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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document

NM/AGREE/25692

Additional District Sub Registrar  
Sealdah

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 28th... day of September Two Thousand and Sixteen UNNATI HOLDINGS LLP, having Income Tax Permanent Account No. (PAN) "AAEFU6699R", A Company incorporated under the Companies LLP Act. 2008, having its registered office at 10, Raja Kali Krishna Lane, Post Office - Hatkhola, Police Station - Jorabagan, Kolkata - 700 005, being represented through its Partners (1) SRI MAHESH SINGHANIA son of Late Maman Chand Singhania, having Income Tax Permanent Account No. (PAN) "ALEPS1919D", by faith - Hindu, by occupation - Business, residing at 28B, Rowland Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata - 700 020 now AE/583, Salt Lake City,

ক্রমিক নং: ৭১৮ তারিখ: ৬/৭/১৬  
 মূল্য: 100/-  
 ক্রেতা: ARUN KUMAR BHAUMIK  
 পেশা: Advocate  
 স্থান: Calcutta High Court  
 হেতা: Kanchitpur  
 আই: ১৩  
 কাশিশু: জি.এস. আর অফিস  
 ভেদ: ১ - রজিডা শাল

ট্রেজারি নং: ০৫ SEP 2016  
 টি ভি নং: ০৫ SEP 2016

স্বাক্ষর: 2000000 B 285mm  
 ই.টি.ভি.নং: ০৫  
 স্বাক্ষর বহিন করা হয়েছে



A. D. S. R. SEALDAH  
 29 SEP 2016  
 Dist.- South 24 Parganas

১০ Rajib Dasgupta  
 ১৬ at R.C. Bhaumik  
 ১৩-১৩৭ Kanchitpur  
 ১৩৬৩  
 ১৩৬৩



Sector - I, Post Office - Bidhannagar, Police Station - Bidhannagar, Kolkata - 700 064, (2) <sup>SMT</sup> SRI SONU SINGHANIA <sup>daughter</sup> son of Sri Ashok Udaypuria, having Income Tax Permanent Account No. (PAN) "AUMPS0672G", by faith - Hindu, by occupation - Business, residing at 28B, Rowland Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata - 700 020 now AE/583, Salt Lake City, Sector - I, Post Office - Bidhannagar, Police Station - Bidhannagar, Kolkata - 700 064, (3) SRI ANKIT AGARWAL son of Sri Ashok Agarwal, having Income Tax Permanent Account No. (PAN) "AUQPA2878N", by faith - Hindu, by occupation - Business, residing at 28B, Rowland Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata - 700 020, all are Indian Citizen, (4) M/S. RAPID MERCHANTS PRIVATE LIMITED, a private limited company, having Income Tax Permanent Account No. (PAN) "AACCR1834J", registered under the Companies Act, 1956, having its office at 28B, Rowland Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata - 700 020, being represented through its Director SRI MAHESH SINGHANIA son of Late Maman Chand Singhania, having Income Tax Permanent Account No. (PAN) "ALEPS1919D", by faith - Hindu, by occupation - Business, residing at 28B, Rowland Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata - 700 020 now AE/583, Salt Lake City, Sector - I, Post Office - Bidhannagar, Police Station - Bidhannagar, Kolkata - 700 064, Indian Citizen, hereinafter called the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the ONE PART.

**AND**

DEVARSHI REALCON PVT. LTD., a Private Limited Company, having Income Tax Permanent Account No. (PAN) "AAFCD7592N", having its office at 287/3, Purba Sinthee Road, Post Office - Ghughudanga, Police Station - Dum Dum, Kolkata - 700 030, represented by its Directors (1) SRI DEBASHIS DHAR son of Late M.M. Dhar, having Income Tax Permanent Account No. (PAN) "AGIPD1896M", by faith - Hindu, by occupation - Business, residing Flat No. 287/3, East Sinthee

Road, Post Office – Ghughudanga, Police Station – Dum Dum, Kolkata – 700 030, (2) SRI SANJAY DATTA son of Late G.C. Dutta, having Income Tax Permanent Account No. (PAN) "ADPPD3347R", by faith - Hindu, by occupation - Business, residing at 55/29, East Sinthee Road, Fakir Ghosh Para, Post Office – Ghughudanga, Police Station – Dum Dum, Kolkata – 700 030, in the District of North 24-Parganas (North), both are Indian Citizen, hereinafter called the DEVELOPER, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

WHEREAS One Bhagabati Charan Shaw (Saha) since deceased was the absolute owner of Premises Nos. 26/1 & 26/2, B.T. Road, 700 002. The said Bhagabati Charan Shaw (Saha) died intestate on 08.08.1942 leaving behind his wife Smt. Srangana Saha (who died on 02.01.1953) and four sons (i) Sri Satya Charan Shaw (Saha), (ii) Sri Niroda Charan Saha, (iii) Sri Hari Charan Saha, (iv) Sri Parbati Charan Saha as his only legal heirs and representatives.

