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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 488604

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

26 FEB 2016

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 31st day of DECEMBER, 2015 (TWO THOUSAND AND FIFTEEN) A.D.

Biswanath Ghosh
Jayanto Malakar

WCS
26.2.16

8-0-48863/22/15
227979/16

09 DEC 2015

- 21249

No.....Rs. 1000/- Date.....

Name:..... Manish Debnath

Address:.....

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

Advocate
Alipur Police Court
Kolkata - 27

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

21249 = 1000 x 1 = 1000/-

09 DEC 2015



Arshis Halder
S/o LT. Khokan Halder
Alipore Police court
Kol-27


District Sub-Registrar-III
Alipore, South 24 Parganas
26 FEB 2016

BETWEEN

SRI BISWANATH GHOSH, (P.A.N.- BPNPG5749H), Son of Late Kartick Chandra Ghosh, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 14B, Middle Road, Police Station- Survey Park, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, hereinafter referred to as "the OWNER" (which terms or expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his successors-in-interest, executors, administrators-in-office, legal representatives and assigns) of the ONE PART.

AND

M/S. BLUE SKY CONSTRUCTION, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Police Station- Garfa, Kolkata- 700 075, being represented by its sole Proprietor **SRI JAYANTA MALAKAR, (P.A.N.- AEVPM 3664D)**, Son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, hereinafter referred to as "THE DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, successors, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS:-

- A. By an Indenture of a Partition Deed dated 10th day of June, 1998 and registered in the office of the Additional District Sub-Registrar at Sealdah and recorded in Book No. 1, Volume No. 05, Pages from 89 to 100, Being No. 220 for the year 1999 made between Sri Biswanath Ghosh the Owner herein named with his three others family members and the Owner herein had receive **ALL THAT** the piece or parcel of a

partly Shali and partly Danga land admeasuring 06 (Six) Cottahs, 11 (Eleven) Chittacks, 35 (Thirty Five) Square Feet, a bit more or less in three different Dag's out of the total landed property i.e. 12 Cottahs, 07 Chittacks, 27 Square Feet more or less which was more fully mentioned in the Schedule "A" hereunder written, lying and situate at Mouza-Garfa, J.L. No.- 19, under R.S Khatian No.- 852, comprising in Dag No's. 612, 613, 614, 615, 616 and under R.S. Khatian No. - 325, comprising Dag No's. 617 & 618, under Police Station- Garfa, formerly Kasba, within the local limits of the Kolkata Municipal Corporation, under Ward No. - 104, now being known and numbered as the **K.M.C. Premises No.- 275, Middle Road, P.S.- Survey Park, P.O.- Santoshpur, Kolkata- 700 075, Assessee No. 311042802753** in the District South 24 Parganas absolutely and forever free from all encumbrances, charges and lien whatsoever. After becoming the absolute owner of the said property said Sri Biswanath Ghosh duly mutated his name after paying taxes in the records of the Kolkata Municipal Corporation in respect of the said Schedule "A" mentioned property.

- B. Now the Owner herein became interested to develop the Said Premises by constructing a new building therein has approached the Developer herein to develop the Said Premises according to the building plan to be sanctioned by the K.M.C. and relying on the representations made by the Owner and believing the same to be true and subject to further investigation being made by the Developer, the Developer has agreed to enter into this Agreement and develop the Said Premises on the terms and conditions more fully described herein (hereinafter called "the SAID BUILDING").
- C. On or before the execution of these presents the Owner has represented the Developer as follows:
- a) The Owner herein is the absolute owner and is absolutely seized and possessed of the Said Premises more fully described hereinabove.

- b) The abstract of title of the Owner of the Said Premises as mentioned hereinabove is true and correct and it is the absolute responsibility of the Owner to provide a marketable title of the Said Premises at its own costs and expenses.
- c) Except the Owner herein no one else has/have any right of occupancy in the Said Premises and the Said Premises is free from any tenant/s, occupant/s, and trespasser/s.
- d) The Owner shall clear all the corporation taxes and dues in respect of the Said Premises till the date of handing over entirely vacant and peaceful possession of the Said Premises to the Developer at its own costs and expenses.
- e) There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the Said Premises or any part thereof and involving the Owner. The Owner hereby indemnifies the Developer that in the event of any litigation arises in respect of the Said Premises the Owner shall settle all the disputes at its own costs and expenses.
- f) There are no arrears of taxes and/or dues of the Owner with the Income Tax and/or other appropriate body or authorities that may affect Said Premises in any manner whatsoever. Neither the Said Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order from any Court of Law or due to Income Tax, Revenue.
- g) There are no impediments or bar under any law or statute whereby the Owner is prevented from entering into any agreement and/or selling or transferring his right title and interest in the Said Premises and the Owner can execute Deed/s of Conveyance in favour of the Developer and/or his nominee or nominees in respect of the undivided proportionate share of land in the Said Premises.

