.P. Piller-cock.
- Toilet & WC : Fittings with vitreous European Wash Basin with chromium plated bib-cock, PVC low down cistern with one C.P. Shower, one C.P. Stop-cock and two C.P. Water taps all of ISI standards according to the Developer's choice and walls would be fitted with glazed tiles up to 7' height including skirting would be fitted in the toilets. All the plumbing connections would be in concealed form.
- Electrical : All electrical would be concealed. All the electrical wiring would be done with wire and all electrical would be of brand or equivalent.
- Drawing/Dining shall have 4 light points, 2 fan points, 1 Television Point, 1 Fridge point, one Washing Machine point close to Bathroom/Kitchen, one Cable line point, 2 plug points and one Power Point.
- Each of the Bed Rooms shall have 1 Fan point, 2 light points and 1 Plug point in all Bed Rooms and 1 A.C. point in one Bed Room only.
- Kitchen shall have 1 light point, 1 plug point and 1 point for Chimney or Exhaust fan.



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- 4.3 All applications, plans, papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction/ modification or alteration of the plan from the appropriate authorities shall be prepared by the Developer and approved by the Owner at Developer's own costs and expenses and the Developer shall bear and pay all fees including architect's fees, charges, and expenses required to be paid or deposited for development of the premises.
- 4.4 The Developer is hereby authorized and empowered by the Owner at all times during subsistence of this agreement in relation to the said construction work so far as may be necessary to apply and obtain temporary or permanent connection of water and electricity to the proposed building and other facilities required for construction of the proposed building.

ARTICLE - V, DEVELOPER'S OBLIGATIONS

- 5.1 The Developer hereby agrees to commercially develop the newly constructed building strictly in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality with such modifications or alternations as may be required or be made by the Developer duly approved by the Rajpur Sonarpur Municipality.
- 5.2 The Developer has agreed to allocate the owner's allocation in the said building as detailed in clause No. 1.7 written hereinabove and hand over the same to the Owner finished in all respect before which will be treated as a part of consideration of this Agreement.
- 5.3 The Developer shall, during the construction and development of the said property, strictly follow the laws, rules and regulations as laid down by the Government, and/or statutory and/or local body or bodies and other concerned authorities to that effect.