AND WHEREAS Sri Satya Charan Shaw (Saha) first son of Late Bhagabati Charan Shaw (Saha) died intestate on 11.07.1947 leaving behind his wife Smt. Hemlata Saha and his only son Sri Tara Charan Shaw (Saha). Subsequently Smt. Hemlata Saha died intestate on 27.08.1982 leaving behind her only son Sri Tara Charan Shaw (Saha) and daughter Smt. Indumali Sarkar and they also died after the Deed of Partition of the said property which was registered in the year 1994.

AND WHEREAS Sri Niroda Charan Saha second son of Late Bhagabati Charan Shaw (Saha) died intestate on 26.11.1965 leaving behind his five sons (i) Sri Baroda Charan Saha, (ii) Sri Jnanada Charan Saha, (iii) Sri Promoda Charan Saha, (iv) Sri Manada Charan Saha, (v) Sri Snehada Charan Saha and daughters (i) Smt. Mnakumari Mondal and (ii) Smt. Sovana Saha. The predeceased wife of said Niroda Charan Saha died very long ago i.e. in the year 1932. Subsequently said Baroda Charan



Saha first son of said Late Niroda Charan Saha died intestate on 14.05.1991 leaving behind his only daughter Smt. Chandra Biswas and predeceased wife of said Baroda Charan Saha, died on 22.02.1990. Thereafter said Jnanada Charan Saha second son of Late Niroda Charan Saha died intestate on 08.04.1991 leaving behind his wife Smt. Sandhya Saha, only son Sri Amitava Saha and three daughters (i) Smt. Arpita Saha, (ii) Smt. Rita Mondal and (iii) Smt. Rinku Saha and thereafter said Promoda Charan Saha third son of Late Niroda Charan Saha died intestate on 13.02.2003 leaving behind his wife Smt. Mina Saha, only daughter Smt. Anjali Saha and two sons (i) Sri Sanjoy Saha and (ii) Sri Ajoy Saha. In the mean while two daughters of Late Niroda Charan Saha died one after another. The said Mankumari Mondal i.e. first daughter of Late Niroda Charan Saha died intestate on 30.03.1987 leaving behind her two sons (i) Sri Debdas Mondal, (ii) Sri Biman Mondal and four daughters (i) Smt. Anima Pramanik, (ii) Smt. Aloka Ghosh, (iii) Smt. Amita Chatterjee, (iv) Smt. Anita Paul and the said Sovana Saha i.e. second daughter of Late Niroda Charan Saha died intestate on 23.03.2000 leaving behind her three sons (i) Sri Kamal Saha, (ii) Sri Bani Prasanna Shaw, (iii) Sri rajat Saha and two daughters Smt. Indira bandyopadhyay and Smt. Mandira Mondal. Subsequently the husband of deceased daughters also died after the death of two daughters of Late Niroda Charan Saha.

AND WHEREAS Sri Hari Charana Saha third son of Late Bhagabati Charan Shaw (Saha) died intestate on 31.03.1981 leaving behind his wife Santasila Saha who died intestate on 03.12.1985 and four sons (i) Sri Nripati Charan Saha, (ii) Sri Sripati Charan Saha, (iii) Sri Ranapati Saha, (iv) Sri Sunil Saha and only daughters Smt. Rekha Mondal.

AND WHEREAS Sri Parbati Charan Saha fourth son of Late Bhagabati Charan Shaw (Saha) died intestate on 24.04.1982 leaving behind his wife Parimal Saha who died intestate on 17.12.1993 and four sons (i) Sri Rabindra Nath Saha, (ii) Sri Rathindra Nath Saha, (iii) Sri Salindra Nath Saha, (iv)

Sri Alok Kumar Saha and (i) Smt. Shefali Mondal, (ii) Smt. Tanurekha Mondal, (iii) Smt. Monorekha Saha, (iv) Chmpa Mondal, (v) Smt. Swapna Saha. Subsequently said Rabindra nath Saha first son of Late Parbati Charan Saha died intestate on 23.08.2003 leaving behind his wife Smt. Chhabi Saha, only daughter and son Smt. Meena Manjhi and Sri Sujit Saha respectively. In the mean while two daughters out of five daughters of Late Parbati Charan Saha died one after another. The said Shefali Mondal i.e. first daughter of Late Parbati Charan Saha died intestate on 19.06.1984 leaving behind her only son Sri Dipak Mondal and three daughters (i) Smt. Shyamali Khan, (ii) Kumari Bijoli Mondal (now deceased), (iii) Smt. Jayanti Biswas and husband Sri Anil Kumar Mondal (now deceased) and the said Tanurekha Mondal i.e. second daughter of Late Parbati Charan Saha died intestate on 20.02.2003 leaving behind her only daughter and son Smt. Sumita Saha and Sri Samir Kumar Mondal respectively and husband Sri Nirmal Kumar Mondal.