- h) The Said Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Owner.
- i) The Owner is fully and sufficiently entitled to enter into this agreement.
- j) Irrespective of what has been stated above it shall be the obligation of the Owner to make out a marketable title in respect of the Said Premises and the Owner hereby further indemnifies the Developer against any loss or damages whatsoever arising out of any defect in title of the Said Premises.

Relying on the aforesaid representations and believing the same to be true, the Developer has agreed to develop the Said Premises and complete the Said Building on the terms and conditions mentioned hereunder.

- 2. The terms in these presents shall unless contrary or repugnant to the context, mean and include the following:
 - 2.1. **ADVOCATE:** shall mean Sri Manish Debnath, Advocate, Alipore District & Sessions Court, of 18, Alipore Judges Court Road, Kolkata 700 027 and/or any other Advocate/s as the Owner and the Developer may deem fit and proper.
 - 2.2. **ARCHITECT:** shall mean the Architect who will be appointed by the Developer for the purpose of undertaking the preparation of the Said Plan and for causing the same to be sanctioned by the K.M.C. and also for carrying out the supervision and management of the construction of the Said Building at the Said Premises.
 - 2.3. **SAID PREMISES:** shall mean and include **ALL THAT** the piece or parcel of land admeasuring 6 Cottahs 11 Chittacks 35 Sq. ft., a bit

more or less lying and situate at the Ward No.- 104, now being known and numbered as the K.M.C. Premises No.- 275, Middle Road, P.S.- Survey Park, P.O.- Santoshpur, Kolkata- 700 075, Assessee No. 311042802753 more fully described in the **FIRST SCHEDULE** hereunder written.

- 2.4. **DEVELOPMENT AGREEMENT:** shall mean this agreement with such modification and/or alteration as may be mutually agreed upon.
- 2.5. **OWNER:** shall mean Sri Biswanath Ghosh, Son of Late Kartick Chandra Ghosh, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 14B, Middle Road, Police Station- Survey Park, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, successors, executors, legal representatives and assigns.
- 2.6. **DEVELOPER :** shall mean M/S. Blue Sky Construction, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Police Station- Garfa, Kolkata- 700 075, being represented by its sole Proprietor Sri Jayanta Malakar, Son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, and its successors-in-interest, executors, administrators and assigns.
- 2.7. **SAID PLAN:** shall mean the building plan to be sanctioned by the K.M.C. or any other sanctioning authority/s as the case may be together with all modifications and/or alterations therein and/or revisions thereof as may be required from time to time made or to be made and prepared by the Developer either under the advice and/or

recommendations of the Architect or agreed upon between the parties from time to time and approved by the sanctioning authority.

- 2.8. **SAID BUILDING:** shall mean the new building to be constructed in the Said Premises in accordance with the building plan to be sanctioned consisting of several self contained flats/apartments/car parking spaces capable of being held and/or transferred and/or used and enjoyed independently of each other to be sanctioned by the K.M.C. with any further modification and/or alteration as may be decided by the Developer and the Owner.
- 2.9. **COMMON AREAS, FACILITIES AND AMENITIES:** shall mean and include the corridors, hallways, stairways, internal and external passages, pump room, roof of the Said Building, overhead water tank, water pump and motor, drive-ways, common lavatory provided by the Developer and required for establishment, location, enjoyment, provisions, maintenance and/or management of the Said Building.
- 2.10. **COMMON EXPENSES :** shall mean and include all expenses for maintenance, management, upkeep and administration of the common areas, facilities and amenities and for rendition of common services in common to the transferees and all other expenses for common purposes to be contributed, borne, paid and shared by the transferees, provided however, the charges payable on account of electricity etc. consumed by or within the flat/unit shall be separately paid or reimbursed to maintenance charges.
- 2.11. **COMMON PURPOSES :** shall mean and include the purpose of managing, maintaining and upkeep of the Said Building in whole in particular the common areas, facilities and amenities, rendition of common services in common to the transferees and/or occupants in any other capacity, collection and disbursement of common expenses and administering and dealing with the matters of common interest of the transferees and relating to the mutual rights and obligations for

the beneficial use and enjoyment of their respective flats/units exclusively and the common areas, facilities and amenities in common.

- 2.12. **PROPORTIONATE OR PROPORTIONATELY:** shall mean and include the proportion in which the Built up Area of all the flats/units in the Said Building provided that where it refers to the share of the Owner in the Said Building, shall mean 50% and where it refers to the share of the Developer in the Said Building shall mean 50%.
- 2.13. **SPECIFICATIONS:** shall mean the specifications of the materials to be used in course of construction of the Said Building more fully described in the SECOND SCHEDULE hereunder written.
- 2.14. **TRANSFER:** with its grammatical variations shall include transfer by possession and by the means adopted by for effecting what is understood as a transfer of space in multi-storied building to the Transferees thereof as per law.
- 2.15. **FORCE MAJEURE:** shall mean strike, earthquakes, civil commotion, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the Developer.
- 2.15. Word importing singular shall include plural and vice-versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

3. **DEVELOPMENT RIGHTS AND COMMENCEMENT;**

This agreement has commenced on and with effect from the date of execution of this agreement (**hereinafter called "the COMMENCEMENT DATE"**) and shall remain valid till such time all the flats are not sold and handed over to the Owner and the

purchasers of the Developer's Allocation and/or earlier determination thereof by mutual consent.