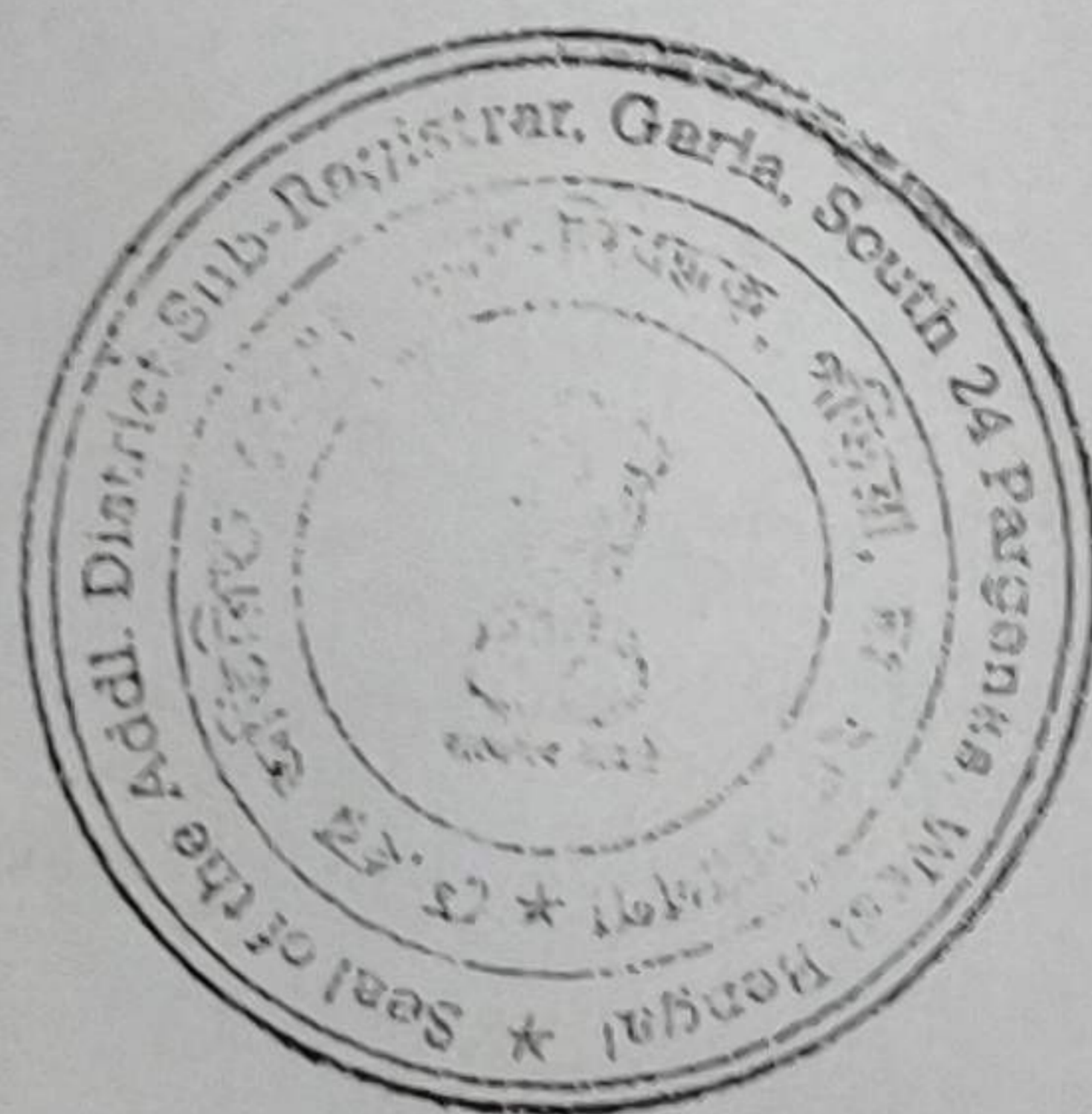
AND WHEREAS the said Manujendra Majumder transferred his leasehold right in respect of the above stated property in favour of the Lease Holder/Land Owner herein by virtue of Deed of Indenture dated 15.05.2002 duly registered at the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas and the same has been recorded in Book No.I, Volume No. 61, pages from 269 to 274, being No. 3745 for the year 2002. The said registered lease deed, with terms and conditions of the Memorandum of Regulations of the consisting Constitution and subsequent amendments of the aforesaid Memorandum of Regulations, herein more fully described in the Annexure.

AND WHEREAS subsequently the Lease Holder/Land Owner herein mutated his name in the records of the Rajpur Sonarpur Municipality, Ward No. 28, being known as Holding No. 511, North East Fartabad and regularly paid taxes to the State of West Bengal.

AND WHEREAS for the purpose of developing the said property, the Lease Holder/Land Owner herein while in search of a reputed developer came across the present developer and the Developer approached the Owner with the proposal to complete the construction of the said residential building at its cost as per approved plan to be sanctioned by the Rajpur Sonarpur Municipality under certain terms as detailed hereunder and the Owner accepts such proposal.

ARTICLE - I, DEFINITION

- 1.1 OWNER/LEASE HOLDER shall means SRI KALLOL DE, son of Late Dr. Tarun Sashi De, residing at 16B, Jheel Road, P.O. Santoshpur, P.S. Garfa (erstwhile Kasba), District. South 24 Parganas, Pincode-700075, his legal heirs, executors, administrators, legal representatives and assigns.



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Additional District Sub-Registrar,
Garla South 24 Parganas

10 JAN 2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 3817 to 3847
being No 162900080 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.01.15 14:49:02 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 15-Jan-18 2:46:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)