AND WHEREAS on October 27, 1994, a Deed of Partition was executed by and between the Vendors (successors of Late Niroda Charan Saha Late Hari Charan Saha and late Parbati Charan Saha) and Late Tara Charan Shaw (Saha) and late Indumati Sarkar successors of Late Satya Charan Shaw (Saha) which was duly registered in the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 315, Pages 454 to 475, Being Deed No. 13326 for the year 1994 and by virtue of the said Deed of Partition the vendors mentioned in the Deed of Conveyance herein received the property in terms of the Schedule – B of the said Deed of partition and the property (measuring 02 Cottahs 08 Chittaks and 16 sq.ft.) mentioned in the Schedule – C of the said Deed of partition was allotted to Late Tara Charan Shaw (Saha) and Late Indumati Sarkar successors of late Satya Charan Shaw (Saha).

AND WHEREAS by virtue of the Deed of Partition of even date Manada Charan Shaw and Others herein got 07 Cottahs 11 Chittaks 18 sq.ft. in total viz. 06 Cottahs 18 sq.ft. of land out of land out of Premises No. 26/2, B.T. Road, Kolkata – 700 002.



AND WHEREAS Manada Charan Shaw and Others sold out the part of 26/2, B.T. Road, Kolkata - 700 002 (as a co-sharers of undivided) measuring about 01 Cottah 03 Chittaks of land together with erections and rights of the tenants to (i) Sri Swarup Kumar Shaw (Saha) and (ii) Sri Arup Kumar Shaw (Saha) both are sons of Late Tara Charan Shaw (Saha) by execution Deed of Sale which was duly registered in the Office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 94, Pages 418 to 438, Being No. 13327 for the year 1994.

AND WHEREAS before the said Deed of Partition and sale deed, Manada Charan Shaw and Others along with co-sharers got their names mutated in the recorded of the Kolkata Municipal Corporation as an Assessee, vide Assessee No. 110060200476 and till date the revision in the assessment was not yet made. The Vendors herein submitted the prescribed KMC forms, duly filled in for the necessary mutation, separation and insertion of the heirs along with all the necessary documentary evidences.

AND WHEREAS as per the clause no. f in the page no. 12 of the partition Deed (vide Book No. I, Volume No. 315, Pages 454 to 475, Being No. 13326 for the year 1994) as mentioned hereinabove and the vendors mentioned herein as well as the FIRST PART of the said Deed of Partition, being desirous which is measuring about 06 Cottahs 08 Chittaks 18 sq.ft. to Sri Swapan Kumar Shaw (Saha) and Sri Arup Kumar Shaw (Saha) (the legal heirs and successors of said Tara Charan Shaw (Saha) and Indumati Sarkar), the party of the SECOND PART of the said partition deed. In this regard the vendors herein send a registered post to Sri Swarup Kumar Shaw (Saha) and Sri Arup Kumar Shaw (Saha) for their (Vendors) aforesaid offer vide registered post no. P-195 dated 05.11.2007. But in response to the above offer, Sri Swarup Kumar Shaw (Saha) and Sri Arup Kumar Shaw (Saha) have expressed their unwillingness to purchase the entire property rather they are willing to purchase only the portion of the land of the present vendors that they have already occupied. As

such, the vendors in this deed of conveyance shall be entitled to sell or otherwise transfer their allotted portion [except the portion occupied by Sri Swarup Kumar Shaw (Saha) and Sri Anup Kumar Shaw (Saha)] to any stranger i.e. Sandeep Construction of 15/1/2, matilal Mallick lane, Police Station – Baranagar, Kolkata – 700 035, Purchasers herein and for which the vendors indemnify and doth hereby covenant with the Purchasers.

AND WHEREAS by a Deed of Conveyance dated 13.08.2008 registered at the office of the Addl. Registrar of Assurances – I, Kolkata, copied in Book No. I, CD Volume No. 22, Pages 8312 to 8347, Being No. 10732 for the year 2008 Sri Manada Charan Sah and Others sold, transferred and conveyed to M/S. Sandeep Construction ALL THAT piece or parcel of land measuring an area 05 Cottah 15 Chittaks 38 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft; fully tenant occupied lying and situated at 26/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dihi Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas.

AND WHEREAS M/S. Sandeep Construction, the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 05 Cottah 15 Chittaks 38 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft; fully tenant occupied lying and situated at 26/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dihi Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas. The Vendor has obtained the Building Sanction Plan from Kolkata Municipal Corporation for construction of a G + 4 storied Building being Sanction Plan No. 2014010063 dated 22.09.2014.

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AND WHEREAS by a Deed of Conveyance dated 29.9.2016, registered at the office of the Addl. District Sub-Registrar Sealdah, copied in Book No. I, Being No. 16062646.. for the year 2016, **M/S. SANDEEP CONSTRUCTION** sold, transferred and conveyed to **UNNATI HOLDINGS LLP** ALL THAT piece or parcel of land measuring an area 05 Cottah 15 Chittaks 38 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft; fully tenant occupied with Sanction Plan No. 2014010063 dated 22.09.2014 lying and situated at 26/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dihi Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas.