4. STEPS FOR DEVELOPMENT OF THE SAID PREMISES:-

- 4.1 **COMMENCEMENT:** This agreement commences and shall be deemed to have come in force on and with effect from the date of execution mentioned hereinabove (hereinafter referred to as "**the COMMENCEMENT DATE**") and this agreement shall remain valid and in force till all obligations of the parties herein towards each other stand fulfilled and performed or till this Agreement is terminated in the manner in this agreement.
- 4.2. The Parties have mutually decided the scope of the Project, that is, the development of the Said Premises by demolishing the existing building and by construction of the new building thereon and commercial exploitation of the new building and/or the building for residential and commercial purposes also.
- 4.3. In consideration of the Developer agreeing to construct, complete and deliver as per agreed specification of the Owner's Allocation, the Owner agrees to transfer its proportionate undivided share in the Said Land attributable to the saleable areas or the Developer's Allocation to the Developer or its nominee/s in such part or parts as the Developer or its nominee/s in such part or parts as the Developer may desire and hereby further grant the exclusive right to develop the Said Land. Such transfer shall take place after the Developer fulfils his obligations towards the Owner as mentioned in this Agreement.
- 4.4. By virtue of the rights hereby granted the Developer is authorized to build upon and exploit commercially the Said Land by (1) constructing the Said Building and (2) dealing with the Developer's Allocation in the Said Building with corresponding undivided proportionate share in the Said Premises, after demarcation of each

allocations in terms of this Agreement and according to the marketing format.

- 4.5. The Development rights granted herein includes the exclusive right, authority and authorization to the Developer to:
- a) Hold, occupy, enter upon and use the Said Premises for the purpose of development of the Said Premises by constructing the Said Building thereat at the costs and expenses and such other development and construction thereon as may be necessary or appropriate;
 - b) Appoint architects, consultants, contractors, sub-contractors or agents and enter into any agreements for implementing the development and making available the various facilities;
 - c) Establish provides or procures, install, construct as the context admits or requires and operate the facilities;
 - d) Carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the development work; It is however made clear that in carrying out any of the activities mentioned hereinabove or in exercising any of the rights conferred upon the Developer herein, the Developer shall not fasten any liability on the Owner and shall keep the Owner safe, harmless and indemnified against all liabilities, civil or criminal and all costs and expenses arising there from.
- 4.6. The Developer shall at his own costs and expenses prepare for the Said Building in the Said Premises and shall upon approval of the Owner, have the same sanctioned by K.M.C. or from the sanctioning authority for the time being at its own costs and expenses.
- 4.7. All permissions, approvals, sanctions, no-objections and other statutory formalities for sanction of the building plan and for commencement of construction would be obtained by the Developer at his own costs and expenses.

- 4.8. The Owner hereby agrees to sign and execute all papers, documents, plans, declarations, affidavits and other documentations whatsoever required for such sanction and construction as and when required by the Developer to obtain the sanctioned building plan from the K.M.C. and to obtain all necessary permissions and/or approvals and/or sanctions as may be necessary or to be required from time to time.
- 4.9. Upon approval of the sanctioned plan by K.M.C. the parties herein shall earmark and demarcate between themselves their respective allocations in the Said Building to be constructed in the Said Premises in an equitable manner on the basis of the building plan to be sanctioned by K.M.C.
- 4.10. Immediately upon sanction of the building plan by K.M.C., the Developer shall have the existing building at the Said Premises demolished at his own costs and expenses upon due notice to K.M.C. All debris on such demolition shall belong to the Developer.
- 4.11. Simultaneously with the execution of this Agreement the Owner shall execute and register a Development Power of Attorney in favour of the Developer for the purpose of obtaining sanction of the building plan including additions/alteration/modification thereof and for obtaining various necessary permissions and sanctions from different authorities in connection with or related to the sanction of the building plan and construction and completion of the development and also for pursuing and following up the matter with all authorities in this regard and also for obtaining temporary and permanent connections of water, electricity, drainage, sewerage, gas, lift etc. in the Said Premises.
- 4.12. While exercising powers and authorities under the Power of Powers of Attorney to be granted by the Owner in terms hereof, the Developer shall not do any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owner and/or go

against the spirit of this Agreement. The said Power of Attorney shall be specific and valid for the purposes they would be given during the subsistence of this Agreement.