AND WHEREAS **UNNATI HOLDINGS LLP**, the owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 05 Cottah 15 Chittaks 38 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft; fully tenant occupied with Sanction Plan No. 2014010063 dated 22.09.2014 lying and situated at 26/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dihi Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas.

AND WHEREAS the owner has approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it's hereby agreed by and between the parties  
hereto as follows: -

ARTICLE – I, DEFINITIONS

1. OWNER : shall mean the said UNNATI HOLDINGS LLP, and its heirs, legal representatives, executors, administrators and assigns.
2. DEVELOPER : shall mean DEVARSHI REALCON PVT. LTD. and its successor or successors and assigns.
3. PREMISES : shall mean 05 Cottah 15 Chittaks 38 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft; fully tenant occupied with Sanction Plan No. 2014010063 dated 22.09.2014 lying and situated at 26/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dihi Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas, more fully and particularly described in the schedule hereunder written.
4. BUILDING : shall mean the G+4 storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.
5. COMMON FACILITIES AND AMENITIES : shall mean lift, corridors, stairways, passage ways, provided by the developer, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.



6. SALEABLE : space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7. OWNER' ALLOCATION : shall mean 50% of the constructed area as per Sanction Plan of Kolkata Municipal Corporation with common facilities and amenities including the right to use thereof in the said premises, the flats/garages/commercial space will be allocated in the following manner :-

- a) 50% on the GROUND floor.
- b) 50% on the FIRST floor.
- c) 50% on the SECOND floor.
- d) 50% on the THIRD floor.
- e) 50% on the FOURTH floor.
- f) Equal right in the ultimate terrace.

If the authority Sanction further floor in such case the Owner will get 50% of the said area.

The Developer shall also pay a sum of Rs. 80,00,000/- (Rupees Eighty Lac only) as further consideration and Rs. 20,00,000/- (Rupees Twenty Lac) only as security deposit to the owners in the following manner :-

1. Rs. 40,00,000/- at time of execution of this Agreement.
2. Rs. 20,00,000/- will be paid within 07 days from the date of Execution of this Agreement.
3. Rs. 40,00,000/- will be paid within 02 (two) months from the Date of Second Installment.
4. The owner will refund the said amount of Rs. 20,00,000/- (Rupees Twenty Lac) only to the Developer after getting the Completion Certificate.

8. **DEVELOPER'S ALLOCATION** : shall mean the rest of the constructed area in the said premises together with common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owner' allocation.

9. The following cost will be shared as per ratio of Owner (50%) and Developer (50%)

- i) Re-sanctioning for change of use.
- ii) Extra floor sanctioning.
- iii) Submission of Rule 25.
- iv) Fire sanction after G+4.

10. **ARCHITECT** : shall mean the person or persons who may be appointed by the developer for designing and planning of the said building.

11. **BUILDING PLAN** : shall mean the plan to be sanction by the appropriate authorities with such alteration or modifications may be made by the Developer.

12. **TRANSFeree** : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

13. **WORDS IMPARTING** : singular shall include plural vice-versa.

14. **WORDS IMPARTING** : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.



ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from ...27<sup>th</sup>... day  
of ...September... 2016.

ARTICLE – III, OWNER' REPRESENTATIONS

1. The Owner are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances attachment and liens whatsoever.
2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

ARTICLE – IV, DEVELOPER'S RIGHT

1. The Owner hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats/garages/commercial space in order to sell the said flats/garages/commercial space to the member of the public for their residential/commercial purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.
2. The developer shall be entitled to prepare modify or alter the plan of the Developer and Owner as per the share and to submit the same to the appropriate authorities in the name of the Owner and

obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

#### ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owner having agreed to permit the developer to sell the flats/garages/commercial space of the said premises and construct, erect and complete the building at the said premises the developer agrees: -

- a) Obtain all necessary permissions and/or approvals and/or consents and required costs will be borne by the Owner and the Developer 50 : 50 ratio.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner' allocation in the building at the said premises.
- c) To bear all costs and expenses for construction of the building at the said premises.
- d) Allocate the Owner of their allocation in the building to be constructed at the said premises within 24(Twenty Four) months from the date of execution of this Agreement, which is the essence of contract.



The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

ARTICLE – VI, OWNER' ALOCATION

1. OWNER' ALLOCATION : shall mean 50% of the constructed area as per Sanction Plan of Kolkata Municipal Corporation with common facilities and amenities including the right to use thereof in the said premises, the flats/garages/commercial space will be allocated in the following manner :-

- g) 50% on the GROUND floor.
- h) 50% on the FIRST floor.
- i) 50% on the SECOND floor.
- j) 50% on the THIRD floor.
- k) 50% on the FOURTH floor.
- l) Equal right in the ultimate terrace.

If the authority Sanction further floor in such case the Owner will get 50% of the said area.

The Developer shall also pay a sum of Rs. 80,00,000/- (Rupees Eighty Lac only) as further consideration and Rs. 20,00,000/- (Rupees Twenty Lac) only as security deposit to the owners in the following manner :-

1. Rs. 40,00,000/- at time of execution of this Agreement.
2. Rs. 20,00,000/- will be paid within 07 days from the date of Execution of this Agreement.
3. Rs. 40,00,000/- will be paid within 02 (two) months from the Date of Second Installment.
4. The owner will refund the said amount of Rs. 20,00,000/- (Rupees Twenty Lac) only to the Developer after getting the Completion Certificate.

2. The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building.

3. The developer shall have no right, title and interest whatsoever in the Owner' allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the Owner.

4. The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owner' allocation and of the undivided proportionate share in common facilities and amenities.

#### ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owner' allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential/commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owner and this agreement by itself shall be treated as consent by the Owner provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make

over possession of the Owner allocation to the Owner and comply with all other obligation of the developer to the Owner under this agreement.

ARTICLE – VIII, PROCEDURE

1. Owner shall grant to the developer and/or its nominee or nominees a Development Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities. The Developer can Sell/Transfer the Developers' Allocation with proportionate share of land by this Development Power of Attorney.

ARTICLE – IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE – X, SPACE ALLOCATION

1. After completion of the building the Owner shall be entitled to obtain physical possession of the Owner' allocation and the balance constructed area and other portions of the said building shall belong to the developer.

2. Subject as aforesaid and subject to Owner' allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owner and developer contained herein.



3. The Owner shall be entitled to transfer or otherwise deal with the Owner's allocation in the building without any claim whatsoever of the developer.

4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the Owner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owner and Owner shall not in any way interfere with or disturbed the quiet and peaceful possession of the developer's allocation.

#### ARTICLE - XI, BUILDING

1. The developer shall at their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the developer within 24(Twenty Four) months from the date of execution of this Agreement in respect being deemed to be as the agreement between the parties.

2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tube well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential/commercial flats/garages/commercial space and/or constructed space therein on Ownership basis.

4. The developer shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owner shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial or other liability on the Owner construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the Owner in writings.

6. All costs and expenses for construction of the Building shall be paid discharged and borne by the developer and the Owner shall have no liability in this context.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owner' allocation.

8. The Developer will obtain **Completion Certificate** from the Competent Authority at its own cost.

#### ARTICLE – XII, COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner' allocation of the said building according to dues as and from the date of handing over vacant possession by the Owner till as provided hereafter.

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owner' allocation, the developer shall give written notice to the Owner requesting the Owner to take possession of the Owner allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30(thirty) days from the date of service of such notice and at all times thereafter the Owner shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner allocation, the said rates to be apportioned prorata with reference to the salable space in the building if they are levies on the building as a whole.

3. The Owner and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the developer in this behalf.

4. As and from the date of service of notice of possession, the Owner and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner' and developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other



electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

### ARTICLE - XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the Owner to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the Owner' applications and other documents may be required to be signed of made by the Owner' relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owner shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owner and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledgment due to the residence of the Owner shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered office the developer.

3. Both the developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owner hereof the Owner hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be settled by the Developer.

5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the Owner or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owner or any of their estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owner indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the developer and/or its transferees and the Owner and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being superseded by this

agreement and the Owner agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

8. The Owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or its and assigns).

#### ARTICLE – XIV, FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer.

#### ARTICLE – XV, ARBITRATION

1. If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, incase the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.



2. JURISDICTION :- City Civil Court alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

**THE SCHEDULE AS REFERRED TO HEREINABOVE**

ALL THAT piece or parcel of "BASTU" land measuring an area 05 Cottah 15 Chittaks 38 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft; fully tenant occupied with Sanction Plan No. 2014010063 dated 22.09.2014 lying and situated at 26/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dihi Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas. (K)

**The Property is butted and bounded in the manner as follows :-**

ON THE NORTH	:	<u>26/2; B.T. Road, Kolkata.</u>
ON THE <sup>East</sup> SOUTH	:	<u>Passage, drain and thereafter B.T. Road.</u>
ON THE <del>EAST</del> <sup>South</sup>	:	<u>CESC Ltd. Power House, 26, B.T. Road, Kolkata.</u>
ON THE WEST	:	<u>M/S. Kalikat Engineering Ltd.</u>

WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1. Rajib Dasgupta  
B-734 Anandham Ponn  
@unad  
2501-750/124

UNNATI HOLDINGS LLP

*Mahesh*  
Partner

UNNATI HOLDINGS LLP

*[Signature]*  
Partner

UNNATI HOLDINGS LLP

*Sonu Singhain*  
Partner

WS. RAPID MERCHANTS PRIVATE LIMITED

*Mahesh*  
Director

\_\_\_\_\_  
SIGNATURE OF THE OWNER

2. Asutosh Nayak  
35A/3 M. P. Road  
Kot-67

DEVARSHI REALCON PVT. LTD.

*Sonjoy Datta*  
Director

DEVARSHI REALCON PVT. LTD.