5. CONSTRUCTION:

- 5.1. The Owner hereby authorizes and empowers the Developer and the Developer hereby agrees and undertakes to construct erect and complete the Said Building in accordance with the building plan to be sanctioned by the K.M.C. with any further modification and/or alteration as may be required with all internal and external services amenities fitting and fixtures etc. ready for use and occupation.
- 5.2. All costs, charges and expenses for completion of the project including professional fees and supervision charges of the Architect shall be discharged and paid by the Developer and in this regard the Owner shall have no liability or responsibility.
- 5.3. The Developer shall at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owner construct, erect and complete the Said Building in pursuant to the final plan to be sanctioned by the K.M.C. or any other sanctioning authorities and as per the specifications mentioned in the **SECOND SCHEDULE** hereunder written and/or as to be recommended for the Architect and in consultation with the Owner from time to time. The decision of the Architect regarding measurements of area constructed and all aspects of construction including the quality of materials as per the specifications shall be final and binding on the parties.
- 5.4. The Developer shall ;it its own costs install and erect in the Said Building, lift, water pumps, water storage tanks, overhead reservoir, water and sewerage connection and all other necessary amenities as per the Specifications.

- 5.5. The Developer shall be authorized in the name of the Owner to apply for and apply for and obtain temporary connections of water, electricity, drainage and sewerage etc.
- 5.6. Till such time the Developer makes over to the Owner its allocation in the Said Building, the Developer shall hold the same for the Owner and shall not in any way deal with, encumber, alienate or part with possession of the same. But the Developer shall be allowed to sell its allocation and create third party interest limited to Agreement for Sale but not possession.
- 5.7. The Developer shall handover fully habitable, entirely vacant and peaceful possession of the Owner's Allocation to the Owner within 18 (eighteen) months from the date of receiving the building plan duly sanctioned by the K.M.C. and also receiving entirely vacant and peaceful possession of the Said Premises from the Owner.

6. OWNER'S ALLOCATION:

- 6.1. In consideration of the Owner allowing the Developer to develop the Said Premises the total sanctioned area shall be demarcated on 50 : 50 basis out of which the Owner will be allocated 50% (fifty) percent of the total sanctioned area and/or the total built up area to be sanctioned by the K.M.C. in respect of the Said Building together with the proportionate undivided impartible share and/or interest in the land comprised in the Said Premises and right over the common areas, roof, facilities, amenities and installations in the Said Building which is hereinafter referred to as "**the OWNER'S ALLOCATION**". While calculating the Owner's Allocation of 50%, if any fraction area is kept with the Owner, the Owner shall be bound to sell the additional area at the market/government rate prevailing at the time of completion and handing over entirely vacant and peaceful possession of the Owner's Allocation to the Owner by the Developer.

absolved in respect thereof and shall be entitled to recover the same from their respective transferees, if any.

- 6.5. While demarcating the respective allocation of the owner and the developer, the actual geometric and arithmetically correct demarcation is practically impossible. Therefore either party of this Agreement do hereby agree and undertake that at the time of demarcating their respective allocations if there remains any imparity with the ideal arithmetical and geometrical figures, shall pay to the other party the market value of the said additional area, at the then market rate.

7. **DEVELOPER'S ALLOCATION:**

The Entire Second Floor and the 50% of the Third Floor and 50% of the total Roof Covered Open Car Parking Space at the Ground Floor will be allocated to the Developer herein named. The Developer's areas are hereinafter called "**the DEVELOPER'S ALLOCATION**".

8. DEALING WITH SPACES IN THE SAID BUILDING:

- 8.1. The parties herein shall be free to deal with their respective allocations in such manner as they may deem fit and proper from time to time. For the said purpose the parties herein shall be entitled to enter into Agreements with the Transferees on such terms and conditions as they may deem fit and proper.
- 8.2. The Developer and the Owner shall execute and register with the appropriate registering authority Deeds of Conveyance or other documents for transferring and/or demising of any saleable space in the Said Building as aforesaid unto and in favour of the intending purchasers/transferees and the cost of stamp duty and registration charges in respect thereof shall be borne by the intending purchasers/transferees as the case may be.
- 8.3. It is agreed and recorded that all Agreements, Deeds of Conveyance or any other papers and documents in respect of the transfer of any

areas in the Said Building shall maintain uniformity in respect of the restrictions, stipulations, covenants, terms and conditions for the use and occupation thereof together with amenities and facilities therein as are stipulated in this Agreement or that would be drafted by the Advocates and vetted by the Owner and the parties hereby undertake to each other that neither of them shall deviate from the such restrictions, stipulations, covenants, terms and conditions.

- 8.4. All Agreements for Sale and the Deeds of Conveyance of the Developer's Allocation shall be signed by the Developer who has been so authorized by the Owner to do so and the Owner may not be made parties to such Agreements and Deeds of Conveyance.