*Debashis Das*  
Director

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

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

GRN: 19-201617-002507296-1

Payment Mode Online Payment

GRN Date: 28/09/2016 18:34:27

Bank : State Bank of India

BRN : IKC5351647

BRN Date: 28/09/2016 18:52:38

DEPOSITOR'S DETAILS

Name : ARUN KUMAR BHAUMIK  
Contact No. : 03325602531 Mobile No. : +91 9830088790  
E-mail : arun\_bhoumik@yahoo.com  
Address : 63/21, DUM DUM ROAD, SURERMATH, KOLKATA - 700074  
Applicant Name : Mr ARUN KUMAR BHAUMIK  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 2

Id No. : 16060001348691/2/2016  
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16060001348691/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	88010
2	16060001348691/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	39921

Total

127931












In Words : Rupees One Lakh Twenty Seven Thousand Nine Hundred Thirty One only














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

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Debasish Das</i>	LH.					
	RH.					

ATTESTED: *Debasish Das*

 <i>Sanjay Datta</i>	LH.					
	RH.					

ATTESTED: *Sanjay Datta*

 <i>Sona Sighain</i>	LH.					
	RH.					


ATTESTED: *Sona Sighain*

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

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Makoh S	LH.					
	RH.					

ATTESTED: 

 	LH.					
	RH.					



ATTESTED: 

	LH.					
	RH.					



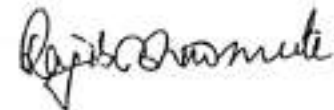
ATTESTED:

**MEMO OF CONSIDERATION**

1) Paid by RTGS adjusted with Stamp Duty & Registration Fees dated 28.09.2016 on ICICI Bank, Kolkata	Rs. 19,70,000.00
2) Paid by Cheque No. 005757 on ICICI Bank, Kolkata	Rs. 19,30,000.00
3) Paid by Cheque No. 006541 on ICICI Bank, Kolkata	Rs. 1,00,000.00
Total	<u>Rs. 40,00,000.00</u>

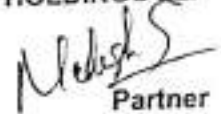
(Rupees Forty Lac only)

WITNESS :-

1. 

2. 

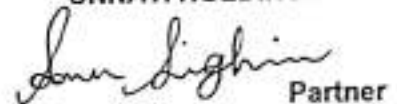
UNNATI HOLDINGS LLP

  
Partner

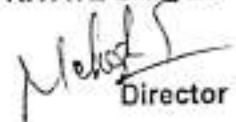
UNNATI HOLDINGS LLP

  
Partner

UNNATI HOLDINGS LLP

  
Partner

M/S. RAPID MERCHANTS PRIVATE LIMITED

  
Director

Drafted by: -

  
MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court, Reg. No. WB-905/1983  
63/21, Dum Dum Road, Surer Math,  
P.O. - Motijheel, P.S. - Dum Dum,  
Kolkata - 700 074, Diai - 9830038790,  
e-mail ID - arun\_bhoumik@yahoo.com

SIGNATURE OF THE OWNER



आयकर विभाग  
INCOME TAX DEPARTMENT

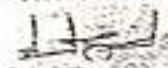


भारत सरकार  
GOVT. OF INDIA

ANKIT AGARWAL  
ASHOK AGARWAL

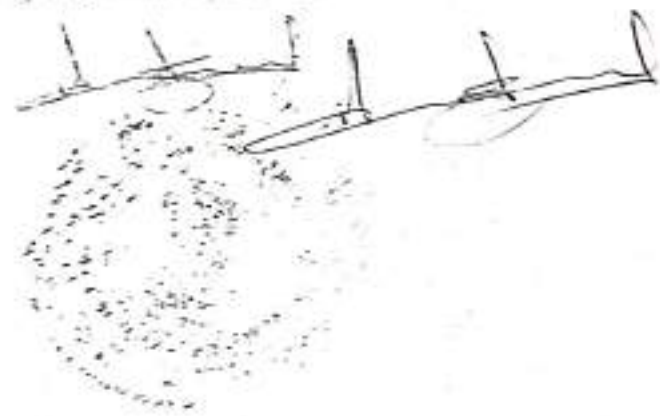
01/03/1991  
Permanent Account Number

AUQPA2876N

  
Signature



00122010



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHESH KUMAR SINGHANIA

MAMAN CHAND SINGHANIA

23/05/1973

Permanent Account Number

ALEPS1919D

  
Signature



Mahesh S

PERMANENT ACCOUNT NUMBER  
 ADPPD3347R

NAME  
 SANJOY DUTTA

FATHER'S NAME  
 GOBINDA CHANDRA DUTTA

DATE OF BIRTH  
 10-07-1969

FIRST SIGNATURE  
*Sanjoy Dutta*

COMMISSIONER OF INCOME-TAX, W.D. - II

*Sanjoy Dutta*

এই কার্ডটি শুধুমাত্র / This card is for personal use only and  
 should not be used for any other purpose.  
 ১০-০৭-১৯৬৯  
 ৭০০ ০৬৯

In case this card is lost/damaged, kindly inform/notify to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-1,  
 Chatterjee Square,  
 Calcutta-700 043.



आयकर विभाग  
INCOME TAX DEPARTMENT  
DEBASNIS DHAR



भारत सरकार  
GOVERNMENT OF INDIA

MOHINI MOHAN DHAR

01/12/1963  
PAN Number  
AGIRD1886M



*Debasnis Dhar*


यदि कार्ड खोले / चुरे या किसी दुसरे को मिले / खोले :  
आयकर विभाग को सूचित करें, पर एक से अधिक  
पदों पर दंड, दंडित होने, सजा मिलने सम्भव है,  
एन. सी. नॉन, नोकर पंजी, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / report to :-  
Income Tax PAN Services Unit, ITO, 15/50,  
1st Floor, Transport House,  
Karnala Mill Compound,  
S. B. Marg, Lower Parel (Mumbai) - 400 013.  
Tel: 91-22-3472111 Fax: 91-22-3472064  
e-mail: [pan@itd.gov.in](mailto:pan@itd.gov.in)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SONU SINGHANIA  
ASHOK UDAYPURIA  
27/12/1981  
PAN Card Number  
AUMPS0072G



*Sonu Singhania*



ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD

CKW2433605

পরিচয় পত্র



Elector's Name	Rajib Bhowmik
নির্বাচকের নাম	রাজীব ভৌমিক
Father's Name	Rakhal
পিতার নাম	রাখাল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	32
১.১.২০০০-এ বয়স	৩২

*Rajib Bhowmik*

Address

Bidhan Park Barasat North 24 -  
Parganas 743201

ঠিকানা

বিধান পার্ক বারাসাত উত্তর ২৪ পরগণা ৭৪৩২০১

*B. C.*  
Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারাসাত

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 26.09.2000

তারিখ ২৬.০৯.২০০০



## Major Information of the Deed

Deed No.:	I-1606-02647/2016	Date of Registration	9/29/2016 3:32:09 PM
Query/No./Year	1606-0001348691/2016	Office where deed is registered	
Query Date	27/09/2016 1:35:47 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830038790, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 80,00,000/-]		
Set Forth value	Market Value		
Rs. 1,30,00,000/-	Rs. 2,35,30,390/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 88,010/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. T. Road, Road Zone : (On Road – On Road) , , Premises No. 26/1

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 15 Chatak 38 Sq Ft	1,27,00,000/-	2,31,70,390/-	Property is on Road
<b>Grand Total :</b>					<b>9.884Dec</b>	<b>127,00,000 /-</b>	<b>231,70,390 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft	3,00,000/-	3,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1200 sq ft</b>	<b>3,00,000 /-</b>	<b>3,60,000 /-</b>	

### Land Lord Details :






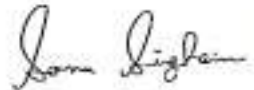



Sl No	Name, Address, Photo, Finger print and Signature
1	<b>UNNATI HOLDINGS LLP</b> 10, Raja Kali Krishna Lane, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District-Kolkata, West Bengal, India, PIN.- 700005 PAN No. AAUFU6699R, Status : Organization, Executed by: Representative
2	<b>M/S. RAPID MERCHANTS PRIVATE LIMITED Partner Of</b> UNNATI HOLDINGS LLP, 28B, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. ALEPS1919D, Status : Organization, Executed by: Representative





**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DEVARSHI REALCON PVT. LTD.</b> 287/3, Purba Sinthee Road, P.O:- Ghugudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 PAN No. AAFCD7592N, Status :Organization



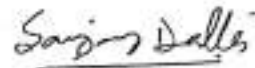
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri MAHESH SINGHANIA</b> Son of Late Maman Chand Singhania Date of Execution - 29/09/2016, , Admitted by: Self, Date of Admission: Sep 29 2016 , Place of Admission of Execution: Office			
	Sep 29 2016 3:10PM	LTI Sep 29 2016 3:11PM	Sep 29 2016 3:11PM	
28B, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALEPS1919D, Status : Representative, Representative of : UNNATI HOLDINGS LLP (as Partner), M/S. RAPID MERCHANTS PRIVATE LIMITED Partner Of (as Director)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs SONU SINGHANIA</b> Daugther of Shri Ashok Udaypuria Date of Execution - 29/09/2016, , Admitted by: Self, Date of Admission: Sep 29 2016 , Place of Admission of Execution: Office			
	Sep 29 2016 3:12PM	LTI Sep 29 2016 3:12PM	Sep 29 2016 3:12PM	
28B, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AUMPS0672G, Status : Representative, Representative of : UNNATI HOLDINGS LLP (as Partner)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri ANKIT AGARWAL</b> Son of Shri Ashok Agarwal Date of Execution - 29/09/2016, , Admitted by: Self, Date of Admission: Sep 29 2016 , Place of Admission of Execution: Office			
	Sep 29 2016 3:10PM	LTI Sep 29 2016 3:10PM	Sep 29 2016 3:10PM	
28B, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AUQPA2878N, Status : Representative, Representative of : UNNATI HOLDINGS LLP (as PARTNER)				