9. OWNER'S OBLIGATIONS:

- 9.1. Simultaneously with the execution of this Agreement the Owner shall handover entirely vacant and peaceful possession of the Said Premises occupied by them for construction of the new building thereon and in the process the Developer shall be entitled to demolish the old building at the Said Premises and realize the entire cost of the debris.
- 9.2. The Owner shall sign and execute all necessary applications papers documents and to do all such acts deeds and things to confirm the title of the Said Premises and indemnify the Developer regarding title/ownership and measurement of the Said Premises and further shall sign all other documents, deeds, papers as the Developer may require in order to legally and effectually vest in the Developer or the Purchasers of the Developer's Allocation in the Said Premises and completing the construction erection and completion of the Said Building.
- 9.3. The Owner hereby undertakes that itself or its successors and/or nominee/s in its absence shall not cause any hindrances in the construction of the Said Building at the Said Premises and further undertake not to take any action even by the court of law whereby and

where the smooth construction of the Said Building is disturbed unless the Developer creates anything detrimental to the development and/or detrimental to the interest of the Owner.

- 9.4. The Owner shall not cancel or rescind this agreement till such time the Said Building is completed in all respect and all the flats/units are handed over to the purchaser/s of the Developer's Allocation provided however the Developer performs all his duties in terms of this Development Agreement.

10. DEVELOPER'S OBLIGATIONS:

- 10.1. The Owner has already put the Developer in symbolic possession of the Said Premises and the Developer shall have right to enter upon the Said Premises and do soil testing, survey of the Said Premises and all other preparatory works, as may be necessary for the preparation, submission and obtaining sanction of the building plans at the costs and expenses of the Developer.

The Developer shall be responsible for planning, designing, development and construction of the Said Building with the help of professional bodies, contractors etc. and in consultation with the Owner.

- 10.2. The Developer shall get the building plan duly sanctioned from the K.M.C. and shall commence construction of the Said Building provided the Owner handover entirely vacant and peaceful possession of the Said Premises to the Developer. In the event of delay in sanction of the building plan due to any reason whatsoever the time will be extended further.
- 10.3. The Developer shall construct the Said Building at its own costs and expenses and responsibility. The Developer alone shall be responsible and liable to the Government, Municipality and other Authorities concerned as also to all the laborers, staffs and employees engaged by

them and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.

- 10.4. The Developer shall first handover the Owner's Allocation to the Owner fully habitable and complete in all respect including sanitary and other fittings as more fully described in the SECOND SCHEDULE hereunder written and then shall be entitled to handover possession of the Developer's Allocation to the intending purchaser/s of several flats provided however the Owners refunds the refundable Security Deposit to the Owner prior to handing over entirely vacant and peaceful possession of the Owner's Allocation to the Owner else the Developer shall have right to sell portions from the Owner's Allocation at the market rate prevailing at that time and realize the said amount. The Developer shall use good quality preferably ISI approved materials and fixtures and fittings for constructing the Said Building as prescribed by the Architect.
- 10.5. The Developer after handing over possession and registration of all the flats shall form an association of all the flat-Owner and the Owner shall render all Co-operations in that respect.
- 10.6. The Developer shall construct the Said Building in accordance with the building plan to be sanctioned by the K.M.C. with any further modification and/or alteration that may be required and in the event of any accident occurring during and within one year after construction of the Said Building due to any reason whatsoever, the Developer shall be solely responsible for any damages that may be incurred and shall also indemnify the Owner.
- 10.7. If any deviation is being made by the Developer during construction of the Said Building, the Developer shall be solely responsible to rectify the same by paying necessary fees/compensation to the concerned

authority before handing over possession of the Owner' Allocation to the Owner and also to the intending purchasers of the Developer's Allocation and shall also obtain the Completion Certificate from the concerned authority/s.

- 10.8. If the Developer terminates any Agreement for Sale and forfeit any money from the intending Purchaser/s of the Developer's Allocation, in that event, the Developer shall be solely responsible for that and the Owner shall not be responsible for the said acts of the Developer and the Owner' Allocation shall not be charged for that.
- 10.9 The Owner within 30 (thirty) days from the date of notice from the Developer that the Owner's Allocation in the Said Building is ready for occupation in habitable condition shall shift to the Owner's allocated areas in the Said Building.

11. PERFORMANCE, DEFAULTS & PENALTY:

- 11.1. In the event, the Owner fails and/or neglects to comply with his obligations towards fulfillment of the terms and conditions of this agreement in the manner as described hereinbefore, the Developer shall at its discretion rescind this agreement and the Owner shall refund to the Developer its entire investment in Said Premises till that date together with all costs and expenses (as per the market price on production of documentary evidence) made till then along with damages as and in that event, the Owner indemnifies the Developer to pay off all the sums due or payable to the Developer within 30 (thirty) days immediately after receiving notice from the Developer in that respect. If due to any reasons whatsoever the Owner fails to execute and sign necessary deed/s, papers, documents the Developer shall be at liberty to sue the Owner for Specific Performance of the Contract.
- 11.2. If the Developer fails to handover fully habitable, entirely vacant and peaceful possession of the Owner's Allocation to the Owner within a maximum period of 18 (Eighteen) months from the date of obtaining

the sanctioned building plan in the event the said period will be extended for a maximum period of 6 (six) months and thereafter the Developer shall pay compensation of Rs. 5,000/- (Rupees Five Thousand) only per month to the Owner till such time the Owner's Allocation is not handed over to the Owner as aforesaid.

12. **MISCELLANEOUS:**

- 12.1. Any notice required to be given by the Owner or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the Owner or the Developer if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and be deemed to have been served on the Owner or the Developer and shall be deemed to have been served on the Developer if sent to the address of the Developer mentioned herein.
- 12.2. None of the parties hereto shall do any act, deed or thing whereby and where under the other parties are prevented from enjoying and/or dealing with their respective allocation in terms of this Development Agreement.
- 12.3. Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this Development Agreement.
- 12.4. In the event of change in the constitution of the Trust the Trustees shall immediately take all the initiative to revise this Agreement by taking a fresh Board Resolution.

13. **ARBITRATION & JURISDICTION:**

- 13.1. All disputes and differences arising between the parties hereto regarding any constructions or interpretation of any of the terms and conditions herein contained or determination of any inability or

touching these presents the same shall be referred to an Arbitrator to be appointed by the Developer and the Owner jointly and the same shall be deemed to be a reference within the meaning of The Arbitration and Conciliation Act, 1996 or any other statutory enactment or modification thereof. The said Arbitrator shall have the summary powers and also shall have the power to give an Interim Award and/or direction.

- 13.2. The Courts within the jurisdiction of the Said Premises shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these present between the parties hereto.

FIRST SCHEDULE (SAID PREMISES)

ALL THAT the piece or parcel of a partly Shali and partly Danga land admeasuring 06 (Six) Cottahs, 11 (Eleven) Chittacks, 35 (Thirty Five) Square Feet, along with a temporary shed structure measuring about 200 (Two Hundred) Sq. Ft. standing thereon, a bit more or less in three different Dag's out of the total landed property i.e. 12 Cottahs, 07 Chittacks, 27 Square Feet more or less which was more fully mentioned in the Schedule "A" hereunder written, lying and situate at Mouza- Garfa, J.L. No.- 19, under R.S Khatian No.- 852, comprising in Dag No's. 612, 613, 614, 615, 616 and under R.S. Khatian No.- 325, comprising Dag No's. 617 & 618, under Police Station- Garfa, formerly Kasba, within the local limits of the Kolkata Municipal Corporation, under Ward No.- 104, now being known and numbered as the **K.M.C. Premises No.- 275, Middle Road, P.S.- Survey Park, P.O.- Santoshpur, Kolkata- 700 075, Assessee No. 311042802753**, in the District South 24 Parganas and the property is being butted and bounded in the manner as follows:-

ON THE NORTH	:	14 feet wide Middle Road;
ON THE SOUTH	:	House of Late Jogesh Ch. Pal;
ON THE EAST	:	House of Amar Ch. Ghosh;
ON THE WEST	:	Land of Ragunath Ghosh & Ashok Ghosh.

OR HOWSOEVER OTHERWISE the same hereditaments and premises are situated bounded called known described or distinguished for the time being thereon and which the said piece or parcel of land.

SECOND SCHEDULE (SPECIFICATIONS)

- A. STRUCTURE:** R.C.C. framed Super-structure as per the design requirement using standard quality steel, sand, cement of I.S.I, standard, stone-chips, mortar-casting in accordance with specified building rules. 8" outer walls and 3" and 5" inside walls be made of quality bricks, sands and cement of reputed brands. Outer and inside plaster shall be done with standard quality materials.
- B. SANITARY AND PLUMBING:** All outer soil lines shall be provided of P.V.C. Supreme and other equivalent brand. Outer water lines be provided with I.S.I, standard either G.I. or with usual standard pipelines, fittings, inside pipelines shall be concealed, well planned and equipped with S.W. outer lines to be provided and installed for underground. Water will be carried from the underground water reservoir to the overhead reservoir through a pump as per the specifications of the Architect.
- C. FLOORING:** Vitrified tiles/Marble flooring in all rooms, skirting 4" and Bath Dado of 6' with ceramic tiles of standard quality.
- D. DOORS:** Sal wood door frame, commercial flush door for all inside doors. Flush doors for bathrooms, kitchens and the main door (gamar wood). Stainless Steel bolts for all doors and windows, Godrej night latch for main door and mortise lock for other doors except kitchen and toilet (baby lock);

Tanjata M. Sultan.

Biswanath Ghosh.