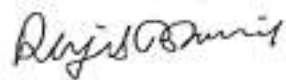
Name	Photo	Finger Print	Signature
<b>Shri DEBASHIS DHAR</b> Son of Late M M Dhar Date of Execution - 29/09/2016, , Admitted by: Self, Date of Admission: Sep 29 2016, Place of Admission of Execution: Office	 Sep 29 2016 3:10PM	 LTI Sep 29 2016 3:10PM	 Sep 29 2016 3:10PM

287/3, East Sinthee Road, P.O:- Ghugudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGIPD1896M, Status : Representative, Representative of : DEVARSHI REALCON PVT. LTD. (as Director)

Name	Photo	Finger Print	Signature
<b>Shri SANJAY DATTA</b> Son of Late G C Dutta Date of Execution - 29/09/2016, , Admitted by: Self, Date of Admission: Sep 29 2016, Place of Admission of Execution: Office	 Sep 29 2016 3:11PM	 LTI Sep 29 2016 3:11PM	 Sep 29 2016 3:11PM

55/29, East Sinthee Road, Fakir Ghosh Para, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADPPD3347R, Status : Representative, Representative of : DEVARSHI REALCON PVT. LTD. (as Director)

**Identifier Details :**

Name & address	Date
Mr RAJIB BHOWMIK Son of Late R.C. Bhowmik 134, Bidhan Park, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri MAHESH SINGHANIA, Mrs SONU SINGHANIA, Shri ANKIT AGARWAL, Shri DEBASHIS DHAR, Shri SANJAY DATTA	29/09/2016
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	UNNATI HOLDINGS LLP	DEVARSHI REALCON PVT. LTD.-9.88396 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	UNNATI HOLDINGS LLP	DEVARSHI REALCON PVT. LTD.-1200 Sq Ft

**Endorsement For Deed Number : I - 160602647 / 2016**



29-09-2016

**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 2,35,30,390/-

*Jaideb Pal*

Jaideb Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 29-09-2016

**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 : 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 14:51 hrs on 29-09-2016, at the Office of the A.D.S.R. SEALDAH by Shri ANKIT AGARWAL .

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

Execution is admitted on 29-09-2016 by Shri MAHESH SINGHANIA, Director, M/S. RAPID MERCHANTS PRIVATE LIMITED Partner Of, UNNATI HOLDINGS LLP, 28B, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Partner, UNNATI HOLDINGS LLP, 10, Raja Kali Krishna Lane, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005

Identified by Mr RAJIB BHOWMIK, . . Son of Late R.C. Bhowmik, 134, Bidhan Park, P.O: Barasat, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Execution is admitted on 29-09-2016 by Mrs SONU SINGHANIA, Partner, UNNATI HOLDINGS LLP, 10, Raja Kali Krishna Lane, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005

Identified by Mr RAJIB BHOWMIK, . . Son of Late R.C. Bhowmik, 134, Bidhan Park, P.O: Barasat, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Execution is admitted on 29-09-2016 by Shri ANKIT AGARWAL, PARTNER, UNNATI HOLDINGS LLP, 10, Raja Kali Krishna Lane, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005

Identified by Mr RAJIB BHOWMIK, . . Son of Late R.C. Bhowmik, 134, Bidhan Park, P.O: Barasat, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Execution is admitted on 29-09-2016 by Shri DEBASHIS DHAR, Director, DEVARSHI REALCON PVT. LTD., 287/3, Purba Sinthee Road, P.O:- Ghugudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Identified by Mr RAJIB BHOWMIK, . . Son of Late R.C. Bhowmik, 134, Bidhan Park, P.O: Barasat, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Execution is admitted on 29-09-2016 by Shri SANJAY DATTA, Director, DEVARSHI REALCON PVT. LTD., 287/3, Purba Sinthee Road, P.O:- Ghugudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Identified by Mr RAJIB BHOWMIK, . . Son of Late R.C. Bhowmik, 134, Bidhan Park, P.O: Barasat, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 88,010/- ( B = Rs 87,989/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 88,010/-

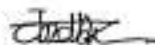
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2016 6:52PM with Govt. Ref. No: 192016170025072961 on 28-09-2016, Amount Rs: 88,010/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IKC5351647 on 28-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 918, Amount: Rs.100/-, Date of Purchase: 06/09/2016, Vendor name: R Paul  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2016 6:52PM with Govt. Ref. No: 192016170025072961 on 28-09-2016, Amount Rs: 39,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IKC5351647 on 28-09-2016, Head of Account 0030-02-103-003-02



**Jaideb Pal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**



111  
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2016, Page from 76538 to 76578  
being No 160602647 for the year 2016.



*Jaideb Pal*

Digitally signed by JAIDEB PAL  
Date: 2016.10.05 13:58:34 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 10/5/2016 1:58:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)