- E. WINDOWS:** Aluminum sliding windows with glass panels.
- F. WALL, FINISHING :** Cement plastered wall with Plaster of Paris finishing, inside plaster with rich mortar and outside plaster with rich cement mortar.
- G. PAINTINGS:** External walls of the building with boundary walls shall be painted with Weather coat or similar quality of cement paints, inside walls will be furnished with Plaster of Paris. All doors shall be painted with wood primer. All walls of staircase and landing shall be furnished with similar quality paints.
- H. ELECTRICAL:** All electrical copper wirings will be made of Finolex or equivalent brand cable for internal (flat) line wiring will be made by appropriate gauge wire and main line wiring will be made from standard gauges wire.
- a) **Bed Rooms:** Two light points, one fan point, one 5 amp. and one 15 amp. 3 pin socket, one Air-Conditioner point for master bedroom,
 - b) **Drawing cum Dining room:** Four light, two fan points, one 5 amp. and one 15 amp. 3 pin socket, 1 T.V. point,
 - c) **Kitchen:** One Light point, one exhaust fan point, one 15 amp. Plug point;
 - d) **Toilet:** Two light points, one geyser point, one exhaust fan point and one 5 amp. Plug;
- I. TOILET:** One Commode (European style) with shower, one wash basin, one cistern, three C.P. taps, one shower;

- J. KITCHEN:** Gas counter will be marble/granite finish, one Stainless Steel sink, two C.P. taps, tiles on dado over cooking platform (up to 4');
- K. WATER SUPPLY:** Corporation water will be arranged and will be linked from the overhead water reservoir to the individual flats.
- L. POWER SUPPLY:** Individual metering for all flats (cost will be borne by the flat-Owner).
- M. STAIRCASE:** Marble flooring and steel railings in one side.
- N. ROOF:** Water proofing treatment with roof tiles fixing on the roof of the Said Building.
- O. LIFT:** 4/5 passengers Adams or equivalent lift will be installed as per the requirement.

The Developer shall not install any other installations over and above mentioned hereinabove. If any installations are installed at the request of the purchasers of the Owner's and the Developer's Allocation, all costs will be borne by the Owner, purchasers to the Owner's and/or Developer's Allocation in the Said Building proportionately according to their holding. The Owner and/or the Purchasers of the Owner's and the Developer's Allocation shall pay the proportionate amount required to be to paid to CESC Ltd., service charges, security deposit, cost of the common meter and applicable CESC Ltd. fees for main line, sinking fund, cost of formation of the Owner's Association, Service Tax and any other statutory liabilities, taxes and/or impositions that may be decided by the Central and State governments time to time and any other amount that may be decided by the Developer and such other facility to be installed and/or provided by the Developer.

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

SIGNED SEALED AND DELIVERED

in the presence of Witnesses :-

1) Shantanu Ghosh
14B, Middle Road, Sonbhatu Bishanek Gosh.
KOL-700075

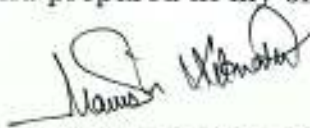
SIGNATURE OF THE OWNER

For **BLUESKY CONSTRUCTION**
Jayanta Malakar.
Proprietor

2) Ashish Malakar
7, Bhatardaya para
Gandhinagar
KOL-75

SIGNATURE OF THE DEVELOPER

Drafted and prepared in my office:



MANISH DEBNATH

Advocate.

WB-756/2001

Alipore Judges & Criminal Court

Kolkata- 700 027,

MEMO OF CONSIDERATION

RECEIVED of and from the Developer herein a sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only as an advance out of the total amount of Rs. 30,00,000/- (Rupees Thirty Lakhs) only as security deposit for development of the Said Premises as more fully described hereinabove in the manner as follows :-

RUPEES TEN LAKHS ONLY.

Biswanath Ghosh.

SIGNATURE OF THE OWNER

Witnesses:-

- 1) *Shantanu Ghosh*
14D, Middle Road, Santos & Pur
KOL-700 075
- 2) *Atosh Malakar*
7, Bhadracharya para, Ganga main road
KOL-75



Biswanath Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

^B
NAME – SRI BISWANATH GHOSH

SIGNATURE.....*Biswanath Ghosh*.....



Jayanta Malakar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI JAYANTA MALAKAR

SIGNATURE.....*Jayanta Malakar*.....

16.2.16



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16030000227979/2016	Query Date	15/02/2016 11:02:39 PM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	MANISH DEBNATH		
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830488745		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4311] Receipt [Rs : 10,00,000/-]		
Set Forth value	Rs. 30,00,000/-	Total Market Value:	Rs. 1,09,11,818/-
Stampduty Payable	Rs. 20,001/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 11,028/-	Registration Fee Article:-	E, B, M(b), H
Expected date of the Presentation of Deed	17/02/2016		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 1,000/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Middle Road (Ward No 104), , Premises No. 275, Ward No: 104		6 Katha 11 Chatak 35 Sq Ft	29,50,000/-	1,08,51,818/-	Proposed Use: Bastu, Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	200 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure	
Landlord Details						
SI No.	Name & Address		Status	Execution And Admission Details		Other Details
1	Mr BISWANATH GHOSH Son of Late KARTICK CHANDRA GHOSH 14 B, MIDDLE ROAD, Post Office: SANTOSHPUR, Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BPNPG5749H,
Developer Details						
SI No.	Name & Address (Organization)		Status	Execution And Admission Details		Other Details
1	M/S. BLUE SKY CONSTRUCTION 19, GARFA BHATTACHARJEE PARA LANE, Post Office: SANTOSHPUR, Kasba, District:- South 24-Parganas, West Bengal, India, PIN - 700075		Organization	Executed by: Representative,		PAN No. AEVPM3664D,

Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr JAYANTA MALAKAR , PROPRIETOR, M/S. BLUE SKY CONSTRUCTION 19, GARFA BHATTACHARJEE PARA LANE, Post Office: SANTOSH PUR, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEVPM3664D,		M/S. BLUE SKY CONSTRUCTION
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, Post Office: ALIPORE, Allpore, District:-South 24- Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mr BISWANATH GHOSH, Mr JAYANTA MALAKAR	



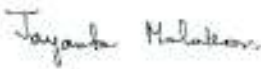
For Information only



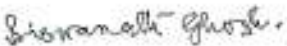
Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 30/03/2016
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



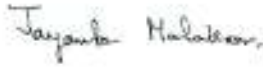
Seller, Buyer and Property Details

A. Land Lord & Developer Details

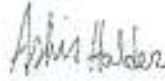
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr JAYANTA MALAKAR 7, BHATTACHARJEE PARA, GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN - 700075</p>	 26/02/2016 1:44:45 PM	 LTI 26/02/2016 1:44:53 PM
		 26/02/2016 1:45:14 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr BISWANATH GHOSH Son of Late KARTICK CHANDRA GHOSH 14 B, MIDDLE ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BPNPG5749H.; Status : Individual; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office</p>	 26/02/2016 1:43:37 PM	 LTI 26/02/2016 1:43:53 PM
		 26/02/2016 1:44:24 PM	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S. BLUE SKY CONSTRUCTION 19, GARFA BHATTACHARJEE PARA LANE, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AEVPM3664D,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr JAYANTA MALAKAR 7, BHATTACHARJEE PARA, GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEVPM3664D,; Status : Representative; Date of Execution : 26/02/2016; Date of Admission : 26/02/2016; Place of Admission of Execution : Office	 26/02/2016 1:44:45 PM	 LTI 26/02/2016 1:44:53 PM
		 26/02/2016 1:45:14 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mr BISWANATH GHOSH, Mr JAYANTA MALAKAR	 26/02/2016 1:45:31 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Middle Road (Ward No 104), Premises No. 275, Ward No: 104		6 Katha 11 Chatak 35 Sq Ft	29,50,000/-	1,08,51,818/-	Proposed Use: Bastu, Width of Approach Road: 14 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	MANISH DEBNATH
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160300972 / 2016

Query No/Year	16030000227979/2016	Serial no/Year	1603001126 / 2016
Deed No/Year	I - 160300972 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr JAYANTA MALAKAR	Presented At	Office
Date of Execution	26-02-2016	Date of Presentation	26-02-2016

Remarks

On 17/02/2016

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 1,09,11,818/-

Utkarsh

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 26/02/2016

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 13:31 hrs on : 26/02/2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr JAYANTA MALAKAR .

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

Execution is admitted on 26/02/2016 by

Mr BISWANATH GHOSH, Son of Late KARTICK CHANDRA GHOSH, 14 B, MIDDLE ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

Indetified by Mr ASHIS HALDER, Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Allpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 26/02/2016 by

Mr JAYANTA MALAKAR PROPRIETOR, M/S. BLUE SKY CONSTRUCTION, 19, GARFA BHATTACHARJEE PARA LANE, P.O:- SANTOSH PUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Mr JAYANTA MALAKAR, Son of Mr RANJIT MALAKAR, 7, BHATTACHARJEE PARA, GARFA MAIN ROAD, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By profession Business

Identified by Mr ASHIS HALDER, Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,028/- (B = Rs 10,989/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11,028/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,001/- and Stamp Duty paid by Draft Rs 19,010/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 488604, Purchased on 09/12/2015, Vendor named Subhankar Das.

Description of Draft

1. Rs 19,010/- is paid, by the Draft(8554) No: 000404190884, Date: 25/02/2016, Bank: STATE BANK OF INDIA (SBI), PAL BAZAR.

U.K. Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 31383 to 31419
being No 160300972 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.02.29 14:26:07 -08:00
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 29/02/2016 2:26:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
